

ORDINANCE NO. 2021- 12

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA TO AMEND THE ZONING DISTRICT CLASSIFICATION MAP FROM AG (Agriculture) to OB (Office Buffer).

Monroe Gregg School District, 20 acres within PARCEL #55-04-12-400-001.000-016, located at 395 Gordon Road, Monrovia, IN 46157, (S12 T13 R1W PT W SE & E SW) of Monroe Township, Morgan County, Indiana, , WHEREAS the Town Council of the Town of Monrovia has adopted a Zoning Ordinance for the Town;

WHEREAS a petition has been filed by Monroe Gregg School District to amend the zoning district classification map from AG (Agriculture) to OB (Office Buffer).

WHEREAS the Monrovia Advisory Plan Commission has conducted a public hearing on the proposed amendment to the Zoning Classification Map and has forwarded a favorable recommendation to the Monrovia Town Council; and

WHEREAS the Monrovia Town Council has reviewed and considered the Plan Commission's recommendation, and has considered how the adoption of the zoning map amendment would affect the health, safety, and convenience of the people of Monrovia, Indiana;


**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA AS FOLLOWS:**

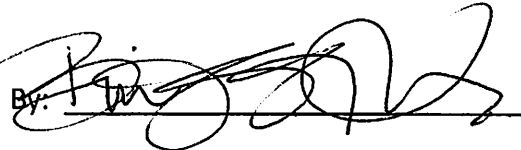
SECTION I: The zoning district classification amendment for Monroe Gregg School District, 20 acres within PARCEL #55-04-12-400-001.000-016, located at 395 Gordon Road, Monrovia, IN 46157, (S12 T13 R1W PT W SE & E SW) from AG (Agriculture) to OB (Office Buffer), District for the petitioner Monroe Gregg School District (ZA 21-05) as per the attached legal description is hereby approved.

SECTION II: This ordinance shall be in full force and effect from and after its passage and approval and any publication required by law.

SECTION III: This ordinance is hereby passed and adopted at the meeting of the Town Council of the Town of Monrovia, Indiana this 23<sup>rd</sup> day of November 2021.

ORDINANCE NO. 2021-12

By:  AYE X NO \_\_\_\_\_ ABSENT \_\_\_\_\_  
Philip L. Fowler, President, District 4

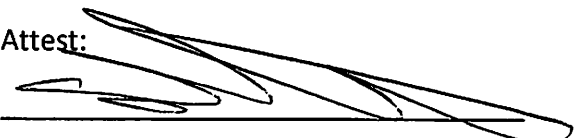
By:  AYE X NO \_\_\_\_\_ ABSENT \_\_\_\_\_  
Bonnie Silsby-Inman, VP, District 3

By:  AYE X NO \_\_\_\_\_ ABSENT \_\_\_\_\_  
Loren Moore, District 2

By: \_\_\_\_\_ AYE \_\_\_\_\_ NO \_\_\_\_\_ ABSENT ✓  
Carol Youngblood, District 1

By:  AYE ✓ NO \_\_\_\_\_ ABSENT \_\_\_\_\_  
Kevin Collier, At Large

I, Danny Chenault, Clerk Treasurer of the Town of Monrovia, do hereby certify that the above ordinance, proposed by Council Member Kevin Collier, seconded by Council Member Bonnie Silsby-Inman of the Town of Monrovia at a regular special meeting thereof assembled this 23<sup>rd</sup> day of November, 2021 by the preceding vote.

Attest:   
Danny Chenault, Clerk Treasurer

**FINDINGS OF FACT  
ZONING ORDINANCE AMENDMENT  
MONROVIA PLAN COMMISSION  
TOWN OF MONROVIA, INDIANA**

WHEREAS, the Monrovia Plan Commission shall in all cases heard by the Commission make written findings of fact which support the Commission's determinations in accordance with Indiana Code 36-7-4-306;

WHEREAS, the Monrovia Plan Commission has held a public hearing and has given consideration to the following application; **ZA 21-05 Monroe Gregg School 395 Gordon Road Monrovia, IN 46157 AG- OB**

WHEREAS, the Monrovia Plan Commission has given consideration to the above referenced application for compliance with the Monrovia Comprehensive Plan adopted February 10, 1997 established under Indiana Code 36-7-4-500 and that this comprehensive plan provides development policy within the Town of Monrovia, Indiana;

