



**Monroe Council Agenda
Regular Meeting of Council
August 12, 2025 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of July 22 and July 26, 2025

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

**Ordinance No. 2025-25. An Ordinance establishing a municipal snow emergency operations policy.
(Second Reading)**

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background:

Snow Emergency Operations Policy - Council Report

Ordinance Summary

Proposed Ordinance: Municipal Snow Emergency Operations Policy

Legal Authority: Home Rule powers under Ohio Constitution Article XVIII, Section 3; ORC Sections



723.01 and 4511.031

Purpose

This ordinance establishes a comprehensive snow emergency policy to enhance public safety during winter weather events by providing clear operational procedures and expanded authority for city response efforts.

Key Provisions

Emergency Classifications:

- **Type I:** Hazardous conditions with blowing/drifting snow and ice; cautious driving urged
- **Type II:** Accumulations exceeding one inch with very hazardous conditions; only necessary travel recommended
- **Type III:** Extreme conditions with roadways closed to non-emergency personnel; travel strongly discouraged

Authority Granted:

- City Manager authorized to declare all three emergency types
- Public Works Director designated to issue public notifications via city website, social media, and emergency systems
- City staff authorized to use portable signal preemption devices during Type II and Type III emergencies on city-owned maintenance vehicles

Enforcement Measures:

- Parking prohibited on designated snow routes during Type II and Type III emergencies per existing Monroe Code Section 452.14

Legal Compliance

The ordinance properly exercises municipal home rule authority and aligns with state law requirements. Traffic signal preemption authority specifically references ORC Section 4511.031, ensuring compliance with state regulations governing portable signal devices.



Recommendation

Staff recommends that this ordinance be approved to formalize snow emergency procedures, enhance operational efficiency, and improve public safety during winter weather events.

New Business

Public Hearing

Ordinance No. 2025-26. An Ordinance rezoning real property containing approximately 61.72 acres located at North Main Street and Todhunter Road from R-R Rural Residential to G-R General Residential Zoning.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development, Parks and Connectivity

Background: An application has been submitted on behalf of The Drees Company requesting a zoning map amendment. The applicant desires to rezone three parcels fronting North Main Street and Todhunter Road from the current RR Rural Residential designation to GR General Residential zoning. These parcels are identified by the Bulter County Auditor as parcel ID's: C1800006000005 [28.04 acres], C1800005000035 [32.95 acres], and C1800005000012 [0.73 acres] as shown in Figure 1 below; collectively 61.72 acres.



Figure 1: Site Location Map

On June 17, 2025, the Planning Commission held a public hearing and reviewed the application. In a vote of 5-0, the Planning Commission moved to recommend approval of the zoning map amendment.

Analysis

City of Monroe Planning and Zoning Code Section 1207.23: Zoning Map Amendment expresses the review criteria for a zoning map amendment. That criteria includes:

1. Compliance with the common review criteria detailed in table 1207.07-1 of the code
2. Changing Conditions
3. Impact Mitigation
4. Community Need
5. Strategic Objectives
6. No Single Factor and Case Determination

Common Review Criteria. This request meets all applicable common review criteria. One of the common review criteria asks if the request is consistent with the comprehensive plan. The current Advance Monroe 2040 Plan designates these parcels as “Mixed Residential”, which is intended for a range of housing types from single-family detached to townhomes. The requested zoning classification, GR General Residential, was established based on the Mixed Residential description.



Changing Conditions. Conditions have not changed since the adoption of the current zoning map in spring 2024.

Impact Mitigation. As with any development, there will be impact on the natural environment. Any future development on this property will need to be designed to mitigate these concerns. For example, the development will need to account for existing streams along the western border and incorporate noise buffering elements along North Main and Todhunter.

Community Need. This development addresses a community need in housing stock diversification. While Drees does intend to develop single-unit detached homes towards the south side of the project, the northern part is proposed to be attached housing. Attached housing has been identified as an important development type for Monroe to achieve given Monroe is nearly 90% single-family detached. Providing options for residents to both retain and attract a variety of community members is critical.

