Board of Zoning Appeals
July 15, 2026 - 6:00 PM
233 South Main Street, Monroe, Ohio

Call to Order

- Roll Call

Approval of Minutes

- May 28, 2026 Board of Zoning Appeals meeting minutes

Old Business

New Business

- BZA-2026-6— Consideration of a Variance Application from Monroe Local Schools regarding Sidewalks and Trails.
- BZA-2026-7— Consideration of a Variance Application from Monroe Local Schools regarding Street Trees.
- BZA-2026-8— Consideration of a Variance Application from Monroe Local Schools regarding Development Landscaping.

Adjournment

Board of Zoning Appeals Minutes
May 28, 2026
233 South Main Street, Monroe, Ohio

Call to Order

Mr. Adam, Chair, called the meeting to order at 6:00 p.m.

Roll Call

Board of Zoning Appeals members present: Lorenzo Adam, Joshua Mason, Casey Walters, and Danielle Baxter.

Member absent: Catherine Walton

Staff members present: Jameson Cole, Planner; Michelle Layman, Planning and Zoning Specialist.

Mr. Mason moved to excuse Mrs. Walton from tonight's Board of Zoning Appeals meeting; seconded by Mr. Watters. Voice vote. Motion carried.

Approval of Minutes

Mrs. Baxter moved to approve the minutes from the March 23, 2026, Board of Zoning Appeals meeting; seconded by Mr. Mason. Voice vote. Motion carried.

Old Business

None

New Business

Mr. Adam opened the Public Hearing for Case No. BZA-2026-5- Consideration of a Appeal Application from Solid Rock Ministries International.

Mr. Adam stated the following: The request will be presented by Staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn in. The Board of Zoning Appeals has the opportunity to question any speaker after they have completed

their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Board of Zoning Appeals.

Mr. Adam asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in. Mr. Adam swore all in at once.

Having been sworn in Ms. Jones presented the exhibits as follows:

- Appeal application and attachments
- Proof of publication and notification to surrounding property owners
- Staff report and attachments including timeline of correspondence and documentation from our legal counsel.

Having been sworn in Ms. Jones reviewed the background as follows:

- Darrell L. Smith, on behalf of Solid Rock Ministries International, has applied for appeal regarding a zoning permit application for new use/business for Lebanon Christian Schools to locate at 903 Union Road. This application was denied on March 2, 2026.
- The proposed use is described to accommodate school children ages 10-18. Based on the information provided, this use is classified as a Primary or Secondary Educational Institution per the Monroe Planning and Zoning Code.
- The subject property is currently zoned EC Employment Center, where this use is prohibited.

Ms. Jones reviewed an overhead view of the site along with a map showing the surrounding zoning.

Ms. Jones reviewed the appeal request as follows:

- The applicant requests an appeal of the decision rendered regarding the zoning permit application for new use/business in order to approve and allow the proposed use to operate at the subject property.

- Table 1203.02-1, Primary Use Table, identifies the Primary or Secondary Educational Institution use type as permitted, conditionally permitted, limited use, or prohibited in the following zoning districts. Ms. Jones reviewed the Primary Use Table, noting that primary or secondary educational institutions are prohibited in the EC (employment center) zoning district.

Ms. Jones reviewed the appeal purpose as follows:

- The purpose of an appeal is to provide a mechanism for the appeal of any final decision of an administrative review official or body. For appeals of administrative decisions, any party aggrieved by or alleged error in a decision of an administrative review official (Director, City Engineer, or other City staff) on a matter addressed in Planning and Zoning Code may apply.
    - In this case, the applicant is looking for a reversal of the decision made by staff regarding the zoning permit application.

Ms. Jones reviewed the review criteria as follows:

The following factors shall be considered by the Board:

- Common Review Criteria. All applicable common review criteria as denoted in Table 1207.07-1, Common Review Criteria;

  The request does not comply with all applicable common review criteria. The request does not comply with the zoning code. The request does not promote the purpose of the code in terms of fiscal health and capitalizing on the location and transportation advantages of the property, located along I-75 in an otherwise heavily commercial district. The request does not satisfy the purpose of the Employment Center zoning district, which is to provide for large-scale employment development such as medical, office, and research and development facilities.

- Record and Evidence. The decision being appealed was appropriate considering the written record of the case and the evidence presented;

  The decision being appealed is appropriate considering the written record and evidence presented. Attached to this report is a summary of activity and correspondence regarding this case.

  As provided in the Board's packet, the City's legal representation has provided a letter countering the applicant's RLUIPA exemption claim. The next appropriate step is for the applicant to apply for a zoning map or text amendment if they wish to pursue this use at this site.

Ms. Jones stated the timeline summary as follows:

- Started with the building permit and zoning permit submitted in January for the change in use for the school.
- The month of February was first a denial with a discussion with staff about other avenues the applicant could take, mainly being a zoning map or text amendment
- In March there was a physical copy of a zoning text map amendment that was never formally submitted.

- It was then determined Solid Rock was seeing a RLUIPA (the Religious Land Use and Institutionalized Persons Act)
- In April Solid Rock decided to move forward with the appeal process.

- Ordinance Requirements. The decision reflects the requirements contained in this PZC.

  As outlined above, the decision to deny the zoning permit application is appropriate and reflects the requirements of the Planning and Zoning Code, which outlines permitted and prohibited uses by zoning district. In this case, the educational institution use is prohibited in the Employment Center zoning district.

Ms. Jones stated there were no public comments received as of May 22, 2026.

Ms. Jones reviewed staff's recommendation as follows:

- The Board of Zoning Appeals shall have the final decision-making powers of the decision-making body from whom the appeal is taken.
- A decision on an appeal cannot grant or issue a Variance, Use Variance, or Subdivision Design Waiver.
- Staff recommends the Board dismiss the appeal
- Staff feels there is a more appropriate process for the applicant to go through such as a zoning text amendment to allow the use in the EC zoning district or to apply for a map amendment to allow them to request a different zoning district that would allow the educational use.

Mr. Adam asked for any proponents that wish to speak to come forward.

Mr. John Stone, pastor of Countryside Community Church of the Nazarene in Lebanon Ohio came forward to speak. Mr. Stone reviewed the background of Lebanon Christian School (LCS). Mr. Stone stated the following:

- The curriculum used at LCS is developed by Bob Jones University Press.
- Along with learning they also conduct worship services weekly.
- Worship goes beyond chapel and the classroom, but is a lifestyle for believers in Christ.
- More than a Sunday service.
- Offer coursework in all subjects
- Able to offer college credit to upperclassman
- No new construction efforts will be made; plan to use existing 30 classrooms.
- Will follow all building and fire codes.
- Provides a unique opportunity to provide Christian education at a reasonable cost.

- There will be no change in the primary use of Solid Rock church.
- Will bring building up to code requirements.

Mr. Stone stated that on January 9th Solid Rock attempted to file for a zoning text amendment zoning code change. Mr. Stone stated that on February 19th, Mr. Darrell Smith and Mr. Stone met with the city Planning Department in person. Mr. Stone stated that shortly after he began speaking a city employee motioned for him to stop speaking and said "sir I don't want to waste your time tonight. We will request to deny the application for a zoning change". Mr. Stone asked if they could continue the discussion. He asked for more understanding and was told the church is in noncompliance and the city would not allow anything else to happen on the property. The city stated they would still allow church to be conducted on Sundays. Mr. Stone stated he left that meeting confused. Mr. Stone went on to explain their purpose, being to develop "better people".

Mr. Darrell Smith came forward to speak as a proponent. He stated the following:

- He is a board member of Solid Rock Church
- He stated Solid Rock is an Ohio not for profit corporation, federally tax exempt per code.
- Since the 1970's the church has engaged in Christian education and is and always will be the core of Solid Rock Church.

Mr. Smith reviewed aspects of the Christian education at Solid Rock as follows:

- The word of God instructs us to grow in the knowledge of Jesus Christ. This is accomplished by:
    - Continual religious activity
    - Ministry
    - Worship
    - Education
    - Counseling
    - Spiritual assembly
- Solid Rock Church is used every day for these activities
- Property is continually utilized for religious purposes throughout the week.
- Solid Rock is regularly and consistently used for:
    - Religious worship
    - Ministry
    - Assembly
    - Counseling
    - Prayer
    - Discipleship
    - Faith based education
- The primary use of Solid Rock Church will not change.

Mr. Smith stated that on February 19th, he and Mr. Stone met with two officials from the City of Monroe. Mr. Smith stated they were told "no matter what you do, we will not

allow a map or text amendment to happen. We will not allow this to happen. You can go through the process but it will be denied".

Mr. Mark Chilson, attorney, came forward to speak as a proponent, representing both Countryside Community Church of the Nazarene and Solid Rock Church. Mr. Chilson stated the churches were silenced by the City of Monroe. Mr. Chilson stated the City representative (Ms. Jones) presenting the case tonight stated the church is requesting a change of use. Mr. Chilson states this is not true. He stated that the appeal documents filed by Mr. Smith clearly state what the churches are seeking to do. He stated the addition of this Christian education is just one more aspect of Christian education already present at the campus.

Mr. Chilson stated that Christian education is a freedom of expression of religion, Ohio courts apply a two part strict scrutiny inquiry:

- If the zoning regulation serves a compelling City interest
- Whether this is the least restrictive means of furthering this interest

Mr. Chilson stated the City of Monroe has never provided any written communication to the churches as to the compelling governmental interest in the denial nor have they articulated if this is the least restrictive means of furthering that interest. Mr. Chilson stated Monroe must prove zoning code prohibits the churches free exercise of religious services compelling this government interest and Monroe must prove this is the most restrictive means of furthering that interest, stating Monroe has done neither.

Mr. Chilson stated no written response has been received from the City of Monroe.

Mr. Chilson stated there has been no change in the use of the property. Mr. Chilson stated that the City is implying Solid Rock Church is not considered Christian education, which he states is illegal and unconstitutional to say. He stated the court of appeals decision in 2000 went on to say that the word church not only applies to the building but applies to religious organizations teaching and educating within that building. Mr. Chilson went on to refer to the 2000 court case.

Mr. Chilson stated that the 2024 Zoning Code for the City of Monroe doesn't define what a church is or a religious organization is.

Mr. Chilson stated the primary purpose of Solid Rock Church will not change with the addition of Lebanon Christian Schools.

Mr. Chilson went on to define what a Christian education is for both Solid Rock Church and Lebanon Christian Schools.
Mr. Chilson presented Ms. Jones with documents.

Mr. Chilson stated that on April 2, 2026, Mr. Smith made a public records request. Mr. Chilson stated Solid Rock Church was never given the staff report that was given to the Board of Zoning Appeals tonight. Mr. Chilson stated the records request was denied by the City of Monroe.

Ms. Jones stated the packet that was given to the Board of Zoning Appeals is and had been available on the city's website. Ms. Jones also stated she was not aware of any records request made by Solid Rock Church.

Mr. Adam requested for any opponents who wish to speak to come forward.

Mr. Jon Roach, attorney, came forward to speak on behalf of the City of Monroe. Mr. Roach stated Solid Rock Church has changed what they are arguing and alleging toward the City at this meeting. He stated that until tonight Solid Rock Church claimed they were exempt from city zoning laws under the RLUPA (Religious Land Use and Institutionalized Persons Act). Mr. Roach stated the city responded appropriately to this application as Solid Rock Church would have needed to apply for a zoning text amendment or map amendment. Mr. Roach stated the argument tonight is that LCS is an extension of the church. Mr. Roach stated that the city has treated Solid Rock Church equally, as no school would be permitted in this zoning district. Mr. Roach went on to say that having a graded school in this location is considered a change in use. Mr. Roach stated the applicant changed their argument tonight and that the application to operate a school at this location was properly denied by city staff. Mr. Roach stated the city disputes what Solid Rock representatives are stating happed at the February 19th meeting, stating city staff doesn't make the decision when a rezoning application is submitted. This application is presented to Planning Commission to be reviewed and decided upon. Mr. Roach stated that once a decision is made by Planning Commission the application is then heard by City Council. City staff does not have the authority to deny the application, as was stated by Solid Rock representatives.

Mr. Chilson stated the two churches never said they were exempt from the City Zoning Code requirements. Mr. Chilson stated Mr. Smith's argument was that no primary use change would take place and no new construction would take place.

Mr. Chilson stated, pertaining to if city staff make the decision, he feels city staff could deter citizens from using the process through the Board of Zoning Appeals. Mr. Chilson stated the city stops citizens and residents from engaging in their constitutional rights by making these types of comments.

Mr. Mason moved to accept the documents for the record. Seconded by Mr. Walters. Voice vote. Motion carried.

Mr. Mason moved to close the public hearing. Seconded by Mr. Walters. Voice vote. Motion carried.

Mrs. Baxter asked what the 30 classrooms LCS is proposing to use are currently being used for. Mr. Smith stated they are currently being used for Sunday school, new member classes, and children's education on Sunday and Wednesday.

Mr. Mason asked what the classrooms are being used for Monday through Friday from 9-5. Mr. Smith stated they are not usually used during these times. Mr. Smith stated volunteers and members do function at the church throughout the week but the classrooms are typically empty during the time in question. Mr. Smith went on to describe where the classrooms are located on the campus.

Mr. Mason asked if the activities mentioned by Mr. Smith would continue regardless of whether this application is approved or denied. Mr. Smith stated it would.

Mr. Adam asked if this would be a primary or secondary school. Mr. Smith stated it would be a secondary school.

Mr. Roach asked Mr. Smith if the application is granted, how would the 30 classrooms in question be used Monday through Friday from 9-5. Mr. Stone stated the school day would start by 7:30 and end by 2:15. Mr. Stone also stated LCS would have extracurricular activities after school until 4:00 or 5:00 pm. Mr. Roach also asked if there would be school buses going to the church daily. Mr. Stone stated there are three or four school buses currently being used daily. Mr. Roach asked if LCS has sports teams. Mr. Stone stated they do. Mr. Roach asked what grades would be attending the school. Mr. Stone stated 7th grade through 12th grade would be attending.

Mr. Mason asked if a traffic study has been completed in the area due to the additional traffic the school would cause. Ms. Jones stated there has not been one done as the project is not at that point yet. Mr. Mason asked if there would be one completed. Ms. Jones stated there would possibly be one completed.

Mrs. Baxter asked why an appeal to the decision was submitted and not an application for a rezoning or text amendment. Mr. Chilson stated there is a law stating the law does not require doing a useless act and because both were told by city staff a text or map amendment would not be approved. Mr. Chilson stated the only recourse they had was to file an appeal to the decision. Mrs. Baxter asked if the reason was due to the conversation that was had on February 19th with city staff. Mr. Chilson stated yes.

Mr. Mason asked for clarification on whether an application was submitted. Ms. Jones stated there was an application that was brought to the city building but was not formally

submitted, siting it does not state what the application is for and that because it was incomplete it was not processed.

Mr. Chilson asked if the city didn't process the application, why is there a written denial from the city on March 2nd.

Mr. Cole stated the written denial of the application that was sent to the applicant was pertaining to the change of use application. Mr. Cole stated the application that was not submitted was brought to the city by Mr. Smith along with a RLUIPA letter. Mr. Cole stated he asked Mr. Smith if he wanted the information sent to the city attorney. Mr. Smith stated he did. Mr. Smith then walked away with the text and zoning map amendment application, never formally submitting it.

