

TOWN OF MONROVIA
BZA MEETING
Monday May 17th 2021

The meeting was called to order by **President Ed Olleman** followed by the Pledge of Allegiance and prayer by **Ed Olleman**

Meeting was held at Town Hall 140 E. Main St. Monrovia, IN

Roll Call Present: Members present were, President Ed Olleman, V.P. Michael Conner, Phyllis Mead, Stan Graves, Norieta Sichting, and Maryanne Taylor Plan Administrator

Roll Call Absent: Town Engineer Jessica Hartman and Town Attorney James Wisco

Public Hearings:

- **SPX 21-01**
- **UV 21-01**

President Ed Olleman opened public hearing **SPX 21-01** and asked John Faulkenberg if he would like to speak. John said Tres Caminos Mexican Grill was asking for a special exception. John stated they are asking to have a small outdoor dining area and to serve alcohol at their restaurant. They currently have 13 restaurant locations and everyone says the food is phenomenal. The BZA agreed this would be a great addition to our town.

Motion was made to close the public hearing:

- **1st V.P. Michael Conner**
- **2nd Phyllis Mead**

Ed Olleman asked if there were any comments from the board. Stan Graves asked why we would approve without a license. Michael Conner stated we need to prove a need. He added that the town has not had a new liquor license in many years. Citizens stated they would love to have a restaurant.

Motion to approve:

- **1st V.P. Michael Conner**
- **2nd Phyllis Mead**
- **All in favor**

President Ed Olleman read the Findings of Facts

President Ed Olleman opened public hearing **UV 21-01** and again asked John Faulkenberg to speak. John stated he was here with the owners of Empro Manufacturing. They are longtime

residents of Monrovia area and want to move their third generation business to the area. They manufacture DC Ammeter Shunts and employ 13-18 people. They brought samples of what they make and allowed members to view and ask questions. Philip Fowler asked about their hours of operation. They stated it's a four day a week ten hour shift 6:00 am until 4:30pm Monday thru Thursday. Board members asked about pickup and delivery, Empro stated it's all by box truck. Empro added they do not have any waste deposal. Empro stated they do not do any dipping and silver solder, we outsource that. They do have scrap metal that is picked up every three to four months. V.P. Michael Conner stated it was good to see someone who grew up here wanting to bring their business back to the community.

Motion to close the public hearing:

- 1st V. P. Michael Conner
- 2nd Norieta Sighting

Motion to approve:

- 1st V.P. Michael Conner
- 2nd Phyllis Mead
- All in favor

President Ed Ollemen read the Finding of Facts

New Business: V. P. Michael Conner made a motion to send a Zoning Commitment Development Fee Agreement to Eagle Pointe (Ryan Homes). The document presented stated that the town would impose a development fee for each new home in Eagle Pointe to be applied to the redevelopment of West Union Church Road. Stan Graves stated we need to look at the cost and then establish a fee. **Stan Graves** stated that he would second the motion. All members were in favor.

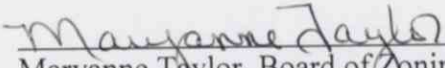
Old Business: Phyllis Mead asked about the abandoned home at 155 East Main. Philip Fowler stated that Town Attorney Jim Wisco had sent out a final letter.

Motion was made to adjourn the meeting:

- 1st V.P. Michael Conner
- 2nd Norieta Sighting
- All in favor



Ed Olleman, President Board of Zoning and Appeals



Maryanne Taylor, Board of Zoning and Appeals Administrator