

Plan Commission Meeting

140 E Main Street

Monrovia, IN 46157

Tuesday August 9th, 2022 @ 6:30pm

AGENDA:

- **PUD 21-01 Section 1 (Eagle Pointe)**

SPECIAL ACCOMMODATIONS

For special accommodations needed by handicapped individuals planning to attend this meeting, please call (317) 996-6116 or (317)996-6114 at least 48 hours in advance of meeting.

Social distancing and Face Mask will be recommended 😊

APPLICATION FOR PLANNED UNIT
DEVELOPMENT
DETAILED FINAL PLAN
MONROVIA PLAN COMMISSION
TOWN OF MONROVIA, INDIANA

APPLICATION NO: 21-01
FEE PAID: 3531.40
DATE: 7-5-22
RECEIVED BY: M. Taylor

Applicant(s): Eagle Pointe Development, LLC c/o Adam Mears
Address: 6330 E. 75th Street, 156, Indianapolis, IN 46250
Owner(s): Eagle Pointe Development, LLC (Contract Purchaser)
Address: Same as above

Telephone: 317-557-9782
Fax: 317-594-7580
Telephone: _____

Applicant's Attorney
Name: _____
Address: _____
Telephone: _____

Applicant's Registered Land Surveyor
Name: Jessica Hartman
Address: 1285 S Jackson St, Ste B Greencastle, IN 46135
Telephone: 765-653-6710

Property Location

Street Address: 11373 N. State Rd. 39, Monrovia, IN 46157
Section: 1 Township: 13 Range: 1 Nearest Street Intersection N. Creekside Drive
Key Number(s): 55-04-01-300-002.000-022
Area: 30.64 acres Number of Lots: 6A
Existing Zoning Classification: PUD Existing Land Use: AG

Legal Description of the PUD must be attached to the application.

I (We) do hereby apply for approval of the plat or replat of the proposed subdivision or resubdivision of land in accordance with the provisions of the Comprehensive Plan and Subdivision Control Ordinance of Monrovia, Indiana. I (We) am (are) the owner(s) of the real estate included in the proposed subdivision.

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

I (We) also understand that the application fee does not include the fees associated with design review and/or construction management review. Fees for design review and/or construction management review are the direct responsibility of the applicant payable directly to the engineering firm(s) specified by the town at rates set out by various agreements and/or ordinances of the town, for services, inspections, reports, and the like required by the town.

6/30/2022
Date

[Signature]
Signature of Owner(s) or Agent

State of Indiana)
County of Morgan)SS:

Subscribed and sworn to before me this 30th day of June.

[Signature]
Notary Public: Signature

Katherine E. Wagner
Printed Name

My Commission Expires: 12/4/2026 Residing in Hamilton County





June 30, 2022

Town of Monrovia
Plan Commission
140 East Main Street
Monrovia, IN 46157

Re: Eagle Pointe, Section 1
PUD Final Development Plan

Dear Members:

This Letter of Intent accompanies the Final Development Plan Application for Eagle Pointe Subdivision, Section 1. The intent of the petition is to develop the infrastructure for the commercial area and 69 residential lots, consistent with the PUD zoning classification for this property.

We appreciate your consideration of the petition.

Sincerely,

A handwritten signature in blue ink that reads 'Mark D. Gradison'.

Mark D. Gradison
Eagle Pointe Development, LLC

Eagle Pointe Section 1 Tech Review

- **Timeline**

1. Move dirt this year
2. Third quarter 2023 first homes would be built
3. It will be the fourth quarter 2023 before occupied with homeowners
4. Power and Communication after paving
5. Hendricks power
6. Plan is to do one phase per year

- **Sanitary**

1. Capacity Certification needed
2. Pat has looked at plans and has given a favorable recommendation
3. Gradison said they need to find out where the force main is located
4. They are designing as if everything is gravity flowed to the west side of property to the lift station.
5. Possibly another lift station down by the treatment plant

- **Fire & Safety**

1. Chief Mills referred to the drawing of one car on the turn. He stated that typically there are more.
2. Gradison said there would be no parking signs on both sides of the road.
3. Will use signage and enforcement
4. Side with fire hydrants will have no parking

- **Water**

1. Water will be the last utility put in
2. Water will be at the back side of the easement
3. No taps under driveways
4. Curb stop 20' back from easement
5. MCRW would like to like to not have the meter pit set until a certain substantial completion of home. Their concern is damage from construction. Gradison said they don't have issues in other developments. Gradison said he will see if they can do that after framing the home

- **Engineering**

1. Brad said easements are on the right track (easements are not legal drains)
2. Gradison will get Brad revised onsite storm counts
3. One outlet on phase one
4. Brad questioned field tiles, they said they have a 15-18" storm drain.
5. Making changes from pipes running down the streets to running down sidelines.
6. Gradison asked if we get approvals from each utility
7. Brad will write a letter at the end and include with his check list.
8. Gradison asked if Monrovia has its own MS4? Submit through SWCD?