Mr. Adam asked what was submitted in the packet. Ms. Jones reviewed the packet with the Board of Zoning Appeals.

Mr. Cole stated the zoning map and text amendment application is included in the documents in the packet due to it being submitted by Solid Rock Church/LCS and that staff hadn't seen this until it was sent in with their exhibits.

Mrs. Baxter clarified asking if this was submitted with the appeal. Mr. Cole stated it was.

Mr. Mason asked if there is a cost for the zoning text and map amendment application. Ms. Jones stated there is and that it is $500.00. Mr. Mason asked Mr. Smith if they have a receipt showing they paid for the application submittal. Mr. Smith stated they do. Mr. Mason asked if he had it with them. Mr. Smith asked for clarification. Mr. Mason stated the exhibit marked as exhibit 1 (the zoning text and map amendment application) is what he is asking to see a receipt of payment showing it was submitted to the city. Mr. Chilson approached to review what was submitted. Mrs. Baxter verified that the application Mr. Chilson was referring to was the change of use application, not the zoning map or text amendment application. Mr. Chilson stated the church never received communication from the city stating the incorrect documents were submitted. Mr. Cole stated there wouldn't have been a response from the city as the city never received the document. Mr. Chilson stated that this is the first time he has heard that a fee or other documents were not submitted to the city. Mr. Mason asked Mr. Chilson if the fees being discussed were the fees for the appeal application. Mr. Chilson stated he doesn't know. Mr. Chilson stated this is the first time they have heard about a deficiency in fees. Mr. Mason stated the deficiency in fees corresponds to the deficiency in the application having not been submitted.

Mr. Stone stated in the past he has met with city officials to get feedback so no ones time is wasted. Mr. Stone stated when he met with staff, he nor Mr. Smith were given this information.

Mr. Mason stated the application in the file that was not submitted to city staff was dated March 2nd, stating Mr. Smith was aware of the process at that time.

Mr. Chilson asked if the packet that was given to the Board has Mr. Coles' undated letter that was sent to the church. Mr. Adam stated it is in the packet.

Mr. Mason addressed the statement that was made earlier regarding staff determining approval or denial. Mr. Mason stated the letter in the exhibit clearly states "if you pursue rezoning or text amendment you must submit application which will be reviewed by the City's legislative process including being reviewed by Planning Commission and final consideration is by City Council, not staff.

Mr. Chilson stated the church isn't stating the city has the power to change the process but that the city staff did everything in their power to deter the church from filing the appeal.

Mr. Adam stated that this meeting is for the appeal of the staff's decision pertaining to the change of use application. Mr. Adam stated Solid Rock Church/LCS would need to apply for a zoning map or text amendment or rezoning.

Mr. Mason stated he believes the process was not followed.

Mrs. Baxter stated that due to the church already being in nonconforming status, implementing a secondary school at the same location could be seen as intensifying a nonconforming use.

Mr. Mason moved to deny Case No. BZA2026-5-Consideration of an Appeal Application from Solid Rock Ministries International. Seconded by Mrs. Baxter. Roll call vote. 4 no's. Motion denied.

Adjournment

Mr. Mason moved to adjourn; seconded by Mr. Walters. Voice vote. Motion carried.

The Board of Zoning Appeals meeting adjourned at 7:15 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist

CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Board of Zoning Appeals
FROM: Kameryn Jones
Development Director

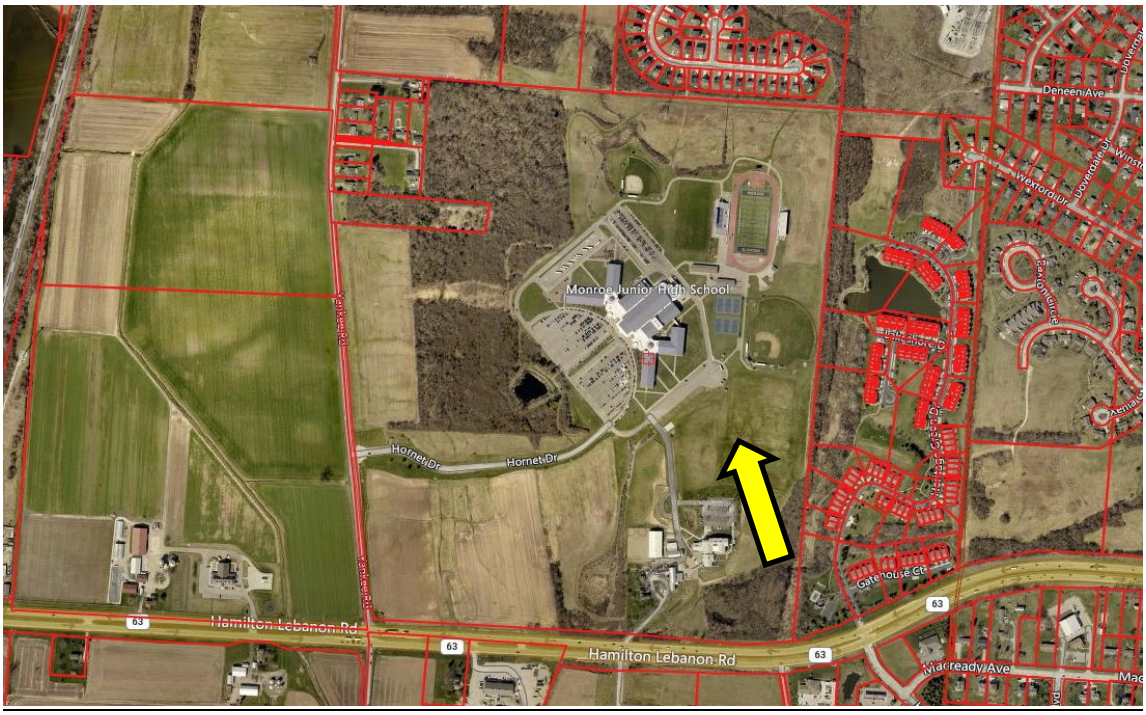
DATE: July 15, 2026

RE: Information Packet for **July 15, 2026,** Board of Zoning Appeals Meeting at 6:00 p.m.

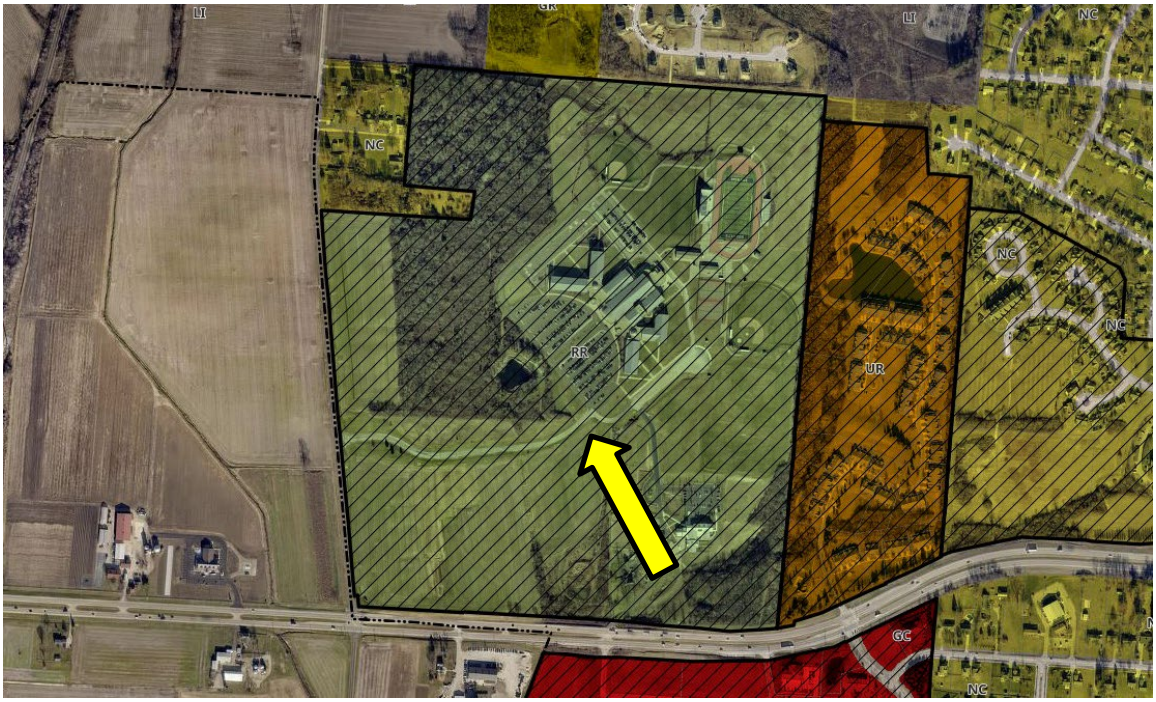
I. BZA-2026-6— Consideration of a Variance Application from Monroe Local Schools regarding Sidewalks and Trails.

A. Background:

- Thad Rhoden, on behalf of Monroe Local Schools, has applied for variance regarding the sidewalk and trails requirement for the new Monroe High School.
- The property, owned by Monroe Local Schools District Board of Education, is 186.57 acres and zoned RR PUD- Rural Residential Planned Unit Development.
- At their April 17, 2026, meeting, Planning Commission approved a Conditional Use Permit and Site Plan for the new high school development. Later, the District submitted applications for variance on several items related to the approved project.
- The applicant wishes to waive the required connectivity along Yankee Road, State Route 63, and Hornet Drive.



Overhead View of Site

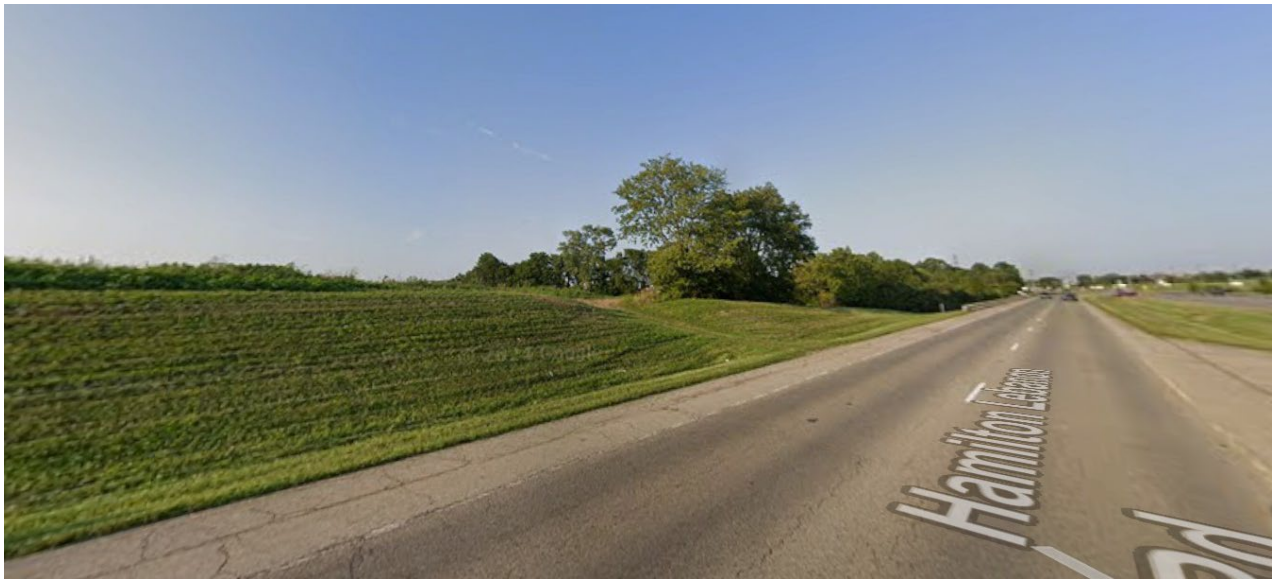


Surrounding Zoning

Looking southeast towards the location of the future second access drive from Yankee Road.

Looking northeast towards the site and Hornet Drive.

Looking northeast towards the site from the intersection of Yankee Rd and State Route 63



Looking northeast towards the site from State Route 63.

Looking North towards the site from State Route 63.

B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

- To waive the sidewalk requirement along all frontages and the requirement to connect the public walk to the buildings on site

- Section 1205.06 Sidewalks and Trails (under Chapter 1205 Subdivision Standards):

A. **Generally**.

1. *Standards*. Sidewalks and shared-use paths or trails shall be installed in accordance with this Section and the construction standards established by the Department of Public Works. The subdivider shall install sidewalks along public and private streets prior to acceptance of subdivision improvements. This requirement applies to all land uses and street classifications, except as modified in this Section.
2. *Where Required*. Sidewalks at a minimum 5 feet in width shall be installed on both sides of all subdivision streets. Sidewalks shall be required along all portions of a parcel that fronts a public or private street for a new development or expansion of existing development that requires site plan approval.

F. **Connections to Building Entries.** Sidewalk connections shall be provided from all public sidewalks and pathways to buildings, housing, nonresidential uses, and multi-unit residential uses.

G. **Shared Use Paths, Trails, and Bike Lanes.**

1. *Adopted Plans*. On-street bike lanes and off-street shared-use paths or trails shall be developed in accordance with the City's comprehensive plan, an adopted parks and recreation plans, or regional trail plans to link major attractions and destinations throughout the community, including neighborhoods, parks, schools, churches, Butler Tech campus, the downtown, major employment centers, and shopping areas.

Proposed Site Plan

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

  This property is somewhat dissimilar compared to other RR Rural Residential properties in that it is highly developed as a large school campus. The property is sizable at 186.57 acres, which is unlike most, but not all, similarly zoned properties within the city. The actual campus sits further back on the property, which is not necessarily unusual for similarly zoned property.

  The applicant states this site is unique, located on the quiet, rural outskirts of the city with little nearby development and ample natural vegetation providing screening and using the property as a public school makes it difficult to meet current zoning requirements. In their application, the applicant states installing 4,776 feet of sidewalk along Yankee Road and SR-63 would not benefit the school or community and poses safety risks for pedestrians and students due to the busy roads. Additionally, there are no existing sidewalks at either end of the parcel for the new walkways to connect to. While the site borders property outside the city limits, it is geographically near the center of Monroe. The site is an anchor institution of the community located along a major thoroughfare connecting the city's east and west sides.

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

  The property currently operates as an educational campus.

  The applicant has stated that the School District has concerns with visibility, safety, and maintenance.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

  The requested variance is significant and may set a precedent for future developments in the city. While the city is creating a transportation master plan to improve connectivity, granting this variance could encourage similar requests in the future. This would undermine the city’s goals for future connections. Additionally, the request exceeds the minimum needed to use the land and structures.

