

Monrovia Plan Commission Meeting
Tuesday June 14th, 2022

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, Brock Sears, Ed Olleman, Philip Fowler, Loren Moore, Brad Dove, Town Engineer, Jim Wisco, Town Attorney, and Maryanne Taylor, Plan Administrator

Roll Call Absent: Bob Nicholls, Stan Graves, Jacob Hoffman

ZA 22-02: Eddie Menzel opened the public hearing. Ross Holloway attended the meeting to represent Pierce for the rezone. Eddie Menzel asked out Town Attorney Jim Wisco if we could hear the case, Jim Wisco stated that we could. Jim Wisco added that the property was complying. Brock Sears asked if the penalties for being non-compliant were still to be paid. Ross Holloway stood and explained that they were requesting a change from R6 to NC (Neighborhood Convenience). He brought it to the council's attention that several properties along 39 have been rezoned too commercial. He added that the Monrovia Comprehensive Plan shows that the 39 corridor is shown as commercial.

Eddie Menzel read the finding of facts

Motion to table ZA 22-02:

- 1st Philip Fowler
- 2nd Brock Sears
- All in favor

MOTION CARRIES

Unified Development Ordinance: Eddie Menzel asked if everyone had a chance to look at the proposed UDO. Eddie stated that he feels like we need to keep our Subdivision Control Ordinance in place. Eddie Menzel said developers will come in and want the zoning that allow homes to be ten feet apart if it's in our Ordinance. Loren Moore asked about the homes being on a thirty-foot setback. Eddie Menzel stated that the home could be thirty feet, but the garage had to be at the forty foot to allow four cars to be in the driveway. The goal is to keep cars off the roads to allow for buses and emergency vehicles to have enough room. Mike Wagner from the Monroe Township Fire Department stood and expressed concern over our side yard setbacks and cars parking on the street. The Fire Department request that there only be parking on one side of the street and no parking near turns. Shane Haltsclaw asked what the distance we want between each home. Eddie Menzel said the Homestead is a PUD and Sashing Way will be the last street that has homes ten feet apart. Homes being built now will be fifteen feet apart. Shane stated that we can have all the fire hydrants we want but if they remain off, lives are being put in danger.

Eddie Menzel stated that was a problem with the Morgan County Rural Water. The hydrants are there but need to be turned on by the Fire Department when they arrive at a house fire. Tammy Everett asked if the mains to the hydrants had been increased. Fire Chief, Chris Mills stood and said he agrees that we need as much distance as we can get between homes. The more distance the better chance we have of saving homes and not burning down an entire street. Brock Sears said he is good with the forty-foot setbacks but why do we have four residential zoning if we want all the setbacks to be the same. After much discussion it was decided that each member would take a chapter and thoroughly read before a vote is taken.

Motion to Table the UDO until July:

- Philip Fowler
- Loren Moore
- All in favor

MOTION CARRIES

Motion to approve May9th Plan Commission Minutes:

- 1st Philip Fowler
- 2nd Ed Olleman
- All others in favor

Building Permits: President Eddie Menzel read the building permits for May which consisted of 45 new homes, 1 garage with electric, 1 sign, and 2 electric permits.

Old Business:

- Eddie Menzel had attended a scoping meeting with INDOT earlier in the month and gave the council an update. INDOT said that we should have made Homestead buy land leading to Everett Road so that all the traffic was not coming out on the state road. He stated that INDOT felt like there needed to be a through street in Eagle Pointe to West Union Church Road. Eddie added that we need to make developers create thoroughfares around town to help make things more connected. INDOT has said that by 2027 there will be a round-about at Keller Hill and State Road 39. There will be a traffic evaluation at State Road 39 and State Road 42.
- Eddie Menzel stated that Morgan County would be taking our buffer zone affective December 1st of this year.

New Business:

- Residents attended the meeting to ask council to contact DR Horton about the recent flooding in the Homestead Subdivision. Eddie Menzel said he would speak to the superintendent about the flooding and debris blocking the drains.
- Dristin McCubbins addresses the Plan Commission about a building permit he had gotten recently to build a new home. There is an existing home that he intends to tear down, but

his fiancé's grandfather was currently living in the home. After he passes, they intend to tear the home down. They asked what they needed to do to keep both homes temporarily. After much discussion it was decided that after the UDO passes, he could come before the Plan Commission and request to use the existing home as an accessory dwelling. At this time, he could move forward with building his home.

- Eddie Menzel told the Plan Commission that GDI Companies has approached the town about putting three warehouses along Everett Road. That is not in the town limits and will be taken when the buffer zone is taken. Once the county has control, they will be approved. Shane Holtsclaw asked how the buildings would have sprinkler system with Morgan County Rural Water will not leave the water on. Kevin Collier said GDI would be on Citizens Water.

Motion to Adjourn:

- **1st Philip Fowler**
- **2nd Brock Sears**
- **All in favor**

Meeting adjourned at 8:05 p.m.

Plan Commission President
Eddie Menzel



Plan Commission Administrator
Maryanne Taylor


