

ORDINANCE NO. 2022-01

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA TO AMEND THE ZONING DISTRICT CLASSIFICATION MAP FROM AG (Agriculture) to R2 (Residential).

Whitney's State Road 39 Minor Plat – Part of the West Half of the Northeast Quarter of Section 24, Township 13 North, Range 1 West, Morgan County, Indiana within PARCEL #55-04-24-200-003.00-010, located at 8900 N. SR 39, Mooresville, IN 46158, (S24 T13 R1W PT W NE & PT E NW; 62.758 A; (58.044 AC Per Deed) of Gregg Township North, 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 Sherry L. Whitney to amend the zoning district classification map from AG (Agriculture) to R2 (Residential).

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;


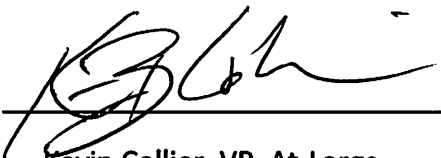
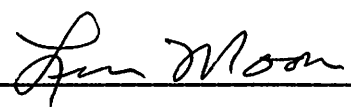
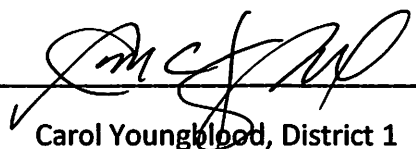
NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONROVIA, INDIANA AS FOLLOWS:

SECTION I: The zoning district classification amendment for Whitney's State Road 39 Minor Plat – Part of the West Half of the Northeast Quarter of Section 24, Township 13 North, Range 1 West, Morgan County, Indiana within PARCEL #55-04-24-200-003.00-010, located at 8900 N. SR 39, Mooresville, IN 46158, (S24 T13 R1W PT W NE & PT E NW; 62.758 A; (58.044 AC Per Deed) of Gregg Township North, Morgan County, Indiana, from AG (Agriculture) to R2 (Residential), District for the petitioner Sherry L. Whitney (ZA 22-01) as per the attached legal description is hereby approved.

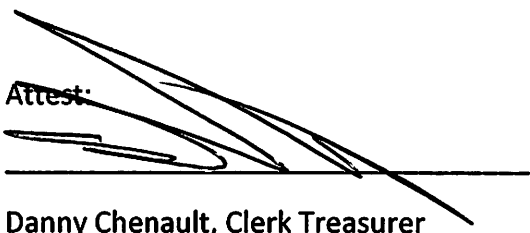
SECTION II: This ordinance shall be in full force and effect from and after its passage and approval and any publication required by law.

SECTION III: This ordinance is hereby passed and adopted at the meeting of the Town Council of the Town of Monrovia, Indiana this 26th day of April 2022.

ORDINANCE NO. 2022-01

	AYE	NO	ABSENT
By: <u></u>	<u>X</u>	_____	_____
Philip L. Fowler, President, District 4			
By: <u></u>	<u>X</u>	_____	_____
Kevin Collier, VP, At-Large			
By: <u></u>	<u>X</u>	_____	_____
Loren Moore, District 2			
By: <u></u>	<u>X</u>	_____	_____
Carol Youngblood, District 1			
By: _____	_____	_____	<u>X</u>
Bonnie Silsby-Inman, District 3			

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 Carol Youngblood of the Town of Monrovia at a regular special meeting thereof assembled this 26th day of April, 2022 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 considered the following application:

ZA 22-01 (Whitney AG-R2)

WHEREAS, the Monrovia Plan Commission has considered 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 considered 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 provides for enforcement and penalties for zoning violations within the Town of Monrovia, Indiana.

WHEREAS, the Monrovia Plan Commission has considered 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 considered 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:

_____ ; and

WHEREAS, the proposed zoning amendment, 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 April 12th, 2022, submits a favorable, unfavorable or no recommendation to the Monrovia Town Council.

(Case Number and Project Name) ZA 22-01 (AG-R2)

FORGOING MOTION made by Loren Moore and

seconded by Ed Olleman.

VOTING RECORD

<u>Member</u>	<u>FOR</u>	<u>AGAINST</u>	<u>ABSTAINED</u>
Eddie Menzel, President	✓	—	—
Brock Sears V.P.	—	—	—
Edward R. Olleman	✓	—	—
Stanley J. Graves	✓	—	—
Philip Fowler	—	—	—
Loren Moore	✓	—	—
Robert Nicholls	✓	—	—
Jacob Hoffman	—	—	—
Totals	5	—	—

Eddie Menzel
Eddie Menzel, Plan Commission President

Maryanne Taylor
Maryanne Taylor, Plan Administrator

Morgan County, IN
8900 N S R 39
39 DEGREES NORTH (855) GIS-3939

Parcel Information

Owner Name Whitney Sherry L
Owner Address 9340 N Whitney Way East Monrovia, In 46157
Parcel Number 55-04-24-200-003.000-010
Alt Parcel Number 035-04-24-200-003-000
Property Address 8900 N S R 39, Mooresville, In 46158
Property Class Code 101
Property Class Cash Grain/general Farm
Neighborhood Entire Gregg Twp North, 5350013-010
Legal Description S24 T13 R1W PT W NE & PT E NW; 62.758 A; (58.044 AC PER DEED)

Taxing District

Township Gregg Township
Corporation Monroe-gregg
Taxing District Name Gregg Township
Taxing District Number 010

Land Description

Land Type	Acreage	Dimensions
4	26.53	
5	12.13	
6	16.96	
9	1.00	
72	1.38	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Pike Walter E			Wd	
1997-11-13	Split 5.036 A To		0	Rd	\$460,000.00
2006-11-01	Whitney John G & Sherry L		200613898	N/a	
2018-01-10	Whitney Sherry L		201801686	Sv	