

TOWN OF MONROVIA
BZA MEETING
Monday September 20th 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 and began at 6:30 p.m.

Roll Call Present: President Ed Olleman, V.P. Michael Conner, Norieta Sichting, Brad Dove, (Town Engineer) and Maryanne Taylor (Plan Administrator)

Did Not Attend: Jim Wisco (Town Attorney), Phyllis Mead, and Stan Graves.

Public Hearing: VAR 21-01

Ed Olleman opened the public hearing and asked if anyone would like to present their plans. Jason Inglert stood and stated the Pieroni's would like to build on a one acre lot that is zoned AG. They are asking for a Variance to build their primary home on this land. After lengthy discussions Ed Olleman asked if there was a motion to close the public hearing.

Motion to close the public hearing:

- **1st V.P. Michael Conner**
- **2nd Norieta Sichting**
- **All in Favor**

V.P. Michael Conner asked about utilities that are available to the lot. Jason Inglert stated there is city water and sewer that they will hook to. There is an existing creek for runoff and no standing water on the property. Dean Hadley stated that there are drain tiles since the land had been farmed in the past. Norieta Sichting added that she felt the five acre minimum was more for when everyone had private wells and septic systems.

Motion to approve VAR 21-01:

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

Motion Carries

President Ed Olleman read the Findings of Facts

Public Hearing: VAR 21-02:

President Ed Olleman asked Ross Holloway if he would like to do his presentation. Ross Holloway stood and stated that he was there representing Conrad Terhune. The property is on West Gordon Road near Antioch. Conrad Terhune wants to divide out a one acre parcel that currently has an existing mobile home and outbuildings. The Variance is needed for the front and side yard setbacks on existing accessory structures. If they are approved they will go before Plan Commission to rezone from Ag to R2 zoning. Ross Holloway stated this would not affect the public in any way since the structures already exist. V.P. Michael Conner asked what the

future intentions are for that land. Ross Holloway stated that he did not know but stated that since they will ask for a Minor subdivision there could be two more homes build on the remainder of the land. V.P. Michael Conner asked if the mobile home was a temporary structure. Ross Holloway stated as far as he knows it will be an occupied home just as it's been for the last several years.

Several neighbors of the property appeared to speak and wanted to know more about the future plans of the property owner. There has been a motor cross event, the weekend after Labor Day, on the land for the last few years that neighbors are not happy about. It was decided by council and the guest that the Variance had no bearing on the event. Guest were asked to attend a town council meeting with their complaints. V.P. Michael Conner stated that he did not want the event that takes place to affect the land owner, Joe Beliles that was buying the acre from Terhune.

Motion to close the public hearing:

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

Motion to approve VAR 21-02:

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

Motion Carries

President Ed Olleman read the Findings of Facts

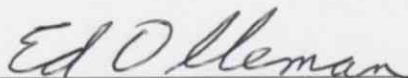
Motion to accept the August 16th minutes as presented:

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

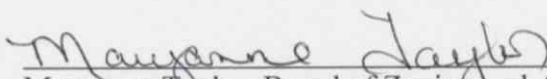
New Business: Norieta Sighting stated that wedding venues are becoming popular and we should put together a fee to make sure we can have police, fire, and ambulance to cover the event.

Motion was made to adjourn the meeting:

- 1st V.P. Michael Conner
- 2nd Norieta Sighting
- All in favor
- Meeting adjourned at 7:30



Ed Olleman, President Board of Zoning and Appeals



Maryanne Taylor, Board of Zoning and Appeals Administrator