

**Monrovia Plan Commission Meeting
Monday November 7th, 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, Ed Olleman, Philip Fowler, Loren Moore, Bob Nicholls, Michael Conner, and Maryanne Taylor: Plan Administrator

Roll Call Absent: Tammy Everett, Brad Dove: Town Engineer, Jim Wisco: Town Attorney

No Public Hearing on Agenda

Motion to approve October 11th Plan Commission Minutes:

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

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

Building Permits: There were no building permits issued for October.

Old Business: Discussions took place about the new Unified Development Ordinance. Michael Conner was discussing different towns and their standards for building materials. Everyone agreed that they want our town to look nice. The Ordinance states that along the Highway Corridor Overlay the building materials must be from masonry, siding, or glass. Vinyl siding, steel siding, or aluminum siding are prohibited on the buildings within the overlay. The Plan Commission had been approached by a land developer in the October meeting who wants to build along the corridor.

The discussion about outdoor storage continued from the October meeting. The Inglerts applied for a Site Plan Review on their property along Gordon Road. Their intentions are to have outdoor storage of motor homes and boats. The property is currently zoned AG, and the commission was discussing if they needed to rezone too commercial. Outdoor storage is allowed in the AG district but the Ordinance states that only one is allowed per lot if stored outdoors. Discussions continued as to what the next step for them would be. A motion was made to require a zoning change.

Motion to require a zoning change:

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

Motion Carries

Everyone agreed all the councils and committees need to meet to discuss the Unified Development Ordinance and any changes that may need to be made. Meeting is planned to take place on February 8th, 2023.

Discussion took place about the certified mailings for hearings. The post office has a mailing that is cheaper and still provides proof of mailings. However, it does not provide proof of delivery. Plan Administrator plans to speak with the Town Attorney: Jim Wisco about using this mailing instead of certified.

Michael Conner said that in the Homestead when plants and trees die new ones are not being planted in their place. If a fence needs paint, it is just taken down instead.

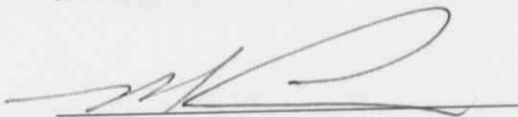
New Business: Ed Olleman mentioned the Hadley property and the green space the town had planned for that property. He said Steve Hadley had passed away and the land could be up for sale soon. Philip Fowler asked Ed to find out what they would want for the land.

Motion to Adjourn:

- 1st Michael Conner
- 2nd Loren Moore
- All in favor

Meeting adjourned at 8:15 p.m.

Plan Commission Vice President
Michael Conner



Plan Commission Administrator
Maryanne Taylor