  The applicant has stated that in regard to connectivity and landscaping, The School District is implementing great walkability on its campus. Internal walkways enhanced with tree allées connect students and staff from the existing school to the new high school, student parking, and athletic fields. This connectivity will provide significant learning opportunities and shared resources between grades. Students can walk (or even run laps) around the entire new high school and make that a part of their gym class or sports practices. At the outdoor learning areas, trees and landscaping are used sparingly to provide shade, visual enclosure, and connection to nature. That said, the school has a substantial amount of walkways and landscaping, but they are implemented in reasonable areas where they will benefit the students, which is what schools are built for. If more landscaping is added, it will cause hardships with maintenance, as well as safety and security issues on the unsupervised areas on this large campus.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

  The neighborhood's essential character would not be substantially altered as a result of the requested variance. The adjoining properties may not suffer detriment from this variance in the interim, but in the long term, as the city develops around this site and pedestrian facilities are installed, this will leave a substantial gap. Providing no pedestrian connectivity to the school will serve to the detriment of existing neighborhoods directly surrounding the campus.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

  The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

  The requested variance results from the owner's actions. The school district needed to expand due to limited space, and while the city recognizes this need, the expansion should bring the site into compliance with current zoning standards.

  The applicant has stated that the hardship is neither self-imposed or a result of the owner's actions; rather, it is the community members and the students that would be impacted if the variance requests were denied. The applicant adds that the community and school would rather spend funds towards items that directly affect their learning environments in the classroom, not on exquisite landscaping or adding sidewalks that are not feasible for this project due to safety and no connectivity to the existing walks at adjacent lots.

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

  At their April meeting, Planning Commission approved this site plan and conditional use permit with a special condition to allow Monroe Local Schools an additional five years post-occupancy to install these improvements. This was done in an effort to mitigate the immediate cost of installing the improvements.

  If the variance requests are rejected, the School District has stated will have to cut funding from the new school building to supply unnecessary, unsafe, and disconnected sidewalks. It will be difficult for the school to maintain and have adequate visibility to keep the students safe, which is the utmost priority.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

  The requested variance conflicts with the code's purpose, which is to bring properties into compliance with zoning standards during expansion, new development, or redevelopment. It conflicts with stated City policy through Council's strategic objectives, and the City's comprehensive plan. Further, as the city develops a transportation master plan to enhance connectivity, allowing properties to bypass compliance during development would undermine the City's goal to provide connectivity across the community for all residents.

The applicant asks for consideration of the uniqueness of the site as stated in previous responses and its sole purposed use as a school and for teaching our future generations, where safety is a heavy concern and the budget is limited, coming from government funding and the local communities.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

  The granting of this variance may confer special privilege to the applicant because all development within the city is required to comply with these requirements. Granting this variance may set a precedent and encourage similar requests.

  The applicant has stated that these variance requests should be carefully considered and approached differently than a typical residential, commercial, or industrial development due to the nature of the site and use as a school. The city does not have any other school facilities other than Monroe Local Schools; therefore it cannot be comparable and treated the same as other applicants.

E. Department Comments:

- Public Works/Engineering: To meet City of Monroe multimodal access requirements, a minimum 10-foot-wide pathway is required along the Yankee Road and SR 63 frontage.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of July 10, 2026.

G. Staff Recommendation:

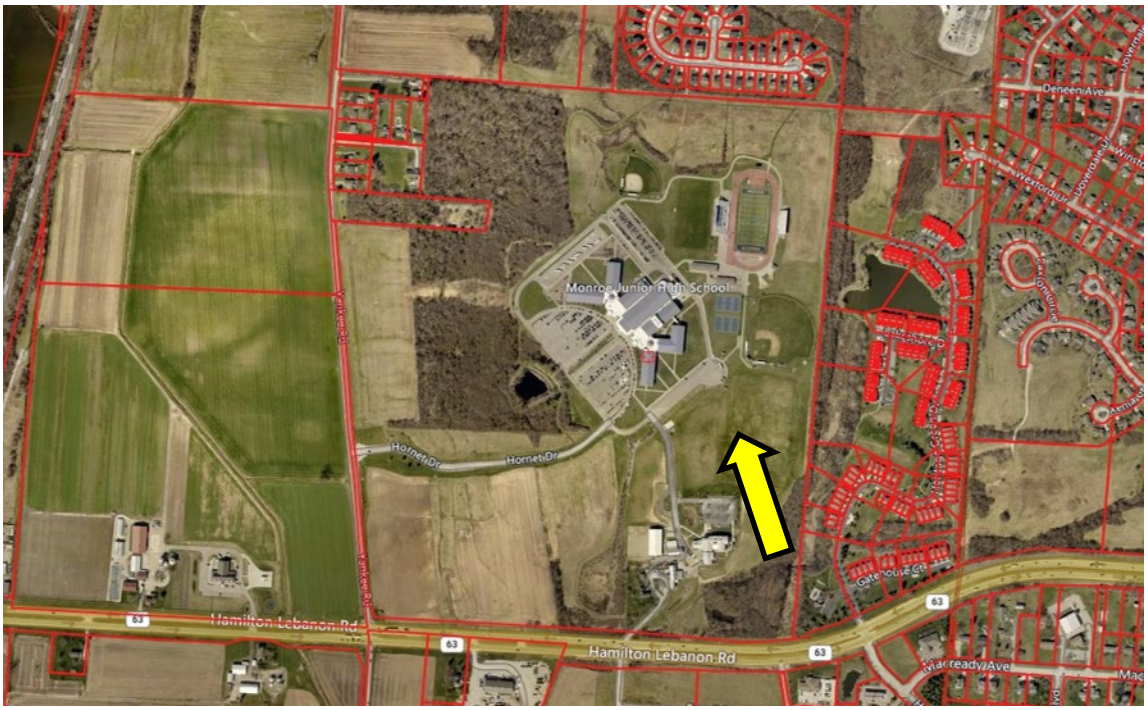
- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. 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.

- Staff recommends denial of the requested variance. Instead, Staff recommends the Board uphold this code standard and allow the District to install the required improvements within the extended timeframe granted by Planning Commission.

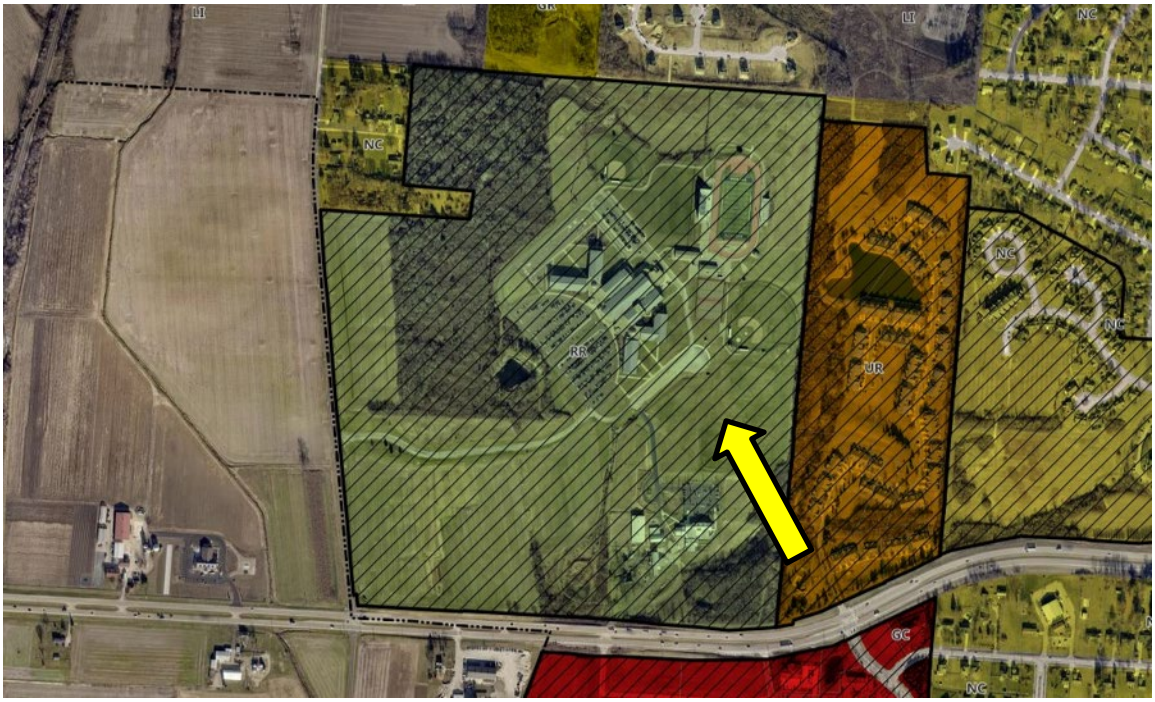
II. BZA-2026-7— Consideration of a Variance Application from Monroe Local Schools regarding Street Trees.

A. Background:

- Thad Rhoden, on behalf of Monroe Local Schools, has applied for variance regarding the street tree requirement for the new Monroe High School.
- The property, owned by Monroe Local Schools District Board of Education, is 186.57 acres and zoned RR PUD- Rural Residential Planned Unit Development.
- At their April 17, 2026, meeting, Planning Commission approved a Conditional Use Permit and Site Plan for the new high school development. Later, the District submitted applications for variance on several items related to the approved project.
- The applicant wishes to waive the requirement for street trees along Yankee Road and State Route 63.



Overhead View of Site



Surrounding Zoning

Looking southeast towards the location of the second access drive from Yankee Road.

Looking northeast towards the site and Hornet Drive.

Looking northeast towards the site from the intersection of Yankee Rd and State Route 63.

Looking northeast towards the site from State Route 63.

Looking North towards the site from State Route 63.

B. Variance Purpose:

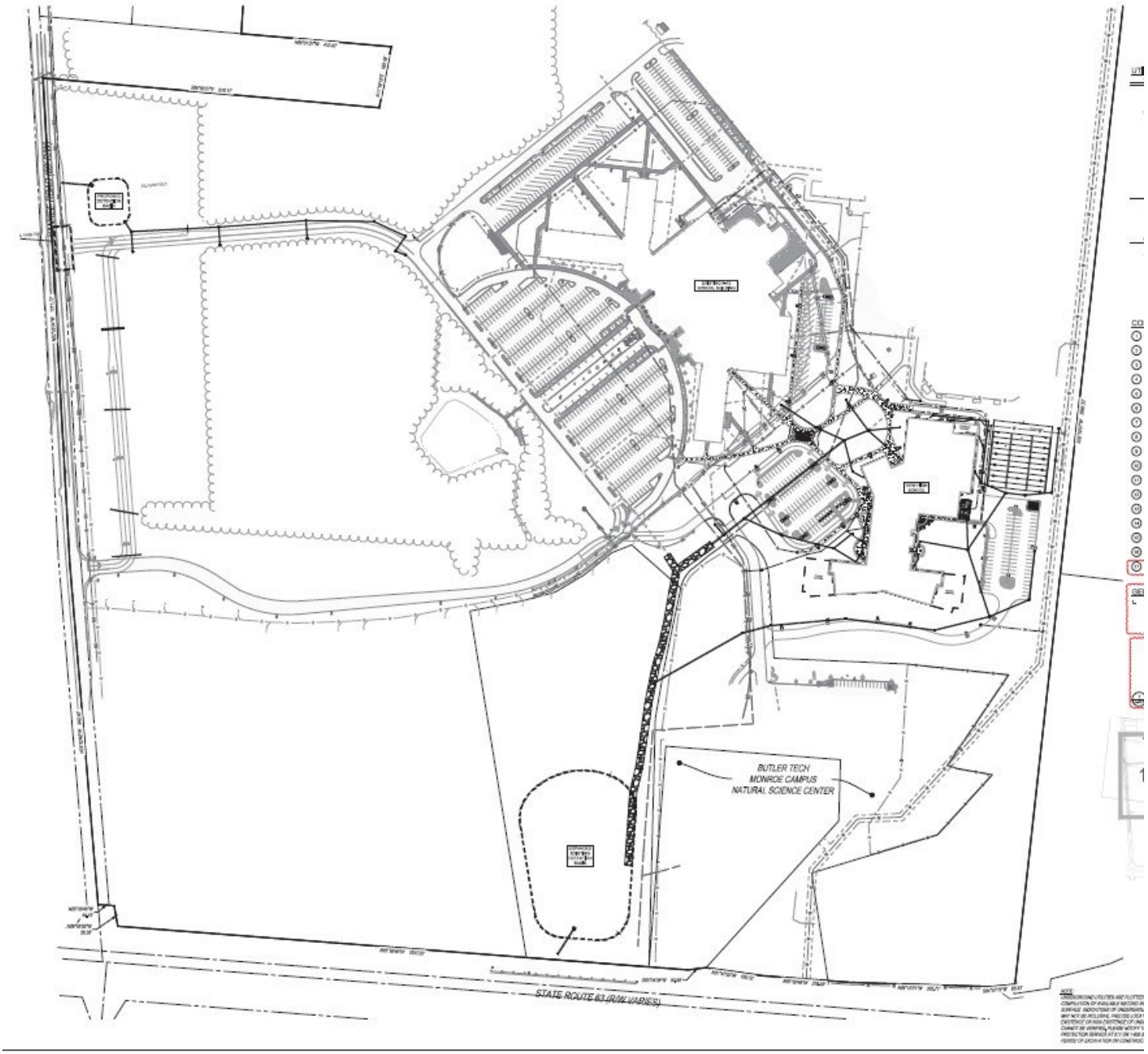
- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

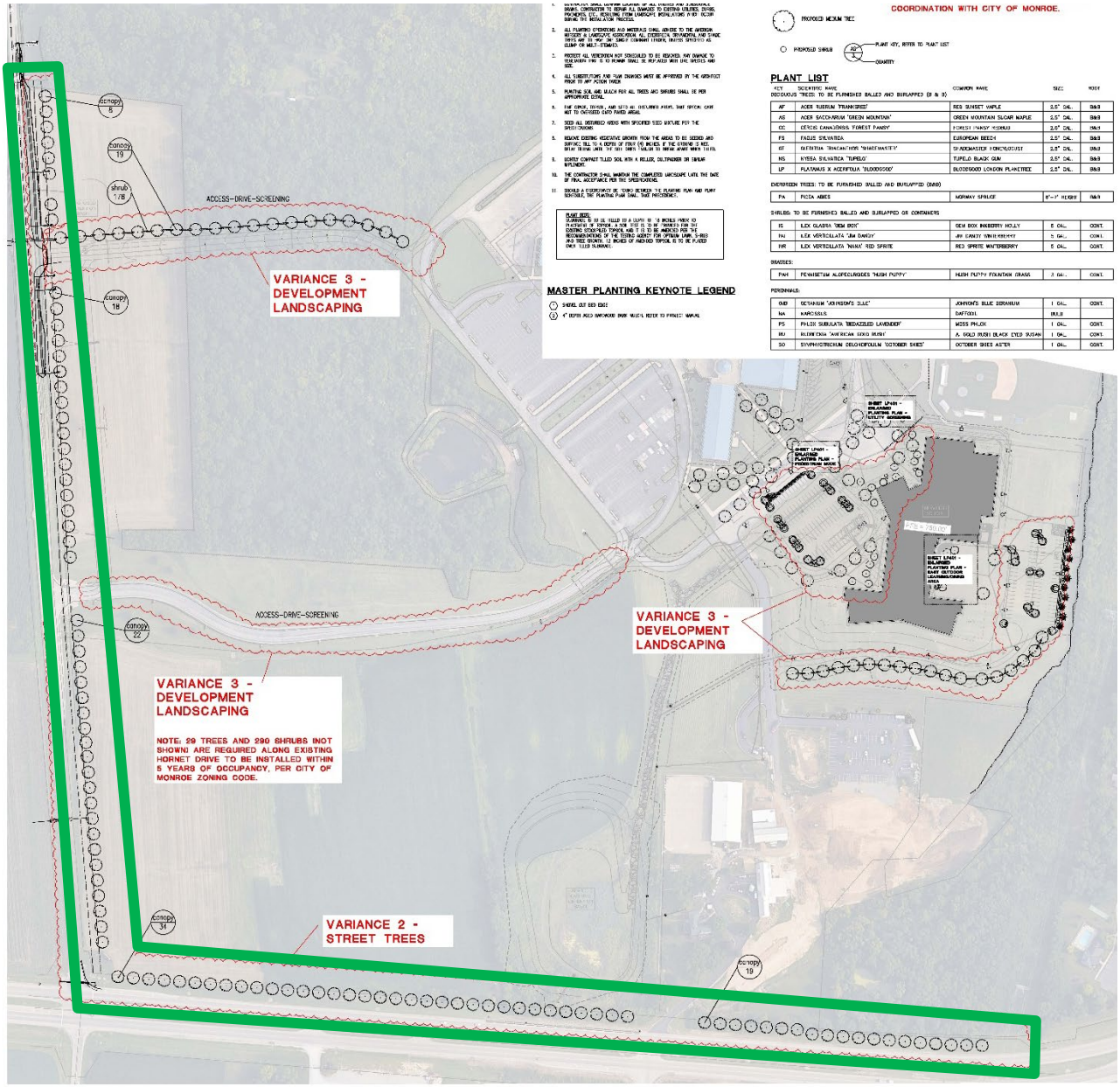
- To waive the street tree requirement along all frontages (Yankee Rd and State Route 63).
- Section 1204.19(E) Street Trees outlines this requirement as the following:

