

TOWN OF MONROVIA
BZA MEETING
Monday November 21st, 2022

The meeting was called to order by **President Ed Olleman** followed by the Pledge of Allegiance and prayer by **Ed Olleman**

Meeting was held at Town Hall 140 E. Main St. Monrovia, IN and began at 6:30 p.m.

Roll Call Present: President Ed Olleman, V.P. Michael Conner, Norieta Sichting, Phyllis Mead, Bob Nicholls, and Maryanne Taylor (Plan Administrator)

Did Not Attend: Jim Wisco (Town Attorney), Brad Dove (Town Engineer)

Public Hearing: VAR 22-03

Ed Olleman opened the public hearing. Tiffany Inglert said they would like to use netting in the fence like around the school. Michael Conner said the netting doesn't weather very well. Jason Inglert said the cost for slats is greater but that is what they originally had planned to use. Michael Conner asked the Inglert's about the color choice for their fence. Tiffany said she felt like a lighter color would last longer because of the sun, but they could do bulldog green. Jason Inglert said they are open to suggestions to make sure the town is happy. Philip Fowler stood to speak about the Plan Commission meeting and the vote to request a zoning change. He said they had come to meetings, asked questions, applied for what the Plan Commission suggested, and sent out mailings on two occasions. He stated that the BZA should consider leaving it zoned AG, limiting the number of vehicles, and agree on the fence. He added that if we do allow slats and it starts looking worn then that should be replaced. Michael Conner said for the zoning change motion to be reversed it would need to go back to the Plan Commission for consideration. Jason and Tiffany Inglert want to use their property along Gordon Road to store boats, campers, trailers, and other small recreational vehicles. Philip Fowler said he wants to ensure that no one parks their camper and tries to live in it on the property. Tiffany said there will be no power or water to the vehicles. Tiffany also stated that they wanted the entrance to be sixty feet in so when they pull in to enter passcode they will not be in the road. Ed Olleman stated that no one was at meeting to oppose the project. The Inglerts said they had spoken to the neighbors before they approached the town. Bob Nicholls said his main concern was the visibility through the fence.

Motion to close the public hearing:

- **1st Michael Conner**
- **2nd Norieta Sichting**
- **All in Favor**

Discussions continued; Bob Nicholls said his main concern was the visibility through the fence. Bob suggested a slatting with more coverage and added that all fencing needs maintenance. Ed Olleman asked about the height of the fence and how it will hold up in the wind. Jason Inglert said that is why they want chain link, so wind can pass through regardless of height. Michael

Conner said the fence height being twelve to thirteen feet would be adequate to hide what is inside. Ed Olleman said when he came to the meeting, he was against the fence, but they changed his mind.

Motion to close public discussion

- 1st Michael Conner
- 2nd Bob Nicholls

Discussion Closed

Motion to approve VAR 22-03 coated chain link fence, color to be determined but preferably black or green. Also, the setback of sixty feet with no animals being stored.

- 1st Michael Conner
- 2nd Phyllis Mead
- All in favor

Motion Carries

President Ed Olleman read the Findings of Facts

A recommendation to the Plan Commission to go back and reconsider the zoning change request.

- 1st Michael Conner
- 2nd Norieta Sighting

Discussion about the number of RV's to be stored took place. Bob Nicholls said if a lot of smaller items were stored then more would fit. The board decided that up to one hundred RVs could be stored on property.

Motion to approve up to 100 vehicles:

- 1st Bob Nicholls
- 2nd Norieta Sighting
- All in favor

Motion Carries

President Ed Olleman read the Findings of Facts

Motion for land to remain AG:

- 1st Michael Conner
- 2nd Phyllis Mead
- All in favor

Motion Carries

President Ed Olleman read the Findings of Facts

Motion to accept the August 15th minutes as presented:

- 1st Michael Conner
- 2nd Bob Nicholls
- All in favor

New Business: Questions from Bryan Phillips about the dollar tree were in the packets for the board. Ed Olleman said he was in Southport and seen a Dollar Tree with stone all the way to the top. The question of staffing another store was discussed. The Dollar General has been closed because of short staff. As the Unified Development Ordinance is written they will need to apply for a special exception and a variance for each item that does comply.

The board discussed purchasing the church. Phyllis Mead asked why we did not purchase land and build a new Town Hall. Michael Conner said he had asked Ryan Homes about donating 2.5 acres to build a new Town Hall. During a meeting where the town was being accused of taking bribes, Michael asked Ryan Homes to retract the offer. Philip Fowler said the Town Council wanted to preserve a piece of Monrovia history.

Motion to approve the 2023 meeting schedule:

- 1st Michael Conner
- 2nd Bob Nicholls
- All in favor

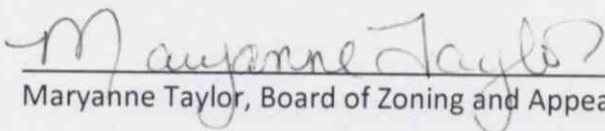
Motion to adjourn the meeting:

- 1st Michael Conner
- 2nd Phyllis Mead
- All in favor

Meeting adjourned at 7:55



Ed Olleman, President Board of Zoning and Appeals



Maryanne Taylor, Board of Zoning and Appeals Administrator