

**Monrovia Plan Commission Meeting
Tuesday, May 11th 2021**

Call to Order: The meeting was called to order at 6:30 pm with the Pledge of Allegiance by President Eddie Menzel. Prayer led by Ed Olleman.

Meeting was held at the Everett Action Barn at 11998 IN-39 Monrovia, IN

Roll Call Present: Eddie Menzel, Loren Moore, Bob Nicholls, Brock Sears, Peter Flynn, Ed Olleman, Philip Fowler, Stan Graves, Jacob Hoffman, and Maryanne Taylor Plan Administrator

Absent: Jessica Hartman Town Engineer and Jim Wisco Town Attorney

Public Meeting: Amendment to PUD 05-01

Motion was made to table until the June 8th PC meeting:

- Philip Fowler 1st
- Ed Olleman 2nd
- All in favor

MOTION TABLED

Public Hearing: PUD 21-01 Ryan Homes

Wishes to comment 4, For 2, Against 14

Joel Trewartha, Land Manger for Ryan Homes, took the floor and stated that after feedback they had made changes to the PUD. They are down to 262 total units, 98 Lifestyle and 164 traditional single family homes. That is under three units per acre, we were over three in the last submissions. Joel touched base on some of the major concerns citizens had, starting with the school system. He brought statistics, done by Ryan Homes, stating that 71% of the buyers could potentially have one or zero kids. The 98 lifestyle homes are age targeted for the empty nesters that have no children. Ryan Homes will not put an age limit on residents but statistics show this is who buys these homes. The next topic was fire protection and concerns about the homes being too close together. The 98 lifestyle homes would be natural materials such as stone and masonry style materials to cut down on the impact and risk of a fire to spread. On the traditional two story homes we have increased the side yard setback to a ten foot minimum and on 40% of the lots we increased the lot width to sixty-five feet making the distance twenty-five feet between homes. Parking was the next topic. Parking will be restricted to one side of the street, opposite fire hydrants and all driveways will have a forty foot setback to make room for more parking area. We have talked to INDOT and they said there are no plans to widen 39 and required us to go down to one entrance. Amenities and open space was a concern so Ryan Homes added two amenity centers consisting of green space and a gazebo for gatherings. Eddie Menzel opened the floor to residents who had signed to speak. Andy Tauer thanked everyone for the opportunity to speak and thanked Ryan Homes for coming.

Comprehensive Plan and pointed out Land Use Goals. First, create and maintain residential neighborhoods which provide pleasant places to live in a variety of housing types. Second, encourage the location of businesses, office, and industrial centers where they can most efficiently utilize local resources. Third, encourage the preservation and protection of prime farm land. He added that we cannot maintain our current roads or provide adequate police and fire protection. With additional homes how can we protect our citizens? He restated his original request to oppose the project. Joel Trewartha again took the floor to put minds at ease over these concerns. Joel stated that there will be more than eleven acres for commercial along 39 corridor. He added that Triad had confirmed that the town does have sewer capacity. Morgan County rural water had assured Ryan Homes that they have capacity. Spencer Morris took the floor and reiterated what Andy Tauer had stated about the Comprehensive Plan. He ended by asking the Plan Commission to oppose this project. Joel stood and added that about half of the site was farmed last year and none would be farmed this year. Tonya Cleaver stood and asked when these homes would begin to sell. Joel stated it would be 18-24 months before the first home sold and each home would be sold before the build started. She asked about the added traffic to 39 around Keller Hill intersection. Joel said a traffic study would be done in the final engineering stages. Philip Fowler said that INDOT was at a Town Council meeting and promised a blinker at 39 and Keller Hill. Tonya also asked what the price range of the homes would be. Joel stated they would be upper two hundreds to three hundred thousand. Joel added that more rooftops are needed to bring more businesses to the area. Mike Wagner stood and spoke about the fire hydrant problems in homestead. Residents voiced concerns over no water. Jacob Hoffman said there is water to the hydrants, it just needs to be turned on underground by firefighters.

Motion was made to close the public hearing:

- 1st Peter Flynn
- 2nd Brock Sears
- All in favor

Further conversation consisted of talks pertaining to financing for the homes. Joel stated they have their own mortgage company, NVR. Stan Graves said he is very concerned about hydrants. Jacob Hoffman said there is nothing we can do about the hydrants. Jacob added that the town has to figure out a way to address the water issue ourselves.

Motion was made to send a favorable recommendation to Town Council MAJ 20-01:

- 1st Brock Sears
- 2nd Peter Flynn

Vote Taken: Bob Nicholls YES, Brock Sears YES, Stan Graves NO, Loren Moore NO, Ed Olleman NO, Peter Flynn Yes, Philip Fowler YES, Jacob Hoffman YES

MOTION CARRIES:

- 5 FOR
- 3 AGAINST

Plan Commission Minutes: Philip Fowler made a motion to accept April 13th minutes as presented. 2nd was made by Peter Flynn. All in favor.

Building Permits: President Eddie Menzel read the building permit report for April which consisted of a new home, electric, historic sign, sunroom, and a remodel.

New Business: It came to the Plan Commissions attention that the contract with CECon was not going to be renewed with the town. Talks took place and they all agreed they did not want to lose Jessica Hartman as the town engineer.

Motion made to send a recommendation to Town Council to reconsider renewing CECon Engineering's contract:

- 1st Jacob Hoffman
- 2nd Ed Olleman
- All in favor

Adjournment: Brock Sears made a motion to adjourn, Peter Flynn 2nd. All in favor. The meeting adjourned at 7:40 pm.

Peter Flynn, Plan Commission Vice President



Maryanne Taylor, Plan Commission Administrator