WHEREAS, the Monrovia Plan Commission has given consideration to the above referenced application for conformance with the Monrovia Zoning Ordinance adopted on February 10, 1997 established under Indiana Code 36-7-4-600, and that this zoning ordinance provides for development by regulating permitted uses and setting development standards, and also provides for enforcement and penalties for zoning violations within the Town of Monrovia, Indiana;

WHEREAS, the Monrovia Plan Commission has given consideration to the above referenced application for conformance with the Monrovia Subdivision Control Ordinance adopted on February 10, 1997, now repealed and replaced by the Monrovia Subdivision Control Ordinance II adopted on October 11, 2004 established under Indiana Code 36-7-4-700 and that this subdivision control ordinance provides for the subdivision of land within the Town of Monrovia, Indiana;

WHEREAS, the Monrovia Plan Commission has given consideration to the above referenced application for conformance with the recommendations, stipulations, or any necessary conditions as listed below as required by the Monrovia Plan Commission based upon input from the Plan Commission Staff or the public:

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\_\_\_\_\_ ; and

WHEREAS, the proposed minor subdivision, as referenced above;

Will Will not adversely affect the elements of the Monrovia Comprehensive Plan;

NOW, THEREFORE, BE IT RESOLVED THAT, the Monrovia Plan Commission on this date of November 9<sup>th</sup> 2021 submits a favorable, unfavorable or no recommendation to the Monrovia Town Council.

(Case Number and Project Name) **ZA 21-05 Monroe Gregg School**

FORGOING MOTION made by Loren Moore and

seconded by Jacob Hoffman.

VOTING RECORD

<u>Member</u>	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAINED</u>
Eddie Menzel, President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brock Sears V.P.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edward R. Olleman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stanley J. Graves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Philip Fowler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Loren Moore	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Robert Nicholls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jacob Hoffman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Totals	<u>6</u>	<input type="checkbox"/>	<input type="checkbox"/>

Eddie Menzel  
Eddie Menzel, President

Maryanne Taylor  
Maryanne Taylor, Plan Administrator

## Legal Description:

Part of the West Half of the Southeast Quarter and part of the East Half of the Southwest Quarter of Section 12, Township 13 North, Range 1 West, Morgan County, Indiana, being an original description of a 20.000 acre parcel, as prepared by John J. Larrison, Indiana Professional Surveyor Number 20000230 (Holloway Engineering Job Number 119007), described as follows:

