

Monrovia Plan Commission Meeting
Tuesday September 12th, 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 Marley Way, 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: DLZ, Jim Wisco: Town Attorney

Public Hearing: No Public Hearing

Motion to approve August 16th Plan Commission Minutes as presented:

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

Motion Carries

Town Council Report:

Philip Fowler did a brief recap of the Town Council minutes. He stated that they had passed the fee schedule the Plan Commission had sent a favorable recommendation for. They adopted an Alarm Fund Ordinance. They had approved hiring two reserve officers to join our police department.

In the Town Council's new business, a draft agreement was tabled to go into an agreement with Morgan County Rural Water. Philip Fowler stated that the town is short 55 fire hydrants and it will cost two million dollars to do all that is required. Morgan County Rural Water wants the town to pay for all the studies, to install the infrastructure, and then they take control. The Plan Commission discussed possibly going to Citizens Water and coming to an agreement with them directly. Eddie Menzel asked why when developers put in the infrastructure for water that it is turned over to the water company instead of the town. Comments were made that electric and fiber belong to the power and internet companies. Eddie Menzel stated that electric and fiber installed those lines. Morgan County Rural Water does not pay anything, and the infrastructure is installed, and they add accounts and start getting monthly payments. Eddie Menzel added if it belonged to the town, we could lease it to the water company.

Building Permits: Eddie Menzel read the building permit report that consisted of 5 new homes.

Old Business: Michael Conner visited the Monrovia Family Restaurant three different times throughout the night. He used a light meter to check the lights foot candle. He stated that on all three occasions the lights were well below the standards in our Unified Development Ordinance. He stated that he visited other businesses, and their foot candle were much more than the restaurant. Dollar General was the highest but still within our UDO standards.

Eddie Menzel mentioned the Dollar Stores privacy fence was starting to come undone. Michael Conner said that several fences in Homestead were also looking bad. Michael asked if the town could enforce fencing in Homestead or if that was an HOA matter? The Plan Administrator was asked to send a letter to the Dollar Store about their fence.

New Business: The Plan Administrator presented new signage for public hearings. Discussions about signs being professionally made for each hearing were discussed but would be expensive for the applicant. It was decided that the Plan Administrator would go out and make sure the signs were placed and visible before the public hearing.

Motion to approve the new signs:

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

Motion Carries

Eddie Menzel wanted more information about what to expect when warehouses start being built along the corridor. He asked if we were going to make them build nicer warehouses. He said the warehouses along Ronald Reagan Parkway had big sections of brick. Bob Nicholls asked if we could enforce the UDO and our standards since they will be annexed? Philip Fowler said it's in the UDO so we will absolutely expect the standards to be met. Bob Nicholls wanted to verify that had the town not agreed to annex the property for the GDI warehouses we would have no say. Michael Conner voiced concerns over the commercial property in front of the warehouses. He said we need to make sure they build commercial buildings along the corridor. Micheal Conner said there will be sidewalks and trails along SR 39 that would encompass Monrovia. The trails or sidewalks would be big enough to accommodate golfcarts.

Eddie asked about the property to the South of the GDI site. He would like to see a mound to separate the warehouses from the agriculture property. He said the land may be sold in the future and homes be built. Philip Fowler said since it is currently agriculture that there would not be a need for a mound or buffer.

Michael Conner talked about the possible retention pond that will be along SR 39. He wants to see landscaping that would be appropriate. He added that where this is located there may have to be a guardrail. Bob Nicholls said speed may be reduced, therefore there may not be a need for a guardrail.

Loren Moore mentioned the lighting at the warehouses in Hendricks County. They are bright and light everything up around them. The GDI warehouses will be closer to residential and asked if we could include lighting in some of the requirements. Philip Fowler and Michael Conner said we have lighting in the UDO, and they will be expected to follow that. We have a Design Review Board that will also be part of approving the Site Plan for the GDI warehouses.

Eddie Menzel stated that we should educate ourselves on the TIF district. Philip Fowler mentioned that they would be getting in touch with the Association of Indiana Municipality's, and everyone should get together and discuss the TIF district. Eddie Menzel added that the commercial in front of Ryan Homes and Homestead should be a part of that TIF.

Eddie Menzel is also concerned about companies leaving after the tax abatement is over. He agrees that we need the tax money. Michael Conner said the biggest thing with the tax abatement is the bonds and getting the developers to buy those bonds back and secure them. GDI is going to buy their bonds and secure them.

Tammy Everett asked why GDI was closing on a property that they do not have approval to build on yet. Every other person they bought from it was contingent upon approval. Philip Fowler said they have been working with the county for a while. She asked if the design review and everything had been done, Michael Conner said no. She said she finds it difficult to believe that they are closing before approval. Philip Fowler said once it's built, it will be annexed. She said we are in the best possible situation we can be in with negotiations at this point. We should decide what abatements we give them. Michael Conner said the town has already committed to putting together an abatement process. The county had already said they would do abatements but allowed us to annex and lead the abatement process.

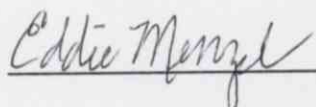
Michael Conner wanted to add that the Monrovia Festival was great, and he wants to commend the Festival Committee for doing a fantastic job. He suggested the Town Council make a proclamation.

Motion to Adjourn:

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

Meeting adjourned at 7:40 p.m.

Plan Commission President
Eddie Menzel



Plan Commission Administrator
Maryanne Taylor