

## **Monrovia Plan Commission Meeting Tuesday January 9, 2024**

**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

**Appointment of Officers:** Philip Fowler made a motion that the officers stay the same. Ed Olleman seconded the motion, all in favor. **Motion Carries**

**Roll Call Present:** Eddie Menzel, Ed Olleman, Bob Nicholls, Tammy Everett, Michael Conner, Philip Fowler, Samantha DeWester: Attorney, and Maryanne Taylor: Plan Administrator

**Did not attend:** Brad Dove, DLZ

**Citizen guest:** Loren Moore and Kevin Collier

**Public Hearing:** No public hearing

**Motion to approve December 12<sup>th</sup> Plan Commission Minutes as presented:**

- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> Michael Conner
- 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 approved an increase in the sewer connection fee to be effective in sixty days. A resolution to adopt the county's Multi-Hazard Mitigation plan was adopted. The Town Council hired two more reserve officers. Michael Conner, RDC President, presented the proposed TIF district map to the council.

A resolution was adopted for the Town Manager, Danny Chenault, to perform the Clerk-Treasurer duties. Discussions took place about the importance of the role. Town Council President, Philip Fowler, said that other towns are in the same position. Discussions continued about potential candidates.

**Building Permits:** Eddie Menzel read the building permit report which consisted of four new homes, one garage with electric, and one electric.

**Old Business:** Eddie Menzel voiced concerns over the number of rentals in the Homestead subdivision. He asked Attorney Samantha DeWester if there was anything the Town could do

about rental companies buying homes. Samantha said she would check on it but felt there was not much the Town could do. She added that the Homeowner's Association could make rules to limit the rentals. Tammy Everett said the corporations buying the new homes to use as rentals is happening directly through the builder. Samantha said she would have to see the bylaws for the HOA. Currently the developer owns the homeowner's association and each lot they own is counted as three votes compared to each homeowner only having one vote. Discussions continued about the landscaping that was not being replaced as trees died and small decorative structures or fencing just being removed rather than repaired. Michael Conner said that taller fences for homeowners are being approved that are not allowed around pond areas. Further discussions about how to align future Homeowner's Association so that the Town has input as the developer fazes out.

**New Business:** Michael Conner asked about the property on N. West Union Church Road and if Arbor Homes would be coming before the Plan Commission next month. He asked if we would have our design review board at that meeting. The Plan Administrator said the review board would be attending that meeting. Discussions continued about the forty-foot setback for driveways. Ryan Homes had agreed to forty feet on the Eagle Pointe property. Bob Nicholls said one problem in the Homestead was parking. Bob asked if thirty feet from front to back was enough room to not cover the sidewalk. Philip Fowler said no, that's why it should be forty. Bob added that people would park in the street or cover the sidewalks unless the setbacks were sufficient. Eddie Menzel added that parking is always an issue because no one wants their car blocked in the driveway by another car. Eddie added that the answer may be to make the streets wider because people will park in the street regardless.

With no further business, a motion to adjourn was made.

**Motion to Adjourn:**

- 1<sup>st</sup> Michael Conner
- 2<sup>nd</sup> Bob Nicholls
- All in favor

**The meeting adjourned at 7:45 p.m.**

Plan Commission President  
Eddie Menzel

Plan Commission Administrator  
Maryanne Taylor