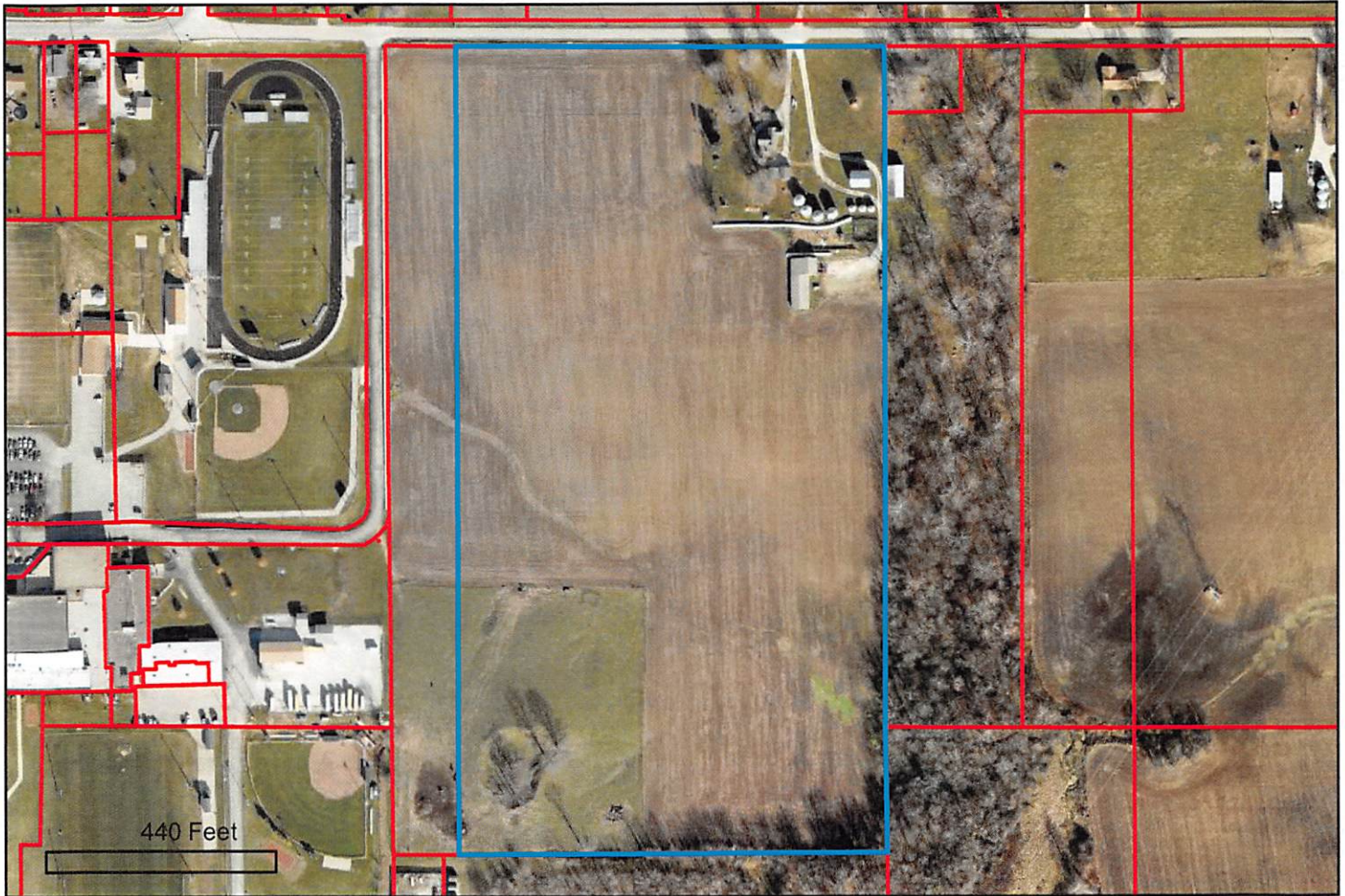
Commencing at a 3/4-inch iron pin, with cap engraved "Morgan County Surveyor:", set over a stone which, per county records, marks the northeast corner of the Southeast Quarter of the above captioned Section 12; thence North 89 degrees 49 minutes 26 seconds West (bearing of the north line of the Southeast Quarter, based upon Indiana State Plane, West Zone, Coordinate System – N.A.D. 1983), with said north line, 2197.37 feet to an iron survey nail with washer engraved "Holloway Engr. – Firm 46" in the county road, and the POINT OF BEGINNING of the parcel herein described; thence South no degrees 37 minutes 32 seconds West, 1557.6+0 feet to an iron survey nail with washer engraved "Holloway Engr. – Firm 46" on the north line of the East Half of the Southwest Quarter and in the county road; thence South 89 degrees 49 minutes 20 seconds East, with said north line and in the county road, 129.82 feet to an iron spike which marks the accepted northeast corner of the Southwest Quarter; thence South 89 degrees 49 minutes 26 seconds East, with the north line of the West Half of the Southeast Quarter and in the county road, 429.63 feet to the Point of Beginning.

Containing 20.000 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way, easements or restrictions of record or observable.

# Morgan County, IN

395 GORDON RD, MONROVIA, IN 46157

55-04-12-400-001.000-016



## Parcel Information

**Parcel Number:** 55-04-12-400-001.000-016  
**Alt Parcel Number:** 060-04-12-400-001-000  
**Property Address:** 395 GORDON RD  
MONROVIA, IN 46157  
**Neighborhood:** Monroe Township R 1W  
**Property Class:** Cash Grain/General Farm  
**Owner Name:** HADLEY STEPHEN ARNOLD ETAL  
**Owner Address:** 646 REDBUD LN  
PLAINFIELD, IN 46168  
**Legal Description:** S12 T13 R1W PT W SE & E SW; 30.35 A

## Taxing District

**Township:** MONROE TOWNSHIP  
**Corporation:** MONROE-GREGG

## Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
9	1.0	
5	17.71	
4	10.003	
71	0.262	
6	0.011	