

## **Monrovia Plan Commission Meeting Tuesday March 12<sup>th</sup>, 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 Ed Olleman.

Meeting was held at the Government Center at 60 S. Marley Way, Monrovia, IN

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

**Did not attend:** Samantha DeWester: Attorney

**Public Hearing:** No public hearing

Eddie Menzel told the Commission what was discussed during the Tax Increment Financing (TIF) executive meeting. Eddie explained to everyone how TIF works and how this will affect Monrovia. Michael Conner stated that the TIF is managed by the Redevelopment Commission (RDC).

**Motion to approve February 13<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**

**Building Permits:** One Single Family building permit for February

**New Business:** Eddie Menzel opened discussions about dry hydrants in future developments. Terry Brock had mentioned dry hydrants for developments without adequate fire protection. Michael Conner wants to hear from other towns that use dry hydrants.

Additional discussions about the size of the mains in new developments versus the old infrastructure. Tammy Everett asked if the warehouses would have fire protection. Morgan County Rural Water is fire certified for Commercial buildings. The Town of Monrovia has been in negotiations with Morgan County Rural Water about the hydrants being turned off. Michael Conner asked what the next step with the dry hydrants would be. The Plan Administrator said if the commission would like to move forward with dry hydrants, there would have to be a public hearing.

**Motion to continue to a public hearing for dry hydrants:**

- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> Bob Nicholls
- FOR: Lori Choate, Tammy Everett, Eddie Menzel, Ed Olleman.
- AGAINST: Michael Conner

**Motion Carries**

Michael Conner said we should force Morgan County Rural Water to turn the hydrants on and leave them on. Eddie Menzel added that we do have hydrants and we do have adequate pressure, they just must be turned on by the fire department as needed.

Eddie Menzel let the Commission know that there were two engineering comments in the packets for Evergreen Pointe. One of the comment pages was for a PUD and the other for a Major Subdivision.

Tammy Everett said since they are asked to vote on things that are in the Unified Development Ordinance, they need a copy. Philip Fowler said it's on the website. Tammy said she wants a hard copy. The Plan Administrator said she would talk to the Town Manager about making extra copies.

**Motion to send a request to Town Council to make copies of the UDO for the Plan Commission and Board of Zoning Appeal members:**

- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> Bob Nicholls
- All in favor

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

**Motion to Adjourn:**

- 1<sup>st</sup> Philip Fowler
- 2<sup>nd</sup> Michael Conner
- All in favor

**The meeting was adjourned at 7:40 p.m.**

Plan Commission President  
Eddie Menzel

Plan Commission Administrator  
Maryanne Taylor

