

**Monrovia Plan Commission Meeting  
Tuesday October 11<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

Tammy Everett and Michael Conner were sworn in as members of the Plan Commission by Danny Chenault, Clerk-Treasurer.

**Roll Call Present:** Eddie Menzel, Ed Olleman, Philip Fowler, Loren Moore, Bob Nicholls, Tammy Everett, Michael Conner, Brad Dove: Town Engineer, Jim Wisco: Town Attorney, and Maryanne Taylor: Plan Administrator

**SPR 22-01:** Eddie Menzel opened the public hearing. Jason and Tiffany Inglert were present to speak about their plans for outdoor storage. Brad Dove, Town Engineer, said there would have to be a fence around the perimeter. The Inglerts stated the fence would be on the property line. They added that there would be security cameras and lighting. No electric will be available for the storage of campers and boats. Brad Dove stated he is fine with the drainage but did not know how it will fit into the new Unified Development Ordinance. With further discussion about the fence, it came to our attention that the fence could not be chain link and had to be at least 7' tall. It was decided that they would need to apply for a variance to use chain link with the privacy slats. The UDO requires the fence to be 7' around outdoor storage. Loren Moore stated that most campers are taller than a fence and would be seen. Michael Conner asked about landscaping around the property. The Inglerts stated they would just have the fence but could do landscaping around the entrance. Tammy Everett asked if they would have tiles for drainage. Jason Inglert said it would drain by the lay of the land. He stated if the engineers decided they needed drainage they would do what had to be done. Loren Moore asked about the dimensions of the lot. Discussions continued about access after business hours being restricted with no entrance after a certain point.

**Motion to Table SPR 22-01 until Dec 13:**

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

**MOTION CARRIES**

**Motion to approve August 9<sup>th</sup> Plan Commission Minutes:**

- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> Loren Moore
- All others in favor

Philip Fowler did a brief recap of the Town Council minutes.

**Building Permits:** Eddie Menzel read the August and September building permits that consisted of four new homes. Eddie Menzel added that D.R. Horton has asked to split section 9A into two phases. Town Engineer, Brad Dove had advised the plan administrator that the decision did not have to go before the Plan Commission. Building Inspector, Eddie Menzel and Plan Administrator, Maryanne Taylor approved the split.

**Old Business:** We are getting complaints about light shining into the homes behind the dental office. The lights should only be on from seven a.m. until seven p.m. Discussions about a shield being installed to keep the light from intruding into homes took place. Everyone agreed the light needs to be on for the safety of the employees coming and going. It was agreed to contact the dental office and try to resolve this issue.

**New Business:** Bryan Phillips, Area Developer for Dollar Tree, stood to speak about the Family Dollar/Dollar Tree they would like to build along thirty-nine. He had questions about our new Unified Development Ordinance. He said they wanted to build a 10,500 square foot building that had both stores as one. He questioned the building materials required along the corridor, the required frontage road, and the parking requirements. It was decided that he needed to go before the Board of Zoning and Appeals for variances. Also decided was that some requirements needed to be amended in the Ordinance.

Chelsi Kitchen, Land Broker, attended meeting to ask about what Monrovia wanted for this area and the PUD on other part of Homestead. She asked where sanitary sewer was in relation to the property. Eddie Menzel said the biggest issue now is the sewer plant. Philip Fowler said that the plant expansion won't happen until 2025 or 2026. Philip added that the road would have to be upgraded also. Michael Conner asked how many lots they were looking at putting on that property. Chelsi Kitchen asked what the town wanted for those lots. Half acre and full acre lots were mentioned. Michael Conner mentioned several other properties that were being sold in the area.

**Motion to Adjourn:**

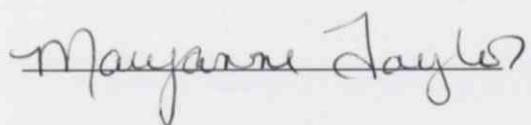
- 1<sup>st</sup> Ed Olleman
- 2<sup>nd</sup> Loren Moore
- All in favor

**Meeting adjourned at 8:15 p.m.**

Plan Commission President  
Eddie Menzel

Plan Commission Administrator  
Maryanne Taylor

  
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