

**Monrovia Plan Commission Meeting  
Tuesday July 12<sup>th</sup>, 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:**

- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> 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 14<sup>th</sup> Plan Commission Minutes:**

- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> 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 19<sup>th</sup> 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:**

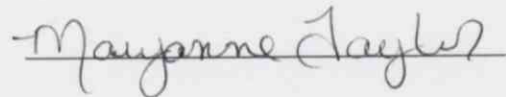
- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> Bob Nicholls
- All in favor

Meeting adjourned at 8:05 p.m.

Plan Commission President  
Eddie Menzel

Handwritten signature of Eddie Menzel in cursive script, written over a horizontal line.

Plan Commission Administrator  
Maryanne Taylor

Handwritten signature of Maryanne Taylor in cursive script, written over a horizontal line.