Strategic Objectives. The proposal makes use of existing connections by extending Edgewood Drive to the west, providing additional connectivity to the Brittony Woods subdivision. It also addresses Council's strategic objective of Strategic Growth and Development by adding additional housing to the center of town, which in turn will hopefully bolster commercial development in the area. Finally, development along a primary corridor will come with the addition of a shared use path, which will build upon city-wide connectivity goals.

No Single Factor and Case Determination. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

A Traffic Impact Study has also been conducted and is attached.

Public Hearing

Ordinance No. 2025-27. An Ordinance amending the Planning and Zoning Code to adopt Section 1202.06, Downtown District Regulating Plan, and other minor corrections and updates to the Planning and Zoning Code.

Sponsor: Tom Smith

Strategic Priority: Strategic Growth and Development

Background: The City completed the Downtown Master Plan last year. One of the primary recommendations of that plan was to update the zoning code to enable development according to the plan. As such, Staff has prepared Section 1202.06 Downtown (DT) District Regulating Plan, which is a subset of regulations tailored to the downtown and its subdistricts. Staff has also included minor corrections and updates throughout the code, some as a consequence of and some unrelated to the downtown code.

On June 17, 2025, the Planning Commission held a public hearing and reviewed the proposed zoning code text amendments. In a vote of 5-0, the Planning Commission moved to recommend approval of



the zoning code text amendments.

Analysis

City of Monroe Planning and Zoning Code Section 1207.22: Zoning Text Amendment expresses the review criteria for a zoning code text amendment. That criteria includes:

1. Compliance with the common review criteria detailed in table 1207.07-1 of the code
2. Changing Conditions
3. Impact Mitigation
4. Community Need
5. Strategic Objectives
6. No Single Factor and Case Determination

Common Review Criteria. The application meets all applicable common review criteria.

Changing Condition. The bulk of the text amendments proposed revolve around the Downtown Master Plan, which is a new initiative since the adoption of the most recent Planning and Zoning Code.

Impact Mitigation. The proposed text amendments are diverse, some of which address adverse impacts of development while others remain neutral.

Community Need. The proposed amendments address a demonstrated community need.

Strategic Objectives. This set of amendments primarily addresses the Council's Strategic Growth and Development objective by proactively setting in place the regulations necessary to bring the Downtown Master Plan's vision to life. Outside of the downtown portion of the code, the text amendments are primarily small adjustments or corrections noted in the course of its day-to-day application.

No Single Factor and Case Determination. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Ordinance No. 2025-28. An Ordinance authorizing the City Manager to enter into a Community Reinvestment Area Agreement with Crane Consumables, LLC.

Sponsor: Seth Geisler

Strategic Priority:

Background: Crane is committing to a 12,000 SF expansion to its ~40,000 SF facility and will add:

- 20 new FTEs, \$1,076,363 in new payroll
- Retain 66 FTEs, and \$5,045,392 in total payroll



- Invest **\$1,620,000** in Fixed Asset Investment (\$1.3M in building costs, and \$320,000 in M&E).

They are also accepting a \$100,000 JobsOhio Economic Development Grant. As proposed, the CRA Agreement would match the JobsOhio grant in benefit and help reattain 66 full-time employees and create 20 new full-time positions. Crane Consumables has grown from 1 employee to 66 in the City of Monroe and this would allow them to stay in their current building and continue to be headquartered in Monroe.

We are requesting a 10-year 50% real property tax abatement that is estimated to equal \$100,000. The abatement is only on the improved property value.

Administrative Reports

Executive Session

To review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. Additionally, to consider and discuss confidential information related to economic development assistance, including marketing plans, specific business strategies, production techniques, trade secrets, or personal financial statements of an applicant; negotiations with other political subdivisions; or matters involving public infrastructure improvements or utility extensions directly related to an economic development project. Council has determined that an executive session is necessary to protect the interests of the applicant and the potential investment or expenditure of public funds.

Adjournment