E. **Street Trees.**

1. Street trees shall be required on all public and private frontages, except interstate frontage and alleys, for all subdivisions, new sites or development, and expansions of sites or developments.
2. All new roads or extensions of existing roads, public or private whether internal or external to a site, are subject to the street tree requirements.
3. Street trees shall be required along both sides of all streets, public or private, planted 40 feet on center in the tree lawn.
4. All developments shall include street trees that comply with the requirements for plants in 1204.19(D), *Landscape Material Standards,* above.
5. Specific tree types or species prohibited or permitted to be installed within the public right-of-way shall be established in the Development Guidebook, maintained by the Development Department.
6. Street tree placement may be subject to setback requirements from the curb, sidewalk, driveway, and other utilities. Such restrictions shall be established in the Development Guidebook, maintained by the Development Department.
7. At the time of planting, the lowest limb of any tree shall not be less than five feet above the ground.
8. *Street Tree Alternate Locations.* During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in Article 02.05, *Measurements and Specific Allowances*. The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.



Proposed Site Plan



Landscaping Plan

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

  This property is somewhat unique compared to other RR Rural Residential properties in that it is highly developed as a large school campus. The property is sizable at 186.57 acres, which is unlike

the majority of similarly zoned properties within the city. The actual campus sits further back on the property, which is not necessarily unusual for similarly zoned property.

The applicant states this 186.57-acre site is unique, located on the quiet, rural outskirts of the city with little nearby development and ample natural vegetation providing screening. Using the property as a public school makes it difficult to meet current zoning requirements. Installing 4,776 feet of sidewalk along Yankee Road and SR-63 would not benefit the school or community and poses safety risks for pedestrians and students due to the busy roads. Additionally, there are no existing sidewalks at either end of the parcel for the new walkways to connect to.

While the site borders property outside the city limits, it is near the center of Monroe. The site is an anchor institution of the community and centrally located along a major thoroughfare connecting the city's east and west sides.

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The property currently operates as an educational campus.

The applicant has stated concerns with visibility, safety, and maintenance.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

This variance is significant as it could set a precedent for future development citywide. While the applicant cites safety and cost concerns about sidewalks on Yankee Road and State Route 63, street trees work to buffer pedestrians from traffic and help define the sidewalk area.

Street trees are installed to enhance environmental quality and promote walkability. Waiver of this requirement is beyond the minimum necessary to make possible the reasonable use of the site.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

The neighborhood's essential character in its current state would not be substantially altered. However, as with all other development sites across the city, any new sites or developments, and expansions of existing sites or developments, must comply with these requirements.

The applicant states that granting of the variance requests would be consistent with the immediate surrounding area due to the area having little to no development and an absence of street sidewalks and street trees.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

  The applicant has stated that the hardship is neither self-imposed nor a result of the owner's actions. The community and school would rather spend funds towards items that directly affect their learning environments in the classroom, not on exquisite landscaping or adding sidewalks that are not feasible for this project due to safety and no connectivity to the existing walks at adjacent lots.

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

  The applicant has stated that if the variance requests are rejected, The School District will have to cut funding from the new school building and would rather spend funds towards items that directly affect their learning environments in the classroom, not on exquisite landscaping.

  The code allows staff and the applicant to determine alternate locations for street trees during the course of site plan review. This would be a feasible alternative to the request to waive all street trees.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

  The requested variance does not meet the intent of the code, as the application wishes to waive the requirement entirely. As stated above, street trees are installed to protect and promote public health, safety, and general welfare by enhancing environmental quality, promoting walkability, preserving community character, and creating safe, attractive public streets.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

  The granting of this variance will provide the applicant with the privilege of not having to install street trees, whereas all other developments in the city must adhere to this requirement.

  The applicant has stated that these variance requests should be carefully considered and approached differently than a typical residential, commercial, or industrial development due to the nature of the site and use as a school. The city does not have any other school facilities other than Monroe Local Schools; therefore it cannot be comparable and treated the same as other applicants.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of July 10, 2026.

G. Staff Recommendation:

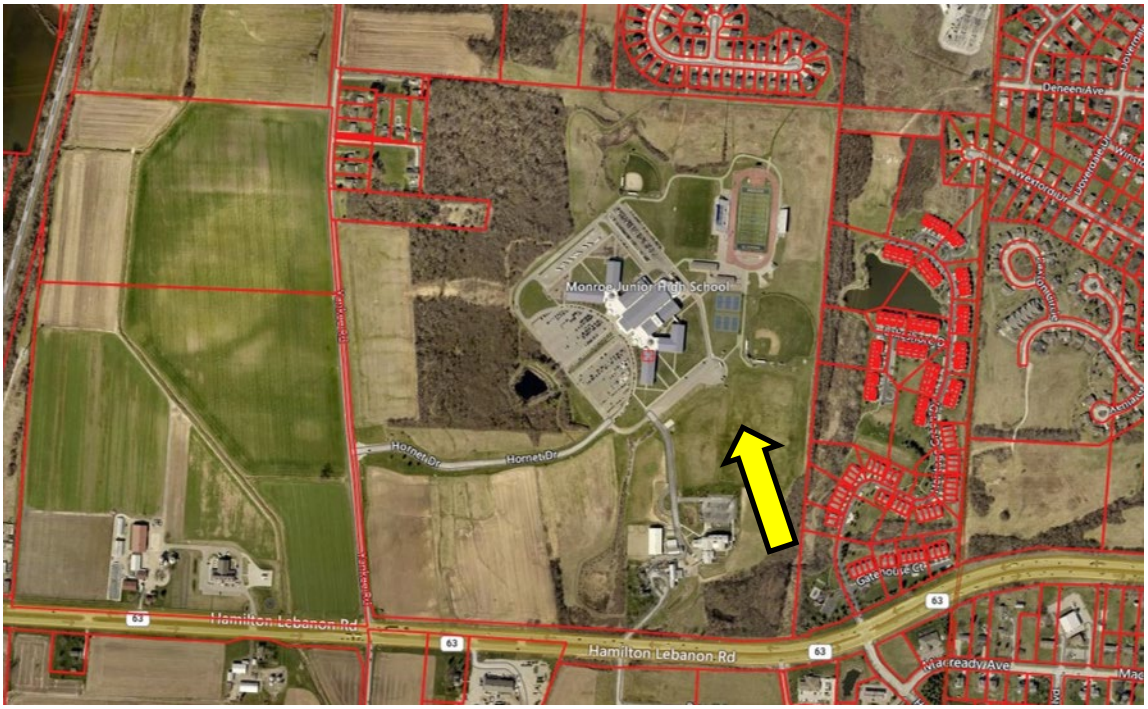
- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. 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.

- Staff recommends denial of the requested variance. As plan review continues, Staff is open to utilizing methods within the code to allow for alternate street tree placement where warranted.

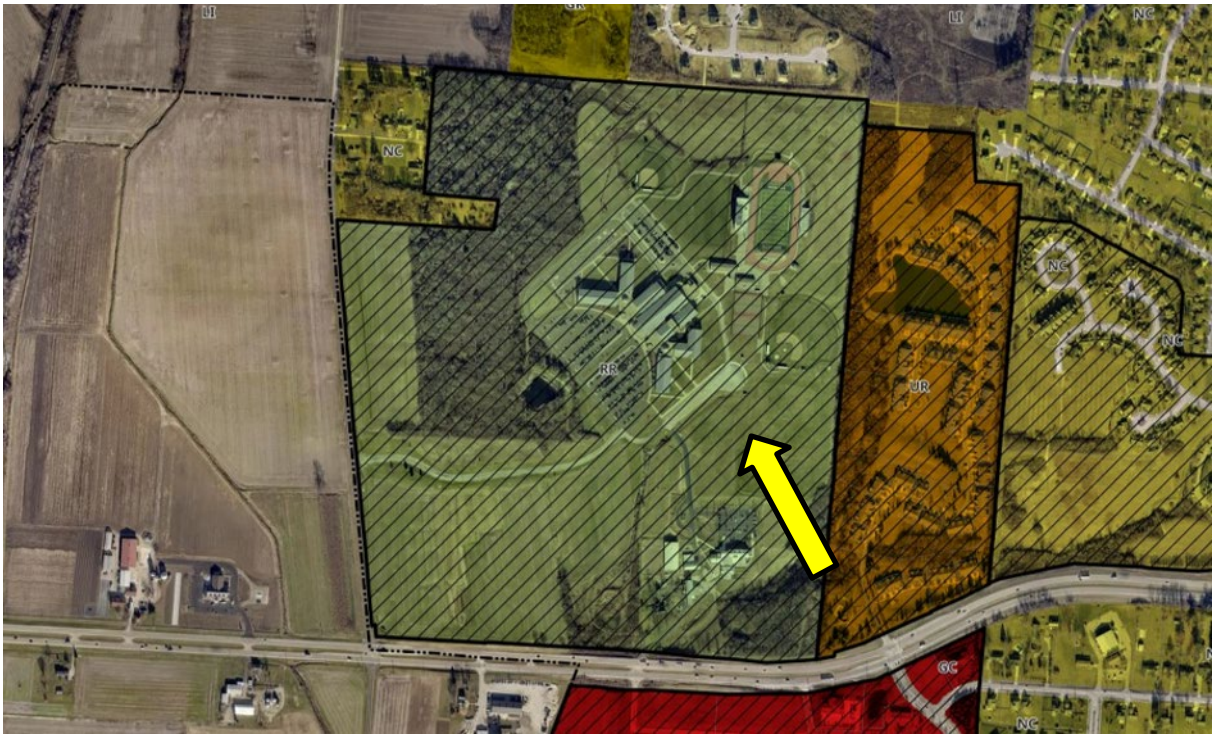
III. BZA-2026-8— Consideration of a Variance Application from Monroe Local Schools regarding Development Landscaping.

A. Background:

- Thad Rhoden, on behalf of Monroe Local Schools, has applied for variance regarding the development landscaping requirements for the new Monroe High School.
- The property, owned by Monroe Local Schools District Board of Education, is 186.57 acres and zoned RR PUD- Rural Residential Planned Unit Development.
- The applicant wishes to waive the required development landscaping as part of building the new Monroe High School.



Overhead View of Site



Surrounding Zoning

Looking southeast towards the location of the second access drive from Yankee Road.

Looking northeast towards the site and Hornet Drive.

Looking northeast towards the site from the intersection of Yankee Rd and State Route 63

Looking northeast towards the site from State Route 63

Looking north towards the site from State Route 63

B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

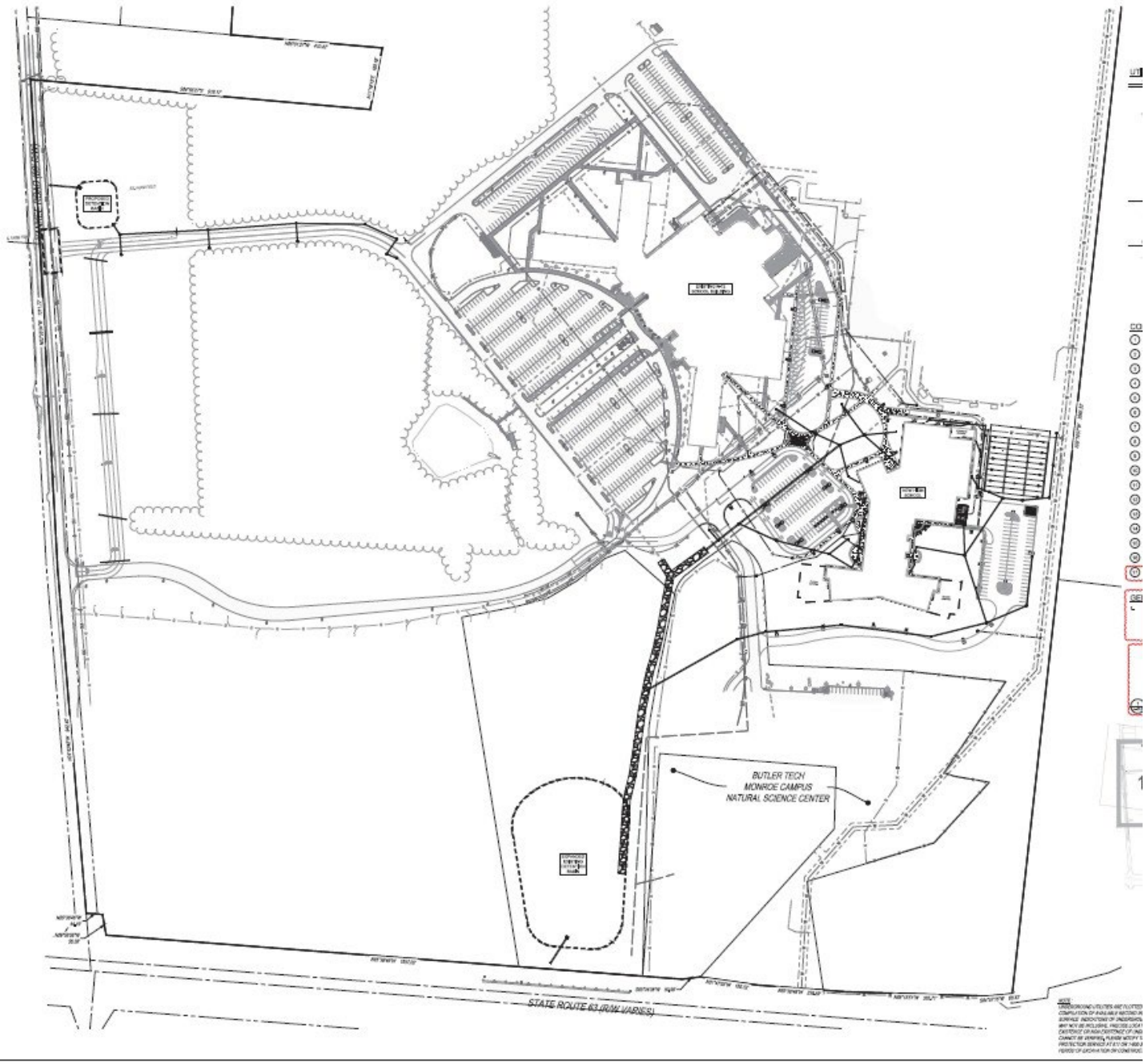
C. Variance Request:

- To wave the development landscaping requirements throughout the site.