Monrovia Plan Commission Meeting
Tuesday July 12th, 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, Bob Nicholls, Brad Dove: Town Engineer, Jim Wisco: Town Attorney, and Maryanne Taylor, Plan Administrator

Roll Call Absent: Stan Graves

Citizen guest: Mark Gilkerson

Unified Development Ordinance: Eddie Menzel opened the public meeting and said he came up with a change and asked if everyone had a copy of his email. He asked that the wording for R4 be changed from “suited” for downtown to “exclusively” for downtown area. Philip Fowler agreed and made a motion to approve with changes. Loren Moore suggested if a commercial was in a residential area that they have a 30-foot setback. The Unified Development Ordinance is 25-feet and Loren agreed that would be sufficient.

Motion to send a favorable recommendation to Town Council with suggested changes:

- 1st Philip Fowler
- 2nd Bob Nicholls
- All in favor

MOTION CARRIES

Amendment to PUD 21-01: Mark Gradison, the developer for Ryan Homes, spoke on the changes requested for PUD 21-01. He stated that forty-four lots would be 130 feet instead of the required 140 feet because the water line was not in the original easement. The setbacks for these forty-four lots will be the same. The forty feet from the lot reduction will be green space. He also requested that 90-degree corners throughout the development there was not a center line radius called out. They are requesting 75-foot center line radii on all 90-degree corners. They did an auto turn analysis and even with a car parked in the corner a fire truck or school bus could make the turn. Brock Sears suggested no parking on both sides near the corners because 75 feet seems tight. Eddie Menzel said the no parking signs will be on the Site Plan Review. Brocks Sears asked why the no parking did not work out in the Homestead Subdivision. Eddie Menzel said that Homestead setbacks are considerably less than forty feet and there is not enough room in the driveway for more than two cars.

Motion to Approve Amendment to PUD 21-01:

- **Brock Sears**
- **Ed Olleman**
- **All in favor**

MOTION CARRIES

Mark Gradison added that the State had requested a traffic study. The request was all the way down 39 to the town. It will take time, but they plan to ask the state for a construction drive. The study may take a few months to complete.

Motion to approve June 14th Plan Commission Minutes:

- **1st Philip Fowler**
- **2nd Loren Moore**
- **All others in favor**

Building Permits: President Eddie Menzel read the building permits for June which consisted of 32 new homes, 2 garage with electric, 1 demolition, 1 inground pool, and 1 shed.

Old Business:

1. Triad is working on the plans for the sewer expansion. Brock Sears suggested upon plat approval all sewer fees be paid up front.
2. GDI has requested a rezone for property along Everett Road to build warehouses. Philip Fowler said that GDI Companies is talking straight to the county.
3. Eddie Menzel said that he got a call from Joel Trewartha, Land Developer for Ryan Homes. Joel stated they are looking at land outside of the city limits to develop.

New Business:

1. Loren Moore asked if everyone was aware of the weekend sewer problem. Philip Fowler stated that the sewer plant lost a panel and then a blower. The town is renting the blowers because of a supply chain issue. A tech flew up from Georgia to work on the board and blower. Currently we have two blowers going with another being installed next week. Philip stated things should be back to normal by the end of next week. Philip Fowler also said that in the future we will always have extra parts on hand.
2. Eddie Menzel stated that we have 181 open permits, and the Plan Administrator needs to be in office five days a week. The commission asked her if she would be willing to work five days a week, she stated that she would work what was needed. The budget meeting is July 19th and there will be further discussion. The concern is, if someone calls in an inspection after one on Thursday afternoon that it will not be seen until Monday morning. If a builder has concrete coming, they cannot wait three to four days for an inspection.

Motion to Adjourn:

- 1st Philip Fowler
- 2nd Bob Nicholls
- All in favor

Meeting adjourned at 8:05 p.m.

Plan Commission President
Eddie Menzel

Plan Commission Administrator
Maryanne Taylor
