

**Monrovia Plan Commission Meeting
Tuesday, December 14th 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 Philip Fowler.

Meeting was held at the Municipal Building 140 E Main St., Monrovia, IN

Roll Call Present: Eddie Menzel, Loren Moore, Bob Nicholls, Philip Fowler, Jacob Hoffman, Stan Graves, Bradley Dove, Town Engineer, and Maryanne Taylor, Plan Administrator

Absent: Ed Olleman, Brock Sears, and Jim Wisco, Town Attorney

Public Hearing: Adoption of the Monrovia Comprehensive Plan

Michael Conner, BZA V.P. attended the Morgan County Plan Commission meeting on December 13th 2021 where they discussed the buffer zones in Morgan County. The Morgan County Plan Commission agreed to send a letter to the County Commissioners recommending the abolishment of buffer zones. Michael Conner added that the county was going through a Comprehensive Plan update so they were able to abolish buffer zones. Their old Comprehensive Plan does not have the entire county covered, but their new plan does. He also mentioned that not one of their boards have representation from the Town of Monrovia. Eddie Menzel said he had looked into States Statutes and we are supposed to have a member of our Plan Commission appointed to the County's Plan Commission. He added that this person would not have a vote but does have the right to be involved in all the conversations. He also said that they are supposed to send a member of the County Plan Commission to our meetings. Town Council President, Philip Fowler appointed Jacob Hoffman as the town's liaison to attend the county meetings, he appointed Loren Moore as the backup. The Plan Administrator was asked to provide agendas and minutes for the Morgan County Plan Commission to our board in the future. Conversations continued about the buffer zone and what the Town of Monrovia wanted to happen in the buffer zone.

Motion was made to close the hearing:

- 1st Philip Fowler
- Jacob Hoffman
- All in favor

Eddie Menzel read the Finding of Facts

Motion to send a favorable recommendation to Town Council:

- 1st Philip Fowler
- 2nd Jacob Hoffman
- All in Favor

Motion Carries

- 5 For
- 0 Against

Public Meeting: MINOR 21-03

The public hearing took place in November and did not get a majority vote, therefore was to be heard at December meeting. The meeting was opened and the council discussed drainage and the ninety day extension given to Pierce to clean the lot. On September 14th Ross Holloway had asked for an extension to finish the grading and seeding. The council granted the extension but that extension has ended. The council discussed fining them for not complying. No one was present to represent this case. Our engineer, Bradley Dove from DLZ, said he had not gotten anything from Holloway Engineering. Stan Graves discussed the easement and back up of water along State Road 39. Eddie Menzel said the size of the lots the town would normally not ask for any kind of retention system. Stan Graves asked what the state statute on legal drains was. Jacob Hoffman said that was not a legal drain. Bradley Dove said he knows there is a statute that you cannot impede on drainage. The council is not sure where the drainage problem originates from. Guest, Kevin Collier added that Storm Water and Drainage laws are being rewritten and we will be included and notified of the new laws. He also added that he has requested the next town council agenda include a quote for a drainage study to be done for the town.

Motion was made to close the public meeting:

- 1st Philip Fowler
- 2nd Jacob Hoffman
- All in Favor

Motion to table MINOR 21-03 until our engineer receives all information and signs off:

- 1st Jacob Hoffman
- 2nd Philip Fowler
- All in favor

Motion Carries:

- 5 For
- 0 Against

Motion to approve October 12th Plan Commission Minutes:

- 1st Jacob Hoffman
- 2nd Loren Moore
- All in favor

Building Permits: President Eddie Menzel read the building permits that consisted of one permit for a sign.

Old Business:

Applications for electric and demolition were presented to the board. The permits are just a shortened version of the building permit omitting the information not needed for demolition and electric. The town currently has a separate sign and driveway permit. Council agreed to have the attorney look over the permits and they would have an official vote next month.

New Business:

Caleb Gluff attended the meeting to talk about the property at 155 E. Main Street Monrovia, IN. He would like to purchase the land and put a plumbing office and storage building on the property. He wanted guidance on how to precede. He gave all the members a letter of intent. Council advised him to speak with INDOT also. They added that the zoning would need to be changed to commercial.

Loren Moore attended a meeting at the Martinsville Chambers of Commerce to hear from the Better Communities Coalition. Indiana Emergency Rental Assistance Program (IERA) is currently accepting applications from Indiana residents who are currently behind on rent and/or utilities.

Jacob Hoffman asked the council what the procedure was for the president to vote on cases. President Eddie Menzel said he can vote in the future. In the past he only voted if there was a tie and his vote had to break that tie.

The council discussed the camper behind the hardware store and whether someone was living there. Eddie Menzel stated that the camper was being stored there. Jacob Hoffman asked if outdoor storage was allowed on that property. The plan administrator was asked to check into the zoning and allowed uses.

Motion to Adjourn:

- 1st Philip Fowler
- 2nd Jacob Hoffman
- All in favor

Meeting adjourned at 8:15 p.m.

Plan Commission President
Eddie Menzel

Plan Commission Administrator
Maryanne Taylor