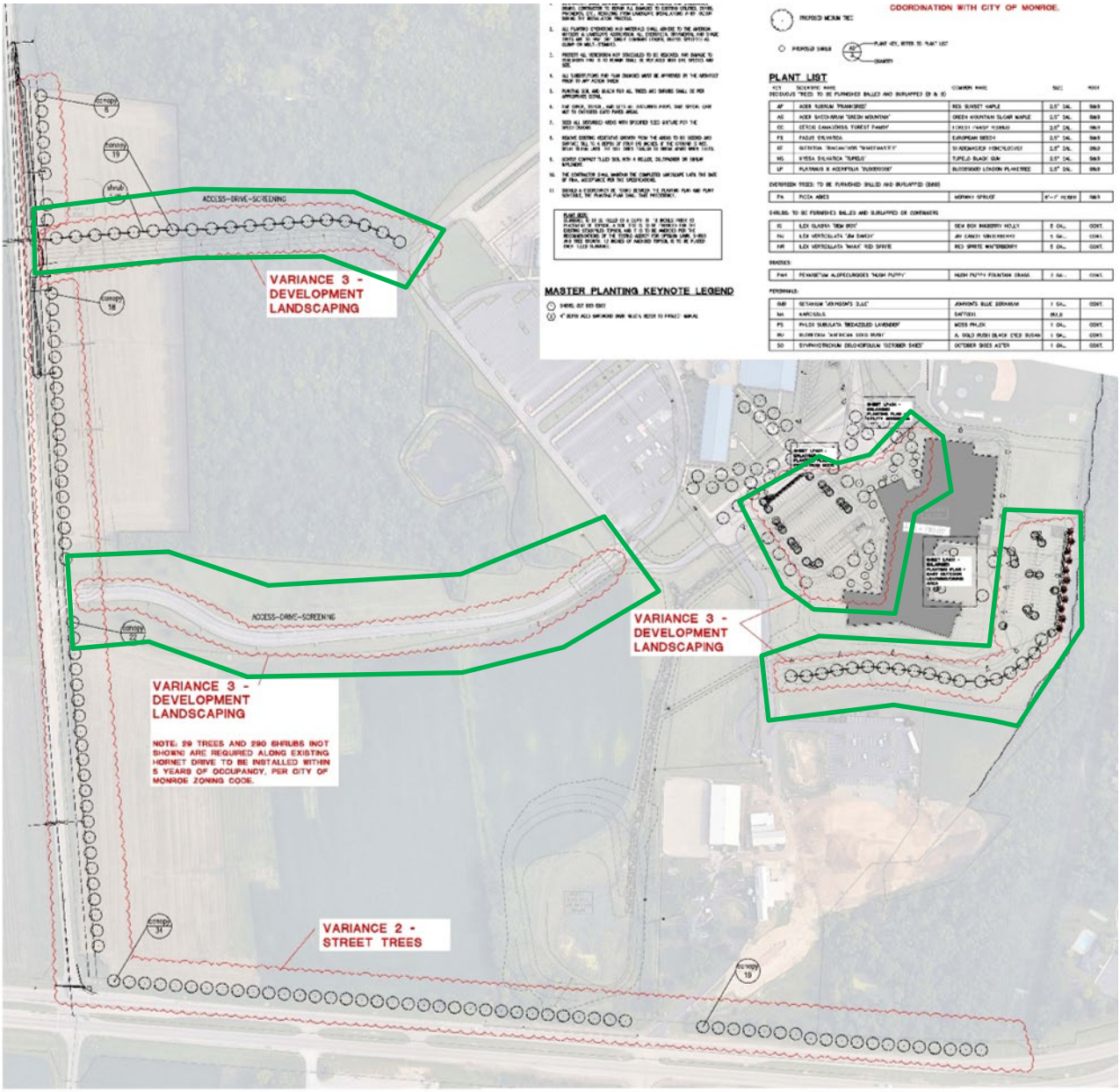
- Section 1204.20 Development Landscaping outlines these requirements as follows:

Table 1204.20-1 Development Landscaping Requirements	
Landscaping Element[1]	**Location and Design**
Foundation Landscaping (minimum of one below)	
Two ornamental trees or 10 shrubs for every 50 linear[2] feet in foundation planting area(s) facing the front setback(s)	▪ In the HC, GC, EC, LI, and HI zoning districts, the foundation plantings may be immediately abutting the foundation or within a maximum of 10 feet of the foundation. If the plantings are not immediately abutting the foundation, then the space between the foundation and plantings shall be designed for pedestrian circulation ▪ In the residential, MU, and DT zoning districts, the required foundation planting may be met with tree wells, planters, and landscaped plazas ▪ The remainder of the area designated for foundation plantings shall be landscaped with groundcover or consist of xeriscape groundcover, rocks, decorative pavers, or stamped, dyed concrete
Two ornamental trees or 10 shrubs for every 50 linear feet in foundation planting area(s) facing the side setback(s)[2].	
One ornamental tree or 5 shrubs for every 50 linear feet[2] in foundation planting area(s) facing the rear setback(s).	
Parking Islands	
Endcap island with groundcover[3] and 1 canopy tree and 3 shrubs for a single row and 2 canopy trees and 6 shrubs for a double row.	▪ At the end of all parking rows ▪ Each endcap island shall be a minimum of 9' wide and the length of the parking row[4] with 10-foot curb radii on the side closest to the drive aisle ▪ All vegetation used provides for clear visibility between two to six feet above level of the ground
Corner island with groundcover[3] and 1 canopy tree or 3 evergreen or ornamental trees	▪ At the corners of parking lots ▪ Each corner island shall be a minimum of 200 square feet in area and defined by the intersection of the parking rows at each corner of the parking lot ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground

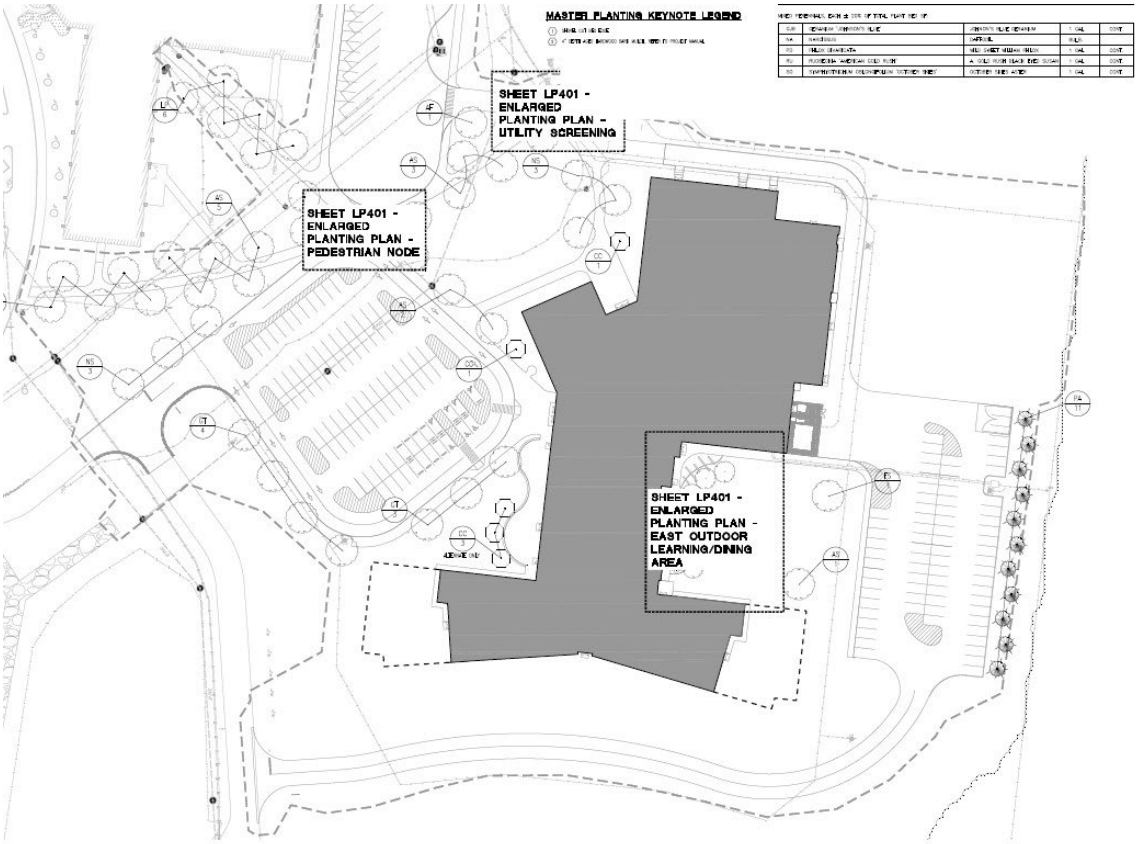
Table 1204.20-1 Development Landscaping Requirements	
Landscaping Element[1]	**Location and Design**
Interior island with groundcover[3] and 1 canopy tree and 3 shrubs for a single row and 2 canopy trees and 6 shrubs for a double row.	▪ In the middle of parking rows planted at intervals of not less than one island for each 15 parking spaces ▪ Each interior island shall be a minimum of 9' wide and the length of the parking row with 5-foot curb radii on the side closest to the drive aisle ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground
Median with groundcover[3] and ornamental Grasses, shrubs, or planters	▪ A minimum, along the entire centerline of alternating double parking rows ▪ Each median shall be a minimum of 6' wide ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground
Site Landscaping	
Front Yard Landscaping	▪ Plantings make up no less than 20 percent of required front yard ▪ This landscaping may be used to fulfill the perimeter landscaping requirements.
Perimeter Landscaping	▪ The perimeter of all parking lot areas shall be screened with one canopy tree for every 5 parking spaces and with one technique listed in Table 1204.20-, Parking Area Screening Techniques. ▪ All non-parking space vehicular use areas (i.e. access drives, drive-through lanes, etc.) shall be screened with one canopy tree for every 50 linear feet and three shrubs for every 15 linear feet. ▪
Other	
Use of locally-sourced mulch wherever much is provided on-site	▪ Provided at a minimum depth of three inches.
Tree quantity exceeds required quantity based on the requirements of this Section	--
Existing tree larger than 12-inch caliper is removed	



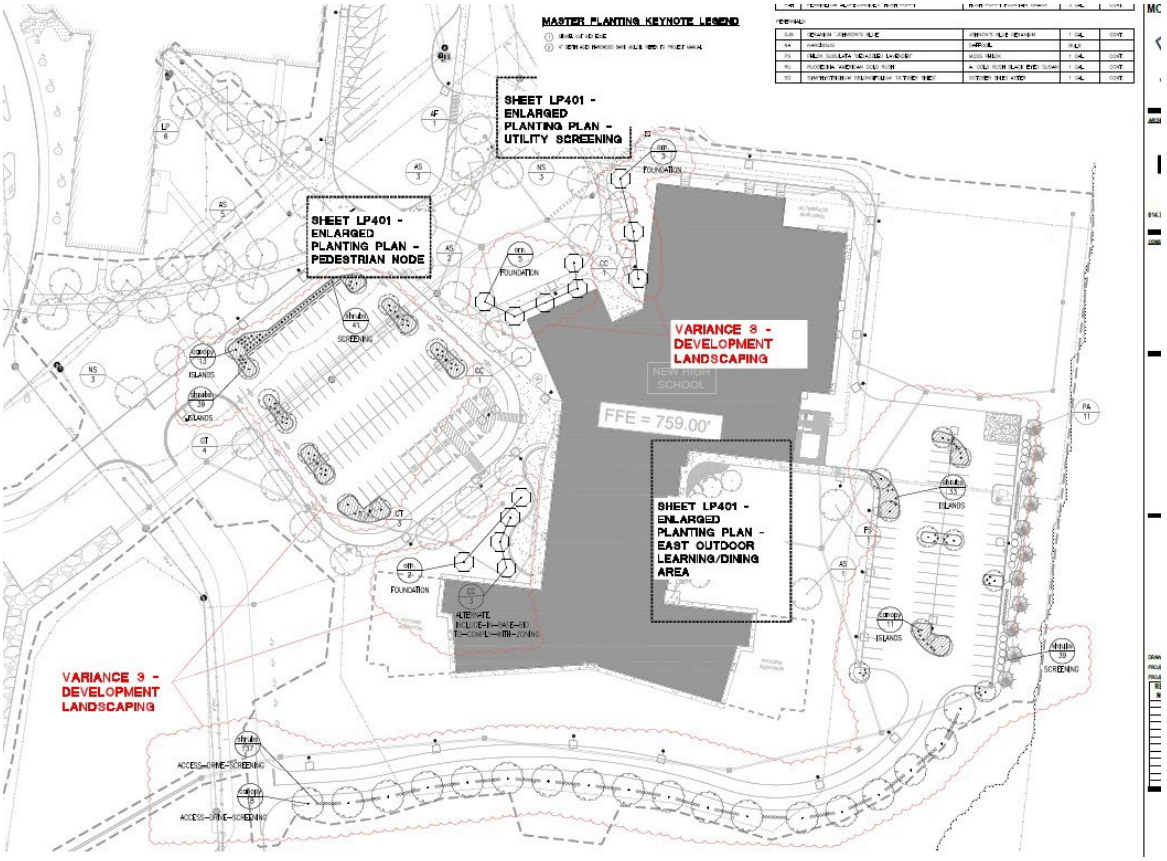
Proposed Site Plan



Overall Landscaping Plan



Proposed Landscaping Plan



Required Landscaping Plan

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

  This property is not necessarily similar to adjacent properties because it is zoned RR PUD (Rural Residential Planned Unit Development) and operates as an educational campus, while being surrounded by residential and some commercial properties across State Route 63. The property is sizable at 186.57 acres, which is unlike the surrounding properties within the city, as it is a single parcel while the surrounding properties are divided into multiple parcels. Outside of the city, the property is surrounded by a single property that is currently being farmed.

  The applicant states this 186.57-acre site is unique, located on the quiet, rural outskirts of the city with little nearby development and ample natural vegetation providing screening. Using the property as a public school makes it difficult to meet current zoning requirements. Installing 4,776 feet of sidewalk along Yankee Road and SR-63 would not benefit the school or community and poses safety risks for pedestrians and students due to the busy roads. Additionally, there are no existing sidewalks at either end of the parcel for the new walkways to connect to.

  Staff notes that, while the site borders some properties outside city limits, the site is an anchor institution of the community centrally located along a major thoroughfare connecting the city's east and west sides.

