

Monrovia Plan Commission Meeting
Tuesday December 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, Samantha DeWester: Attorney, and Maryanne Taylor: Plan Administrator

Did not attend: Brad Dove, DLZ and Tammy Everett

Citizen guest: Tracy Cooper, Rick Cooper, George Hills, Jay Allen, Mike Allen, and Keevin Lemenager.

Public Hearing: Amendment to PUD 7039 LLC

The meeting was called to order by Eddie Menzel, Plan Commission President. Eddie read the letter of intent and added that the commitments are eighteen years old, and nothing has been done on the property. Developers would like to build on the property and use the old commitments.

Eddie Menzel called on the residents who had signed up for the change. George Hill spoke and said that he agreed that the commitments needed to be changed. He added that the road cannot handle the traffic and to widen the road would bring it to their front doors. He added that the sewer plant cannot handle two-hundred more homes. Eddie Menzel replied that the sewer plant was not going to be expanded but Hendrick's County will be building their own plant and that would give us more capacity.

Eddie Menzel then called on Rick Cooper to speak. Rick said he lives near the graveyard and his concern is that you can't widen the road on the graveyard side so they would be taking property from the homeowners. He added that part of N. West Union Church Road belongs to the county and that would be up to them to widen. Rick stated that the school or the utilities cannot handle more homes.

Eddie Menzel called on Tracy Cooper who added that the surrounding lots are five acres and to build a subdivision would reduce the value of their homes.

Eddie Menzel asked Jay Allen if he had anything to say. Jay said he feels like the commitments should be changed. Mike Allen added that he has neighboring ground and that would affect their property value. He said he would like to know more about the PUD and what it entails.

Eddie Menzel called on the two people who had signed up against. Keevin Lemenager stated that he owns the property, and he has paid property taxes just like everyone. He said he has dealt with several developers and Arbor Homes has been great to deal with. Eddie Menzel stated that the property would still be zoned PUD and that the town cannot just say no the land can't be developed. Our goal with removing these commitments is that Arbor Homes or whoever develops that property needs to present their plan and we can negotiate terms until we come to an agreement that benefits everyone. Keevin asked if it was August of 2022 when Monrovia adopted the Unified Development Ordinance. Eddie said that we passed the Unified Development Ordinance at that time and our old ordinance was terminated. Michael Conner added that our old ordinance was not compliant with the State and had not been updated since 1997. Keevin asked what commitments we wanted to remove. The plan administrator handed him a copy to view.

Eddie Menzel called on Cathy Ferguson who spoke about the sewer and the problems that she had. She asked how we planned to add all these homes when what we have does not work. Cathy is on a pump and that is what she referred to as not working.

Discussions continued about the sewer plant, the upgrade, and Hendrick's County building their own plant. Citizen guest, Tracy Cooper asked about the school and how they would handle more homes. Town Council President, Philip Fowler stated that close to seven-hundred students come from other districts and they could turn them away. Michael Conner added that according to the superintendent each school could handle up to three-hundred more kids. The school has a plan of improvements and expansion. George Hill asked how that would affect their taxes. Town Council President Philip Fowler said the school has nothing to do with the town government as far as taxes. Eddie Menzel said we have a problem with our taxes going up that has nothing to do with the town, taxes have gone up all over Morgan County.

Eddie Menzel turned to the attorney, Samantha DeWester and asked if we were within our rights to remove the commitments from the PUD. Samantha said the way it is outlined in the document the Plan Commission can meet and vote to alter or terminate the document.

Citizen guest, George Hills asked if any businesses would be coming to town. Town Council President, Philip Fowler asked if anyone had been to the dentist office, we are very proud of the way it turned out. He added that we have our own funeral home, not many towns have that. We have Farmhouse Brew, Fraberg's, and many other businesses. We all live here and want to do what is best for our town.

Eddie Menzel added that removing the commitments makes sense because the property is attached to the PUD for the Homestead. It does not make sense to have them linked when they are so far apart.

Motion to close the public hearing:

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

Motion Carries

Eddie read the Finding of Facts.

Motion to remove the commitments from PUD 7039 LLC

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

Motion Carries

Motion to approve September 12th Plan Commission Minutes as presented:

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

Motion Carries

Town Council Report: Philip Fowler, Town Council President, did a brief recap of the Town Council minutes. The Town Council had a public hearing to increase the wastewater system connection fee, all members were in favor. This will not affect current residents connected, only future homes being built.

Philip Fowler went on to say that Abigail Worth, Morgan County EMA Director had provided an overview of the county plan for the April 8th, 2024, total solar eclipse. The town is required to develop a plan for the town to submit to the county EMA. Philip Fowler added that we would not allow people to camp on town property. The school will shut their campus and will not allow any parking.

The town is currently taking bids to remodel the bathrooms at the Government Center.

Philip Fowler introduced Samantha DeWester as the new attorney for the town.

Building Permits: Eddie Menzel read the building permit report that consisted of 16 new single-family homes, 1 electric, and 1 carport.

Old Business: Eddie Menzel said he has had complaints about the lights the Masonic Lodge has installed above the family restaurant sign. Eddie said he had spoken to Mike Wagner and the problem has been changed and pointing downward.

Loren Moore said the Dollar General lights are now directed towards the road and lighting up a large portion. Michael Conner said he would go and check with his light meter.

New Business: The plan commission was presented with the 2024 meeting schedule and the application deadlines.

Motion to approve 2024 schedule and application deadlines:

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

Motion Carries

The Plan Administrator presented an application taken from the county that will be used for future hearings. The town currently has eight applications that have been simplified into one for Plan Commission and one for Board of Zoning Appeals.

Motion to Adjourn:

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

Meeting adjourned at 7:47 p.m.

Plan Commission President
Eddie Menzel

Plan Commission Administrator
Maryanne Taylor




