

Monrovia Plan Commission Meeting
Wednesday August 16th, 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, and Maryanne Taylor: Plan Administrator

Did not attend: Brad Dove: Town Engineer, Jim Wisco: Town Attorney

Citizen Guest: Lori Choate and Danny Chenault

Public Hearing: ZA 23-01

Philip Fowler made a motion to open the public hearing, all in favor.

Eddie Menzel asked Phil Gross to stand and speak on behalf of the Zoning Amendment for GDI Companies. Phil stood and stated he was there to ask for a rezone on the Everett property along State Road 39 and Keller Hill. GDI Companies looks forward to partnering with Monrovia. Michael Conner asked if they had any potential leads on who would move on or is it still pending. Phil Gross stated that they have many interested parties. Philip Fowler asked about the property along State Road 39 that was originally designated for commercial use. The original plans were commercial, and the current plans have fluid. Phil Gross said these are conceptual plans at this point. Tammy Everett questioned what was done to prepare for the public hearing. The plan administrator presented the procedures. She asked about the sign for the public hearing that was on the property. Tammy Everett stated that she has not seen a sign. Phil Gross said it may have flown away with the current storms. Tammy Everett said the signs should be larger and there should be more transparency. Tammy Everett also questioned the mailings. Since this is part of the county and not town limits, they were allowed to mail Certificate of Mailings, county requirement. The Plan Administrator stated that it would come before the Plan Commission this evening for them to change our mailings from Certified to Certificate of Mailing. Tammy Everett did not agree with the decision to allow them to mail the Certificate of Mailings instead of Certified Mail. Eddie Menzel said that changing from Heavy Industrial to Light Industrial would benefit the town and be less intrusive. Michael Conner stated that the Town of Monrovia would benefit from the tax base. Michael Conner stated that the county has stepped aside for the rezone to allow the Town to benefit. Tammy Everett asked if they would get a tax abatement. Eddie Menzel said they probably will have abatement and talk about it becoming a TIF (Tax-Increment Financing) district. Loren Moore said TIF district tax money goes into a separate fund that does not go into our operating expenses. Eddie Menzel said he felt like the tax abatement would pay for the infrastructure. Phil Gross said for Central Indiana to attract the big businesses

they want tax abatements. Tammy Everett said she does not have a problem with changing the zoning but wants more transparency. She wants bigger signs for future hearings. Lori Choate, citizen guest, stated she would also like more transparency.

Motion to Close the Public Hearing:

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

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

- 1st Philip Fowler
- 2nd Bob Nicholls
- Tammy Everett-Nay, Eddie Menzel- Yes, Loren Moore- Nay, Michale Conner- Yes, Ed Olleman- Yes

Motion Carries: 5-Yes, 2 Nay

Eddie Menzel read the Finding of Facts

Motion to approve July 11th Plan Commission Minutes as presented:

- 1st Philip Fowler
- 2nd Ed Olleman
- All in favor

Motion Carries

Philip Fowler did a brief recap of the Town Council minutes. He stated that the alarm ordinance and the towing RFP had passed the Town Council. He added that the Resolution to change Church Street to Marley Way had passed and the ceremony would be during the festival on September 9th at noon.

Building Permits: Eddie Menzel read the building permit report that consisted of seven new homes, and one remodel permit.

Old Business: Eddie Menzel said we need to address the people parking in the Government parking lot during public meetings. He stated that when we do get a crowd, they will not have a place to park. Michael Conner recommended reaching out to the organizations using our parking area. Loren Moore said that they have always parked at the school when they have events and should continue that practice.

Michael Conner said that some of the roads in the Homestead had standing water during the recent rain. Eddie Menzel said he would talk to Forestar about the drainage in sections seven and eight.

Eddie Menzel told everyone that we had met with the county about the Storm Drainage, Erosion, and Sediment Control Ordinance (SDESCO). Terry Brock said that they were having a new SDESCO written, and we should consider rewriting ours also. He suggested we save money and partner with them. Ours was last adopted October 11, 2004.

New Business:

The application for the zoning amendment states that the fee to change zoning is \$450.00 but is unclear if this is per parcel. The Plan Commission discussed the wording and how to charge.

Motion to send a favorable recommendation to Town Council to change wording to, Per parcel:

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

Motion Carries

Eddie read the Finding of Facts

The application for the minor subdivision has engineering fees of \$500.00 for preliminary and \$750.00 + \$20.00 an acre for Final. The board discussed if this was too much to charge for engineering fees.

Motion to send a favorable recommendation to Town Council to change wording to, at cost:

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

Motion Carries

Eddie read the Finding of Facts

Currently the town requires that mailings go out certified mail for all hearings. The county only requires a certificate of mailing. Discussion took place about changing our procedures to certificate of mailings instead of the more expensive certified mail.

Motion made to match county standards for mailings:

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

Motion Carries

Eddie read the Finding of Facts

Motion to Adjourn:

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

Meeting adjourned at 8:05 p.m.

Plan Commission President
Eddie Menzel



Plan Commission Administrator
Maryanne Taylor