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

  The property currently operates as an educational campus without the requested variance.

  The applicant has stated that the School District has concerns with visibility, safety, and maintenance.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

  The applicant states that installing the development landscaping (curbed landscaped parking islands, access drive screening and parking lot perimeter landscaping, and foundation plantings) would pose safety concerns as the added landscaping would create a safety issue with visual impediments for young drivers and a security issue providing unsupervised areas on campus not visible to staff. The OFCC, as a project partner, has raised concerns with this request and identified it as a safety issue. It also would require an enormous amount of maintenance and would greatly impede the districts snow plowing efforts which require quick removal of snow from parking areas to open for school. Trees have been added to highly used pedestrian areas where students can benefit from the shade and connect with nature.

Parking islands create barriers for vehicles and define pedestrian areas. The associated landscaping provides environmental benefits. The requested variance is not the minimum necessary to make reasonable use of the campus.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

  The neighborhood's essential character in its current state would not be substantially altered. However, as with all other development sites across the city, any new sites or developments, and expansions of existing sites or developments, must comply with these requirements.

  The applicant states that granting of the variance requests would be consistent with the immediate surrounding area due to the area having little to no development and an absence of street sidewalks and street trees. The variance requests would not impair the essential character of the site, and any landscaping added within the school site would not be visible from the roadways due to topography and existing vegetation.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

  The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

  The requested variance results from the necessary expansion of the school campus. While the City recognizes this need, the expansion should bring the site into compliance with zoning standards. The school is requesting a variance because it does not want to meet this specific code requirement.

  The applicant has stated that the hardship is neither self-imposed nor a result of the owner's actions; rather, it is the community members and the students that would be impacted if the variance requests were denied. The applicant states the community, and school would rather spend funds towards items that directly affect their learning environments in the classroom.

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

  Staff has already worked with the applicant on other landscaping areas and have come to equitable solutions where possible but cannot do so where the applicant requests waiver of requirements in their entirety.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

  The requested variance does not meet the intent of the code. The intent of development landscaping is to enhance community character while creating pedestrian comfort with designed curbed breakups of large expanses of pavement.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

The granting of this variance will allow the applicant to non-perform any of the required development landscaping, whereas all other developments in the city must adhere to this requirement.

The applicant has stated that these variance requests should be carefully considered and approached differently than a typical residential, commercial, or industrial development due to the nature of the site and use as a school. The city does not have any other school facilities other than Monroe Local Schools; therefore, it cannot be comparable and treated the same as other applicants.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of July 10, 2026.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. 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.

- Staff recommends denial of the requested variance.

Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroeohio.gov
www.monroeohio.gov

For Staff Use Only	
Submittal Date:	
Date Application Determined Complete:	
Date of BZA Review:	
Fee Paid:	Staff Initials:
Application/Case Number:	

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1207.25 of the Monroe Planning and Zoning Code.
2. The purpose of a Variance is to provide limited relief from the requirements of this PZC (e.g., lot area, setback, height, parking spaces required, etc.), where strict application of a particular requirement will create an unnecessary hardship and practical difficulty by preventing the use and development of land in a reasonable manner that is otherwise allowed under this PZC.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is due at the time the application is submitted. The fee schedule can be found in Chapter 286 of the Monroe Code of Ordinances.

Basic Project and Site Information

Project Address: 220 Yankee Rd, Monroe, OH 45050

County: ☑ Butler ☐ Warren | Total Lot Area: 186.57 acres

County Tax Parcel ID: C1800004000037

Project/Development Name: New Monroe High School

Existing Zoning District: RR - Rural Residential

Applicant Information

Applicant Name: Thad Rhoden (Architect, Fanning Howey)

Contact Person: Thad Rhoden

Contact Address: 5200 Upper Metro Place, Suite 350

Contact Phone Number: 614.764.4661 | Contact Fax Number:

Contact E-Mail: trhoden@fhai.com

Property Owner Name: Monroe Local Schools District Board of Education

The applicant may provide separate attachment with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: 220 Yankee Rd, Monroe, OH 45050

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

Proposed use includes a new 98,532 square foot high school building (for 601 students and 50 staff) detached from the existing school building currently utilized for grades 2-12. An Alternate for adding a multi-purpose physical education room is 1820 sf. Future classroom additions are being planned for, approximately 2,500 square feet for each building wing as shown on the site plan. Site scope includes new drives for parent pick-up/drop-off and service, staff/visitor parking, new bus lot, pedestrian connections to existing school and existing athletic fields, a rear lawn area sized to hold a 50 yard practice field, an outdoor dining area, and an opportunity for several outdoor learning areas as Alternates.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

1) Sidewalks
   a. Section 1205.06 Sidewalks and Trails (under Chapter 1205 Subdivision Standards)
   b. 5' wide sidewalk required along full length of Yankee Rd and State Route 63 and connect to the building entries

2) Street Trees
   a. Article 04.05, Section 1204.19 General Provisions (sub-section E)
   b. Street trees shall be required on all public and private frontages, except interstate frontage and

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

☐ Lot is too narrow ☐ Lot is too small ☐ Lot is too shallow ☐ The soil or subsurface is unique to the lot
☐ The shape of the lot ☐ Building or lot elevation ☐ Topography ☑ Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

This site development is unique as the property is an expansive area of 186.57 acres located in the quiet, rural outskirts of the city where there is little to no development on adjacent properties and has plentiful natural vegetation and setbacks in place for screening of adjacent properties. The use of the property as a public school presents an obstacle to adhere to the existing zoning requirements as:

1) Installing a sidewalk for 4,776 linear feet along Yankee Road and SR-63 is not beneficial to the school/community as it presents a safety concern for pedestrians/students to walk to school along the busy roadways. In addition, there are no existing sidewalks at the ends of the parcel for the required walk to tie into.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The School District has concerns with visibility, safety, and maintenance.

Project Address or Tax Parcel ID: 220 Yankee Rd, Monroe, OH 45050

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

☐ Yes ☐ No Please explain your rationale below.

The granting of the variance requests would be consistent with the immediate surrounding area due to the area having little to no development and an absence of street sidewalks and street trees. The variance requests would not impair the essential character of the site, and any landscaping added within the school site would not be visible from the roadways due to topography and existing vegetation.

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the requeset the result of the actions of the owner?

☐ Yes ☐ No Please explain your rationale below.

The hardship is neither self-imposed or a result of the owner's actions; rather, it is the community members and the students that would be impacted if the variance requests were denied. The community and school would rather spend funds towards items that directly affect their learning environments in the classroom, not on exquisite landscaping or adding sidewalks that are not feasible for this project due to safety and no connectivity to the existing walks at adjacent lots.

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

The site is located in a secluded area with natural buffering, therefore the variance does not negatively affect surrounding properties.

Project Address or Tax Parcel ID: 220 Yankee Rd, Monroe, OH 45050

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

☐ Yes ☐ No Please explain your rationale below.

In regards to connectivity and landscaping, The School District is implementing great walkability on its campus. Walkways enhanced with tree allées connect students and staff from the existing school to the new high school, student parking, and athletic fields. This connectivity will provide significant learning opportunities and shared resources between grades. Students can walk (or even run laps) around the entire new high school and make that a part of their gym class or sports practices. At the outdoor learning areas, trees and landscaping are used sparingly to provide shade, visual enclosure, and connection to nature. That said, the school has a substantial amount of walkways and landscaping, but they are implemented in reasonable areas where they will benefit the students, which is what schools are built for. If more landscaping is added, it will cause hardships with maintenance, as well as safety and security issues on the unsupervised areas on this large campus.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

☐ Yes ☐ No Please explain your rationale below.

The requested variances do not impact governmental services.

11) Explain how the property owner s predicament cannot be feasibly removed through another method other than a variance.

If the variance requests are rejected, The School District will have to cut funding from the new school building to supply an unnecessary, unsafe, and disconnected sidewalk, add "screening" for access drives which are not visible from the surrounding roadways, and provide over-the-top landscaping that will be difficult for the school to maintain and have adequate visibility to keep the students safe, which is the utmost priority.

Project Address or Tax Parcel ID: 220 Yankee Rd, Monroe, OH 45050

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

☐ Yes ☐ No Please explain your rationale below.

The code has good intentions to improve walkability within the community and enhance the community with landscaping while providing environmental benefits, which the new school will have just not to the level of degree of what is stated in the zoning code. Please consider the uniqueness of the site as stated in previous responses and it's sole purposed use as a school and for teaching our future generations, where safety is a heavy concern and the budget is limited, coming from government funding and the local communities.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

☐ Yes ☐ No Please explain your rationale below.

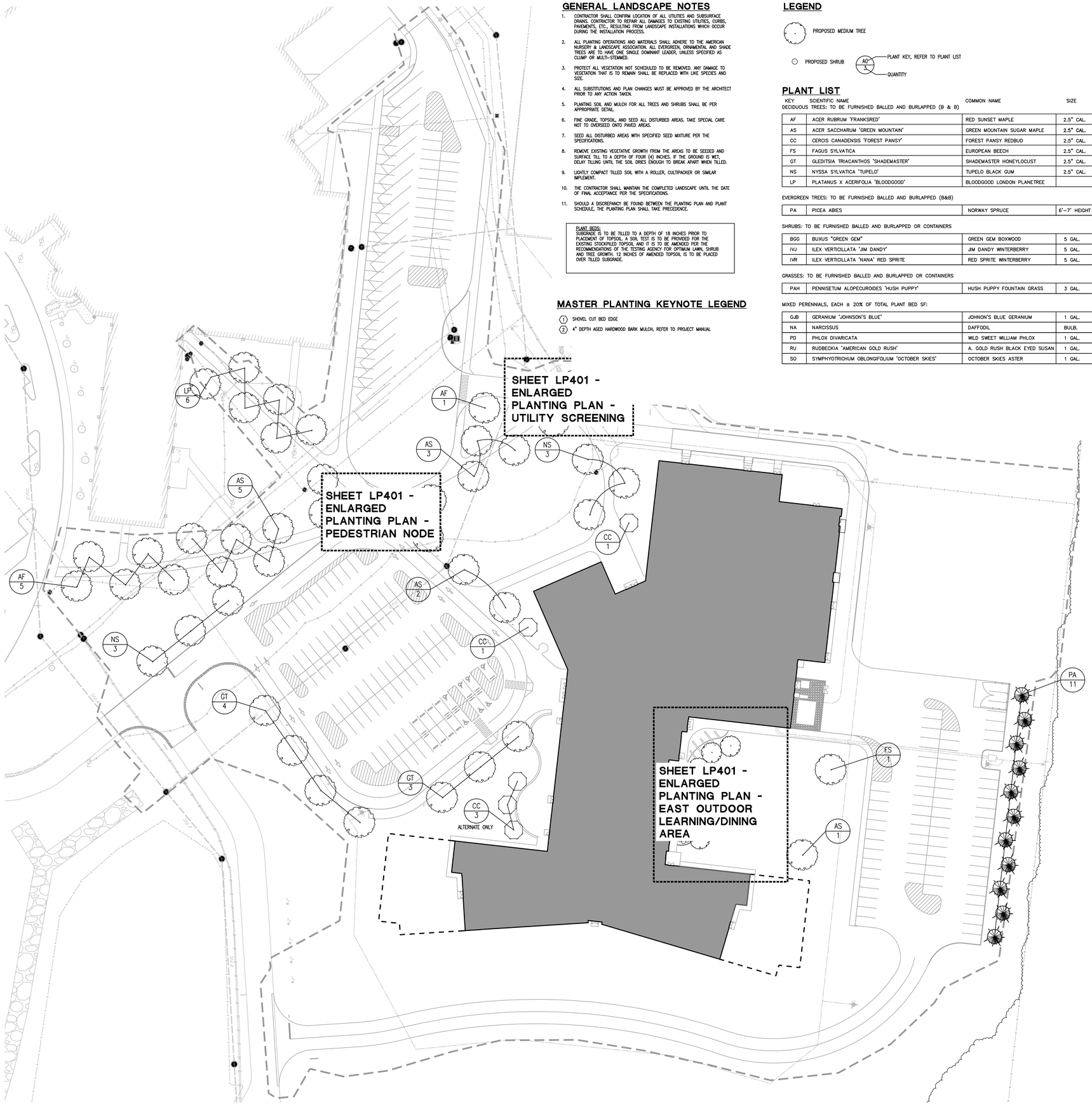
These variance requests should be carefully considered and approached differently than a typical residential, commercial, or industrial development due to the nature of the site and use as a school. The city does not have any other school facilitates other than Monroe Local Schools, therefore it cannot be comparable and treated the same as other applicants.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

The School District has best interests in mind for their students, with the core objective to foster safe learning environments.

Project Address or Tax Parcel ID: 220 Yankee Rd, Monroe, OH 45050	
Certification and Signatures	
Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.	
Print Name: Thad Rhoden	
Signature:	
Date: 5.22.2026	
Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.	
Print Name: J. Robert Buskirk	
Signature:	
Date: 5/22/2026	
Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.	

Submittal Requirement Checklist **All drawings shall be prepared by a professional engineer or surveyor, licensed in Ohio**	
Digital Submittal Requirements	
☑	All document applications shall be submitted in a compatible electronic format to planning@monroeohio.gov.
General Information	
☑	Variance Application Form
☐	Application fee
☑	Plans and maps established at a reasonable scale, as determined by the Development Department, to review the variance request.
☑	Any additional information determined to be necessary by the Development Department.
Variance Site Plan	
☑	Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
☑	All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
☑	A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
☑	Boundaries and dimensions of all existing and proposed buildings and structures
☑	All existing and proposed streets, rights-of-way, and related names
☑	Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)



PLANTING PLAN

SCALE: 1" = 40'-0"

GENERAL LANDSCAPE NOTES

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MASTER PLANTING KEYNOTE LEGEND

1. SHOVEL CUT BED EDGE
2. 4" DEPTH AGED HARDWOOD BARK MULCH, REFER TO PROJECT MANUAL

LEGEND

PROPOSED MEDIUM TREE

PROPOSED SHRUB

AC / 3 — PLANT KEY, REFER TO PLANT LIST; QUANTITY

PLANT LIST

DECIDUOUS TREES: TO BE FURNISHED BALLED AND BURLAPPED (B & B)

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
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AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B
CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2.5" CAL.	B&B
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GT	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL.	B&B
NS	NYSSA SYLVATICA 'TUPELO'	TUPELO BLACK GUM	2.5" CAL.	B&B
LP	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE		

EVERGREEN TREES: TO BE FURNISHED BALLED AND BURLAPPED (B&B)

PA	PICEA ABIES	NORWAY SPRUCE	6'-7' HEIGHT	B&B

SHRUBS: TO BE FURNISHED BALLED AND BURLAPPED OR CONTAINERS

BGG	BUXUS "GREEN GEM"	GREEN GEM BOXWOOD	5 GAL.	CONT.
IVJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	5 GAL.	CONT.
IVR	ILEX VERTICILLATA 'NANA' RED SPRITE	RED SPRITE WINTERBERRY	5 GAL.	CONT.

GRASSES: TO BE FURNISHED BALLED AND BURLAPPED OR CONTAINERS

PAH	PENNISETUM ALOPECUROIDES 'HUSH PUPPY'	HUSH PUPPY FOUNTAIN GRASS	3 GAL.	CONT.

