

Monrovia Plan Commission Meeting
Tuesday July 11th, 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 Philip Fowler.

Meeting was held at the Government Center at 60 S. Church Street, Monrovia, IN

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

Did not attend: Brad Dove: Town Engineer

Citizen Guest: Lori Choate and Bruce Atkinson

Eddie Menzel started the meeting stating that we have several residents that have received letters for Ordinance Violations and have not complied. There is not a set penalty for this offense, therefore we need to create a penalty schedule. The fee schedule was presented to the Plan Commission. Michael Conner asked if the twenty-five dollars increase each month was a penalty and if it was more than allowed. Eddie Menzel voiced concerns because we do not have an Ordinance Violations Bureau. He's concerned that we cannot issue citations. Eddie asked if we were within our legal right to issue fines. Jim Wisco said if fines are established there is nothing to prevent us from imposing them. Tammy Everett suggested we ask Mooresville how they went about creating a court. Jim Wisco said we could possibly go into an agreement with Mooresville to use their court. Philip Fowler reviewed the schedule and suggested if they do not pay or comply within six months a lien should be filed instead of waiting a full year. Eddie Menzel said when he goes to inspect, the homeowner points out that we have a Town Council Member who does not comply, they do not understand why they should be forced to comply.

It was discussed that fines could be waved for homeowners who make great strides between inspections with the understanding that the cleanup continues. Michael Conner added that if there is no progress then the homeowner gets fined.

Motion to send a favorable recommendation to Town Council, with amendments.

- 1st Tammy Everett
- 2nd Philip Fowler
- All in favor

Motion Carries

Eddie Menzel stated that we have had complaints about the lighting on businesses being left on after hours. Chapter 6, page 21, G (3) in the Unified Development Ordinance reads, Lamps used for the illumination of wall signs must be turned off within 30 minutes of the last business closing until 30 minutes before the first business opens. Michael Conner said businesses being made to turn off lights needs to be taken out of the Ordinance. He believes this because businesses spend a lot of money on signs and the lights offer extra security in the commercial districts. Philip Fowler agreed that the section making it mandatory to shut business lights off should be removed. Bob Nicholls said that from the picture he could see quite a bit of light hitting the adjacent building. Could we possibly ask them to turn off the light on that side of the building? Ed Olleman and Michael Conner pointed out that there used to be a pole there with a light that would make the sign seem less bright. Loren Moore added that we asked the Dollar General to adjust lights but that was shining onto residential. The Plan Commission decided they would contact someone to test the lumens. Bruce Atkinson asked if the light could have a shield placed over it to direct the light downward. Michael Conner suggested tabling asking the Family Restaurant to turn off the side light until someone tests the lumens. Michael Conner read from the Unified Development Ordinance, Chapter 6, page 22, H4 which reads, the iso foot-candle diagram must plot foot-candle increments of 0.5 foot-candle or less.

Motion to send a favorable recommendation to Town Council to amend the Ordinance removing G3:

- 1st Philip Fowler
- Tammy Everett
- All in Favor

Motion Carries

Motion to approve March 14th Plan Commission Minutes as presented:

- 1st Philip Fowler
- 2nd Tammy Everett
- All in favor

Motion Carries

Philip Fowler did a recap of the June Town Council minutes. Some residents had concerns about people cutting through their yards to get to the park area. The Town Council voted in favor of an alarm ordinance being adopted. The Town Council approved the quote from Spider Graphix for the Government Center sign. Town Council also voted to change Church Street to Marley Way.

Building Permits: Eddie Menzel read the building permit report that consisted of twelve new homes, one demolition, one pole barn, one sign, one remodel, and two electric permits.

section nine plans. Michael Conner stated that when shrubbery and fencing is being removed, they are not replaced with new. The Plan Administrator will get with the county recorder for copies of the original documents.

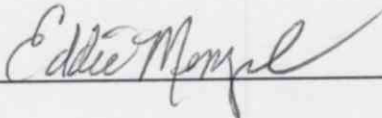
Old Business: Michael Conner asked if there was any update on the work being done at Keller Williams on Chestnut. Citizen guest, Lori Choate, said she had spoken with them, and they were working with a contractor who did not finish his work. It would be completed soon.

Motion to Adjourn:

- 1st Michael Conner
- 2nd Philip Fowler
- All in favor

Meeting adjourned at 8:04 p.m.

Plan Commission President
Eddie Menzel



Plan Commission Administrator
Maryanne Taylor

