

Monrovia Plan Commission Meeting
Tuesday March 14th, 2023

Call to Order: The meeting was called to order at 6:30 pm with the Pledge of Allegiance led by Eddie Menzel and the prayer led by Ed Olleman.

Meeting was held at the Municipal Building 140 E Main St., Monrovia, IN

Roll Call Present: Eddie Menzel, Ed Olleman, Loren Moore, Bob Nicholls, Michael Conner, Tammy Everett, and Maryanne Taylor: Plan Administrator

Roll Call Absent: Philip Fowler, Brad Dove: Town Engineer, Jim Wisco: Town Attorney

SPR 22-01: Eddie Menzel opened the public hearing. Ross Holloway stood to speak on behalf of Inglert's Site Plan Review. Holloway passed out the plans for the Site Plan. He described the property and added that all internal drainage will be contained within the site. The site will have landscaping along the front and an entrance sign. The site will have a 12-foot-high chain link fence with screening slats so anything inside will not be visible from the outside. The parking area will have a concrete gutter in the center to contain water and direct it to the inlets. There will be lighting on fencing that will be mounted at 8 foot high to cut down on light pollution. Only utilities will be electric for lighting and cameras. Eddie Menzel asked if there would be water or sewer to clean motor homes. Jason and Tiffany Inglert stated there will be no cleaning of campers, strictly storage. Eddie Menzel said they would need a driveway permit from the town.

Motion to close the public hearing:

- 1st Ed Olleman
- 2nd Bob Nicholls
- All in favor

Motion Carries

Michael Conner asked if the dry basin would have any landscaping around the perimeter. Bob Nicholls said it would be better for maintenance purposes if they did not have trees or shrubs. The recommendation was to leave the grass in the dry basin about six inches tall. Tammy Everett questioned the dry basin being on another lot owned by the Inglert's. Tammy asked if either property sells who decides who takes care of the maintenance of the basin. Tammy mentioned including the dry basin into the property along Gordon. She added at the minimum there should be an easement.

Motion to approve with a stipulation that if either property sales there will be an easement, or the basin will be included in the property along Gordon:

- 1st Michael Conner
- 2nd Tammy Everett
- All in Favor

Other Stipulations noted on Finding of Facts

Motion Carries

Motion to approve February 28th Plan Commission Minutes as presented:

- 1st Ed Olleman
- 2nd Bob Nicholls
- All in favor

Motion Carries

Plan Commission read over the Town Council minutes quietly.

Building Permits: Two permits were issued for February, one electric and one remodel.

Old Business: Plan Commission was asked to revise their recommendation for the property at 155 E. Main Street to follow the Unified Development Ordinance.

Motion to recommend Town Council give Janice and Kyle Binhack ninety (90) days to obtain a building permit and one year after obtaining permit to complete:

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

Motion Carries

New Business: Samuel Shafer was invited to the meeting to discuss his plans to build a laundromat in Monrovia. He has stated that he would like to purchase the lot at 155 E. Main Street, rehab the home, and install five washers and five dryers. The rehab would include a new roof, siding, and new windows. Samuel said he would do a storefront and parking in the back. Michael Conner asked if the machines would be credit cards or coins. Samuel stated they would be coins. Tammy Everett asked about drainage for the parking lot. Eddie Menzel said it would have to be looked at by our town engineer to decide what was needed for drainage. The Plan Commission discussed the details and decided he would need a zoning change from residential to commercial, a variance to allow the parking lot to be gravel, and a Site Plan Review for drainage.

Motion to Adjourn:

- 1st Michael Conner
- 2nd Ed Olleman
- All in favor

Meeting adjourned at 8:07 p.m.

Plan Commission President
Eddie Menzel



Plan Commission Administrator
Maryanne Taylor