MIXED PERENNIALS, EACH ± 20% OF TOTAL PLANT BED SF:

GJB	GERANIUM 'JOHNSON'S BLUE'	JOHNON'S BLUE GERANIUM	1 GAL.	CONT.
NA	NARCISSUS	DAFFODIL	BULB.	
PD	PHLOX DIVARICATA	WILD SWEET WILLIAM PHLOX	1 GAL.	CONT.
RU	RUDBECKIA 'AMERICAN GOLD RUSH'	A. GOLD RUSH BLACK EYED SUSAN	1 GAL.	CONT.
SO	SYMPHYOTRICHUM OBLONGIFOLIUM 'OCTOBER SKIES'	OCTOBER SKIES ASTER	1 GAL.	CONT.

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CONSULTANT

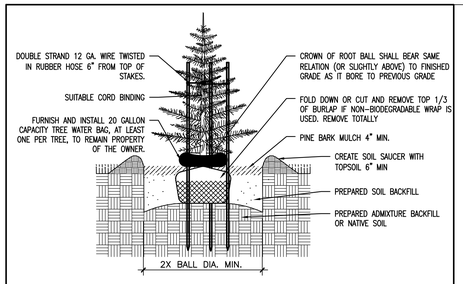
CONSTRUCTION DOCUMENTS

DRAWN BY: KNB
PROJECT NUMBER: 222101.02
PROJECT ISSUE DATE: 05/14/2026

REV. NO.△	DESCRIPTION	DATE

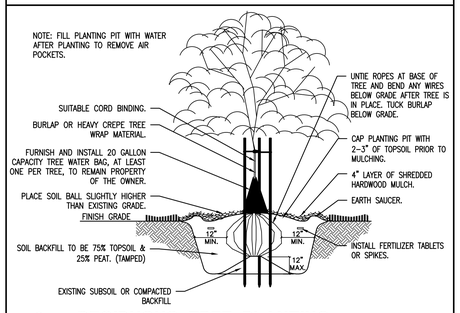
PLANTING PLAN

LP101



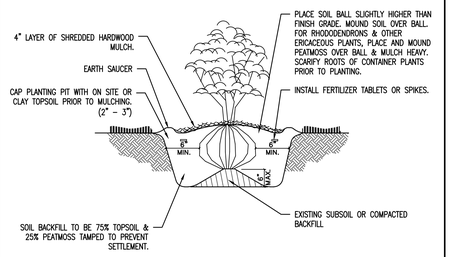
1 CONIFEROUS EVERGREEN TREE PLANTING

NOT TO SCALE



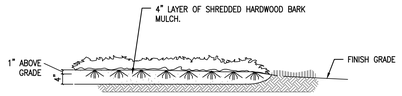
2 DECIDUOUS TREE PLANTING

NOT TO SCALE



3 SHRUB PLANTING

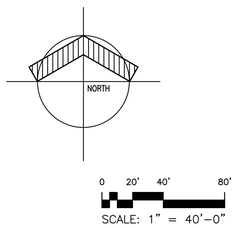
NOT TO SCALE



GROUND COVER PLANTING SOIL TO BE 2 PARTS TOPSOIL AND 1 PART PEATMOSS OR COMPOST FROM AN OHIO EPA APPROVED FACILITY, TOTAL UNCOMPACTED DEPTH 12". INCLUDE FERTILIZER AT SOIL ANALYSIS RECOMMENDED RATES.

4 GROUND COVER OR PERENNIAL BED

NOT TO SCALE



PLANTING PLAN

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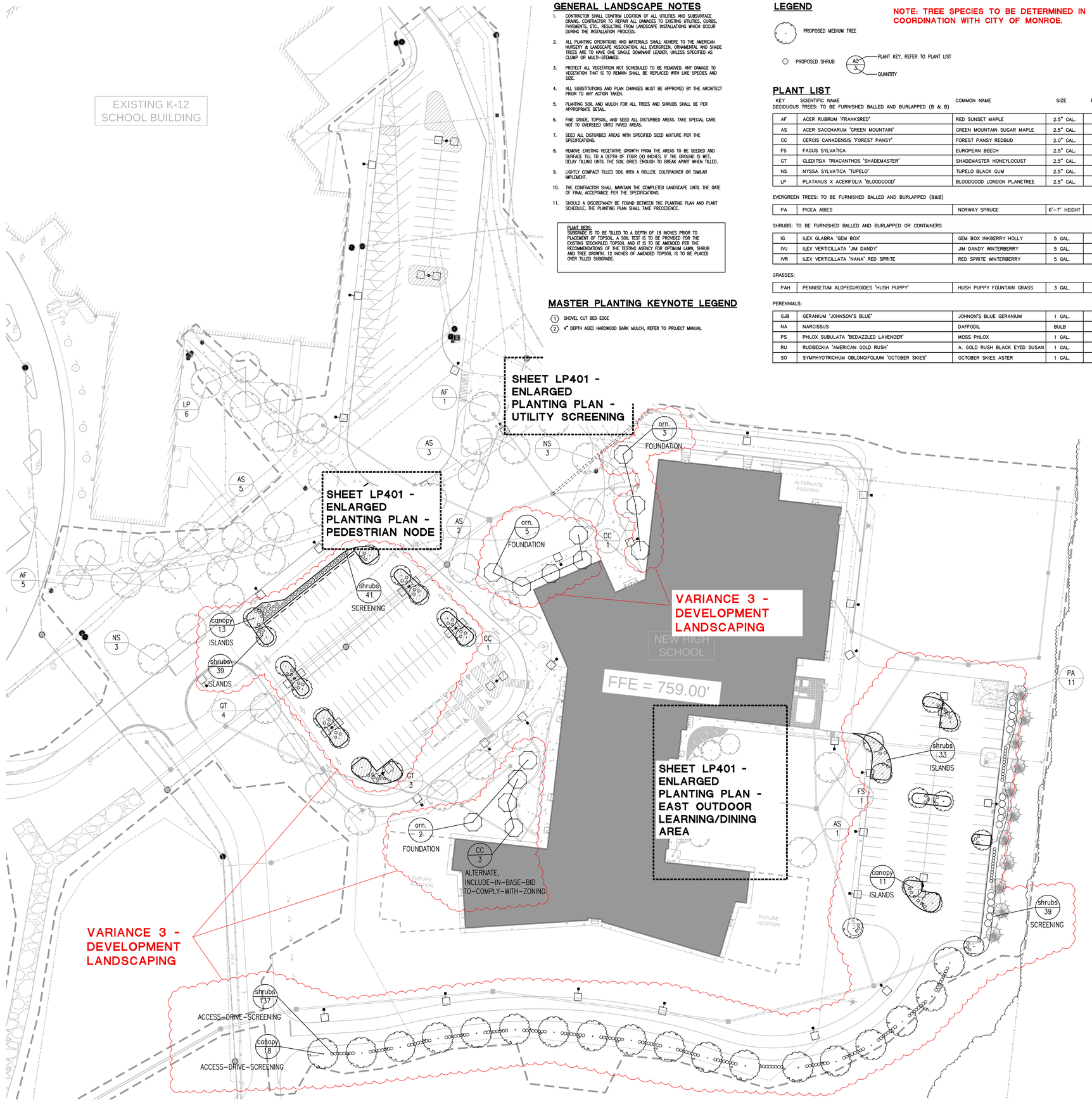

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LEGEND

PROPOSED MEDIUM TREE

PROPOSED SHRUB

AS 5 — PLANT KEY, REFER TO PLANT LIST; QUANTITY

NOTE: TREE SPECIES TO BE DETERMINED IN COORDINATION WITH CITY OF MONROE.

PLANT LIST

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NS	NYSSA SYLVATICA 'TUPELO'	TUPELO BLACK GUM	2.5" CAL.	B&B
LP	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2.5" CAL.	B&B

EVERGREEN TREES: TO BE FURNISHED BALLED AND BURLAPPED (B&B)

PA	PICEA ABIES	NORWAY SPRUCE	6'-7' HEIGHT	B&B

SHRUBS: TO BE FURNISHED BALLED AND BURLAPPED OR CONTAINERS

IG	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	5 GAL.	CONT.
IVJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	5 GAL.	CONT.
IVR	ILEX VERTICILLATA 'NANA' RED SPRITE	RED SPRITE WINTERBERRY	5 GAL.	CONT.

GRASSES:

PAH	PENNISETUM ALOPECUROIDES 'HUSH PUPPY'	HUSH PUPPY FOUNTAIN GRASS	3 GAL.	CONT.

PERENNIALS:

GJB	GERANIUM 'JOHNSON'S BLUE'	JOHNON'S BLUE GERANIUM	1 GAL.	CONT.
NA	NARCISSUS	DAFFODIL	BULB	
PS	PHLOX SUBULATA 'BEDAZZLED LAVENDER'	MOSS PHLOX	1 GAL.	CONT.
RU	RUDBECKIA 'AMERICAN GOLD RUSH'	A. GOLD RUSH BLACK EYED SUSAN	1 GAL.	CONT.
SO	SYMPHYOTRICHUM OBLONGIFOLIUM 'OCTOBER SKIES'	OCTOBER SKIES ASTER	1 GAL.	CONT.

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CONSULTANT

CONSTRUCTION DOCUMENTS

DRAWN BY: KNB

PROJECT NUMBER: 222101.02

PROJECT ISSUE DATE: 05/14/2026

REV. NO.△	DESCRIPTION	DATE
1	ADDENDUM NO. 3	06/09/2026

PLANTING PLAN

LP101

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PROPOSED MEDIUM TREE

PROPOSED SHRUB

AS — PLANT KEY, REFER TO PLANT LIST
3 — QUANTITY

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PA	PICEA ABIES	NORWAY SPRUCE	6'-7' HEIGHT	B&B	
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BGG	BUXUS "GREEN GEM"	GREEN GEM BOXWOOD	5 GAL.	CONT.	(HEDGE)
IVJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	5 GAL.	CONT.	
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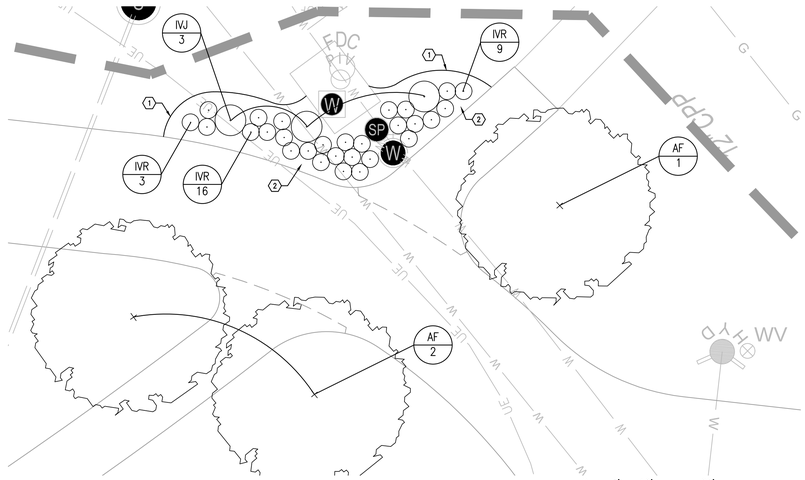
ENLARGED PLANTING PLAN - EAST OUTDOOR LEARNING/DINING AREA
ALTERNATE ONLY
SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

ENLARGED PLANTING PLAN - PEDESTRIAN NODE
SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"



UTILITY SCREENING
SCALE: 1" = 10'-0"

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NORTH

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ENLARGED PLANTING PLAN

LP401

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MASTER PLANTING KEYNOTE LEGEND

1. SHOVEL CUT BED EDGE
2. 4" DEPTH AGED HARDWOOD BARK MULCH, REFER TO PROJECT MANUAL

LEGEND

PROPOSED MEDIUM TREE

PROPOSED SHRUB

AG — PLANT KEY, REFER TO PLANT LIST
5 — QUANTITY

NOTE: TREE SPECIES TO BE DETERMINED IN COORDINATION WITH CITY OF MONROE.

PLANT LIST

DECIDUOUS TREES: TO BE FURNISHED BALLED AND BURLAPPED (B & B)

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT
AF	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2.5" CAL.	B&B
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B
CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2.0" CAL.	B&B
FS	FAGUS SYLVATICA	EUROPEAN BEECH	2.5" CAL.	B&B
GT	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL.	B&B
NS	NYSSA SYLVATICA 'TUPELO'	TUPELO BLACK GUM	2.5" CAL.	B&B
LP	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2.5" CAL.	B&B

EVERGREEN TREES: TO BE FURNISHED BALLED AND BURLAPPED (B&B)

PA	PICEA ABIES	NORWAY SPRUCE	6'-7' HEIGHT	B&B

SHRUBS: TO BE FURNISHED BALLED AND BURLAPPED OR CONTAINERS

IG	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	5 GAL.	CONT.
IVJ	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	5 GAL.	CONT.
IVR	ILEX VERTICILLATA 'NANA' RED SPRITE	RED SPRITE WINTERBERRY	5 GAL.	CONT.

GRASSES:

PAH	PENNISETUM ALOPECUROIDES 'HUSH PUPPY'	HUSH PUPPY FOUNTAIN GRASS	3 GAL.	CONT.

PERENNIALS:

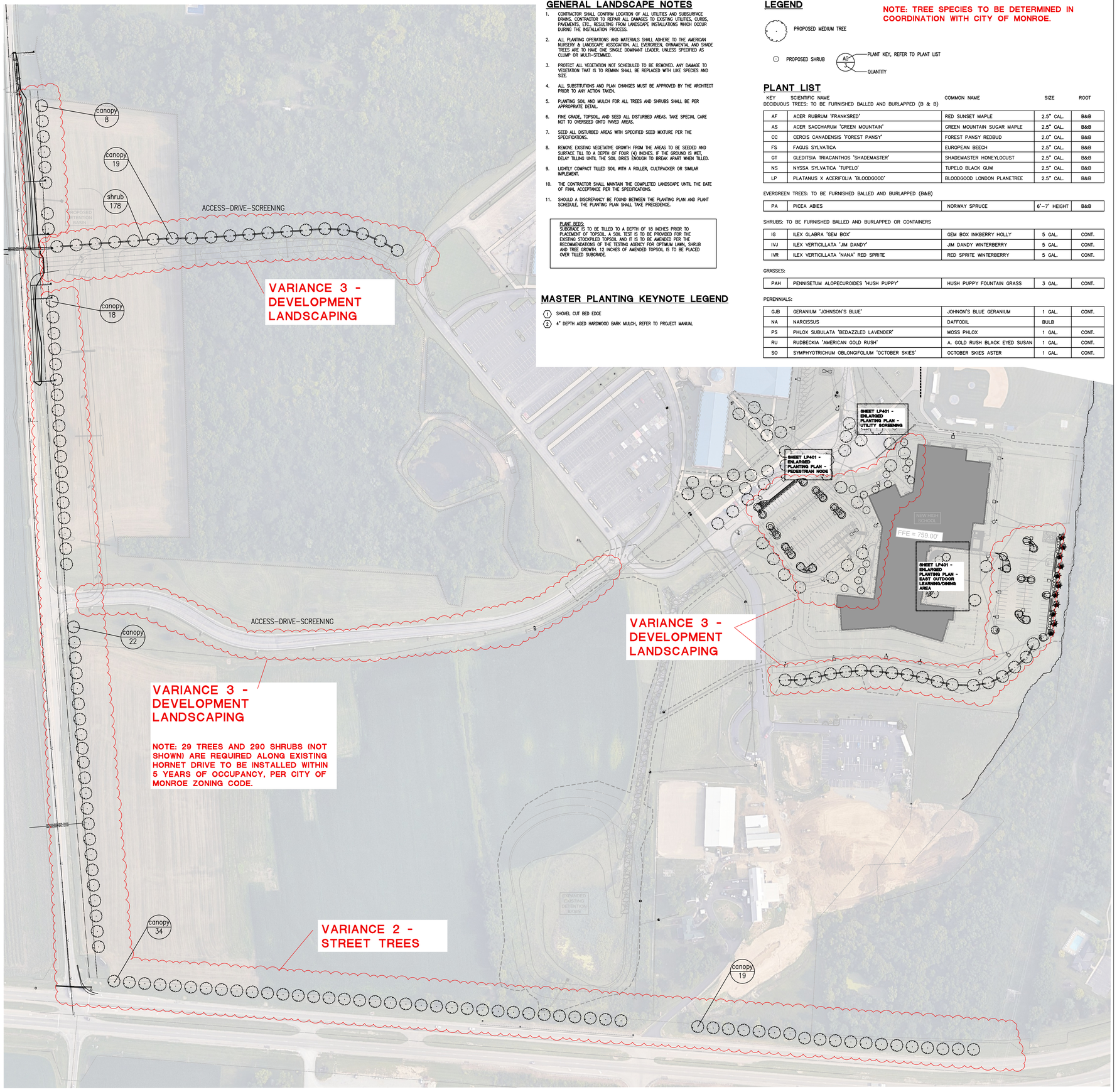
GJB	GERANIUM 'JOHNSON'S BLUE'	JOHNON'S BLUE GERANIUM	1 GAL.	CONT.
NA	NARCISSUS	DAFFODIL	BULB	
PS	PHLOX SUBULATA 'BEDAZZLED LAVENDER'	MOSS PHLOX	1 GAL.	CONT.
RU	RUDBECKIA 'AMERICAN GOLD RUSH'	A. GOLD RUSH BLACK EYED SUSAN	1 GAL.	CONT.
SO	SYMPHYOTRICHUM OBLONGIFOLIUM 'OCTOBER SKIES'	OCTOBER SKIES ASTER	1 GAL.	CONT.

PLANT COUNT TOTAL:

CANOPY TREES
ORIGINALLY PROVIDED: 55
ADDED TREES TO COMPLY WITH ZONING: 191
- (101 STREET TREES, 90 TREES FOR LANDSCAPING)
TOTAL PROVIDED: 246

ORNAMENTAL TREES
ORIGINALLY PROVIDED: 2 (BASE BID)
ADDED TREES TO COMPLY WITH ZONING: 13
TOTAL PROVIDED: 15

SHRUBS
ORIGINALLY PROVIDED: 70
ADDED SHRUBS TO COMPLY WITH ZONING: 757
TOTAL PROVIDED: 827



NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

OVERALL PLANTING PLAN

SCALE: 1" = 40'-0"

NEW HIGH SCHOOL

220 YANKEE
MONROE, OH
45050

MONROE LOCAL SCHOOLS

ARCHITECT

FANNING HOWEY

614.764.4661 WWW.FHAI.COM

CONSULTANT

CONSTRUCTION DOCUMENTS

DRAWN BY: KNB

PROJECT NUMBER: 222101.02

PROJECT ISSUE DATE: 05/14/2026

REV. NO.△	DESCRIPTION	DATE
1	ADDENDUM NO. 3	06/09/2026

OVERALL PLANTING PLAN

LP100

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM LOCATION OF ALL UTILITIES AND SUBSURFACE DRAINS. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC., RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE INSTALLATION PROCESS.
2. ALL PLANTING OPERATIONS AND MATERIALS SHALL ADHERE TO THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION. ALL EVERGREEN, ORNAMENTAL AND SHADE TREES ARE TO HAVE ONE SINGLE DOMINANT LEADER, UNLESS SPECIFIED AS CLUMP OR MULTI-STEMMED.
3. PROTECT ALL VEGETATION NOT SCHEDULED TO BE REMOVED. ANY DAMAGE TO VEGETATION THAT IS TO REMAIN SHALL BE REPLACED WITH LIKE SPECIES AND SIZE.
4. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY THE ARCHITECT PRIOR TO ANY ACTION TAKEN.
5. PLANTING SOIL AND MULCH FOR ALL TREES AND SHRUBS SHALL BE PER APPROPRIATE DETAIL.
6. FINE GRADE, TOPSOIL, AND SEED ALL DISTURBED AREAS. TAKE SPECIAL CARE NOT TO OVERSEED ONTO PAVED AREAS.
7. SEED ALL DISTURBED AREAS WITH SPECIFIED SEED MIXTURE PER THE SPECIFICATIONS.
8. REMOVE EXISTING VEGETATIVE GROWTH FROM THE AREAS TO BE SEEDED AND SURFACE TILL TO A DEPTH OF FOUR (4) INCHES. IF THE GROUND IS WET, DELAY TILLING UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.
9. LIGHTLY COMPACT TILLED SOIL WITH A ROLLER, CULTIPACKER OR SIMILAR IMPLEMENT.
10. THE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE UNTIL THE DATE OF FINAL ACCEPTANCE PER THE SPECIFICATIONS.
11. SHOULD A DISCREPANCY BE FOUND BETWEEN THE PLANTING PLAN AND PLANT SCHEDULE, THE PLANTING PLAN SHALL TAKE PRECEDENCE.

PLANT BEDS:
SUBGRADE IS TO BE TILLED TO A DEPTH OF 18 INCHES PRIOR TO PLACEMENT OF TOPSOIL. A SOIL TEST IS TO BE PROVIDED FOR THE EXISTING STOCKPILED TOPSOIL AND IT IS TO BE AMENDED PER THE RECOMMENDATIONS OF THE TESTING AGENCY FOR OPTIMUM LAWN, SHRUB AND TREE GROWTH. 12 INCHES OF AMENDED TOPSOIL IS TO BE PLACED OVER TILLED SUBGRADE.

MASTER PLANTING KEYNOTE LEGEND

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2. 4" DEPTH AGED HARDWOOD BARK MULCH, REFER TO PROJECT MANUAL

LEGEND

PROPOSED MEDIUM TREE

PROPOSED SHRUB

AC — PLANT KEY, REFER TO PLANT LIST
5 — QUANTITY

PLANT LIST

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PERENNIALS:

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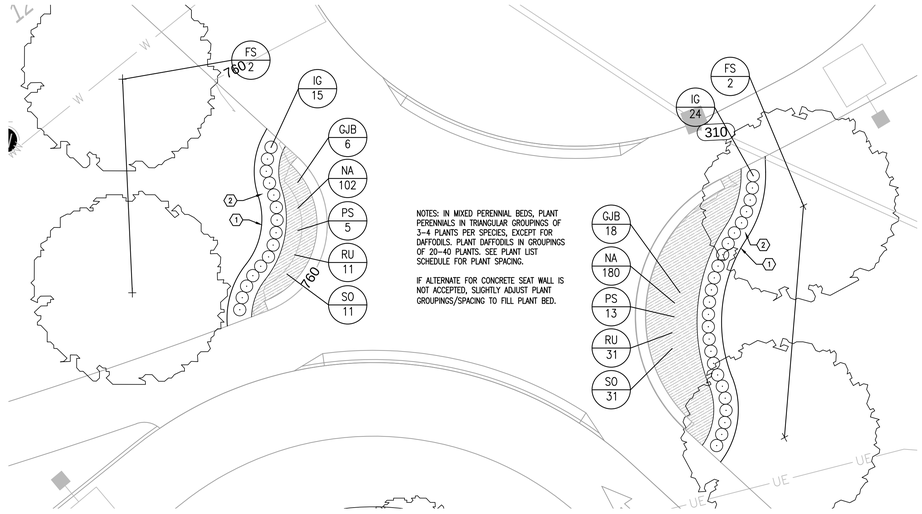
NA	NARCISSUS	DAFFODIL	BULB		6" SPACING O.C.
PS	PHLOX SUBULATA 'BEDAZZLED LAVENDER'	MOSS PHLOX	1 GAL.	CONT.	30" SPACING O.C.
RU	RUDBECKIA 'AMERICAN GOLD RUSH'	A. GOLD RUSH BLACK EYED SUSAN	1 GAL.	CONT.	18" SPACING O.C.
SO	SYMPHYOTRICHUM OBLONGIFOLIUM 'OCTOBER SKIES'	OCTOBER SKIES ASTER	1 GAL.	CONT.	18" SPACING O.C.

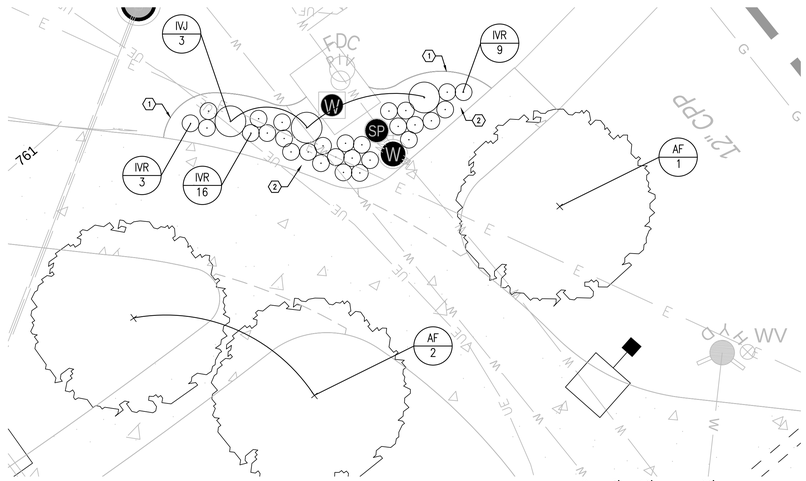
ENLARGED PLANTING PLAN - EAST OUTDOOR LEARNING/DINING AREA
SCALE: 1" = 10'-0"
ALTERNATE ONLY

0 5' 10' 20'
SCALE: 1" = 10'-0"



ENLARGED PLANTING PLAN - PEDESTRIAN NODE
SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"



UTILITY SCREENING
SCALE: 1" = 10'-0"

0 5' 10' 20'
SCALE: 1" = 10'-0"

NORTH

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NEW HIGH SCHOOL

220 YANKEE
MONROE, OH
45050

MONROE LOCAL SCHOOLS

ARCHITECT
FANNING HOWEY
614.764.4661 WWW.FHAI.COM

CONSULTANT

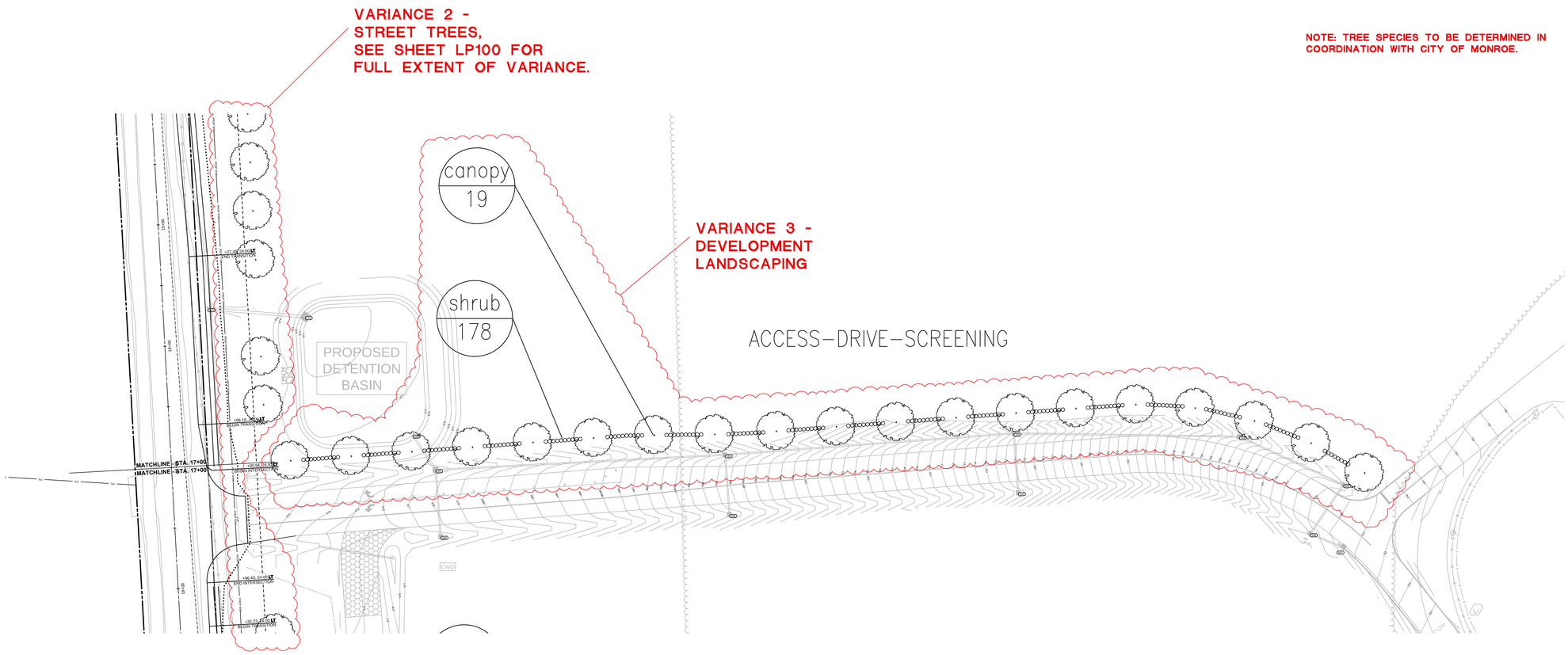
CONSTRUCTION DOCUMENTS

DRAWN BY: AC
PROJECT NUMBER: 222101.02
PROJECT ISSUE DATE: 05/14/2026

REV. NO.△	DESCRIPTION	DATE
1	ADDENDUM NO. 3	06/09/2026

ENLARGED PLANTING PLAN

LP401



NOTE: TREE SPECIES TO BE DETERMINED IN COORDINATION WITH CITY OF MONROE.

ENLARGED PLANTING PLAN - NEW ACCESS DRIVE

SCALE: 1" = 40'-0"

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NORTH

ENLARGED PLANTING PLAN - NEW ACCESS DRIVE

LP402

ZONING DESIGNATION: RR – RURAL RESIDENTIAL

SITE SIZE: 186.57 ACRES

SETBACKS:

PRIMARY BUILDING
FRONT YARD – 40'
SIDE YARD – 25'
REAR YARD – 40'

PARKING REQUIREMENTS: 1 SPACE PER EMPLOYEE + 1 SPACE PER 5 STUDENTS
TOTAL STAFF 74 (74 SPACES REQUIRED)
TOTAL STUDENTS 850 (170 SPACES REQUIRED)

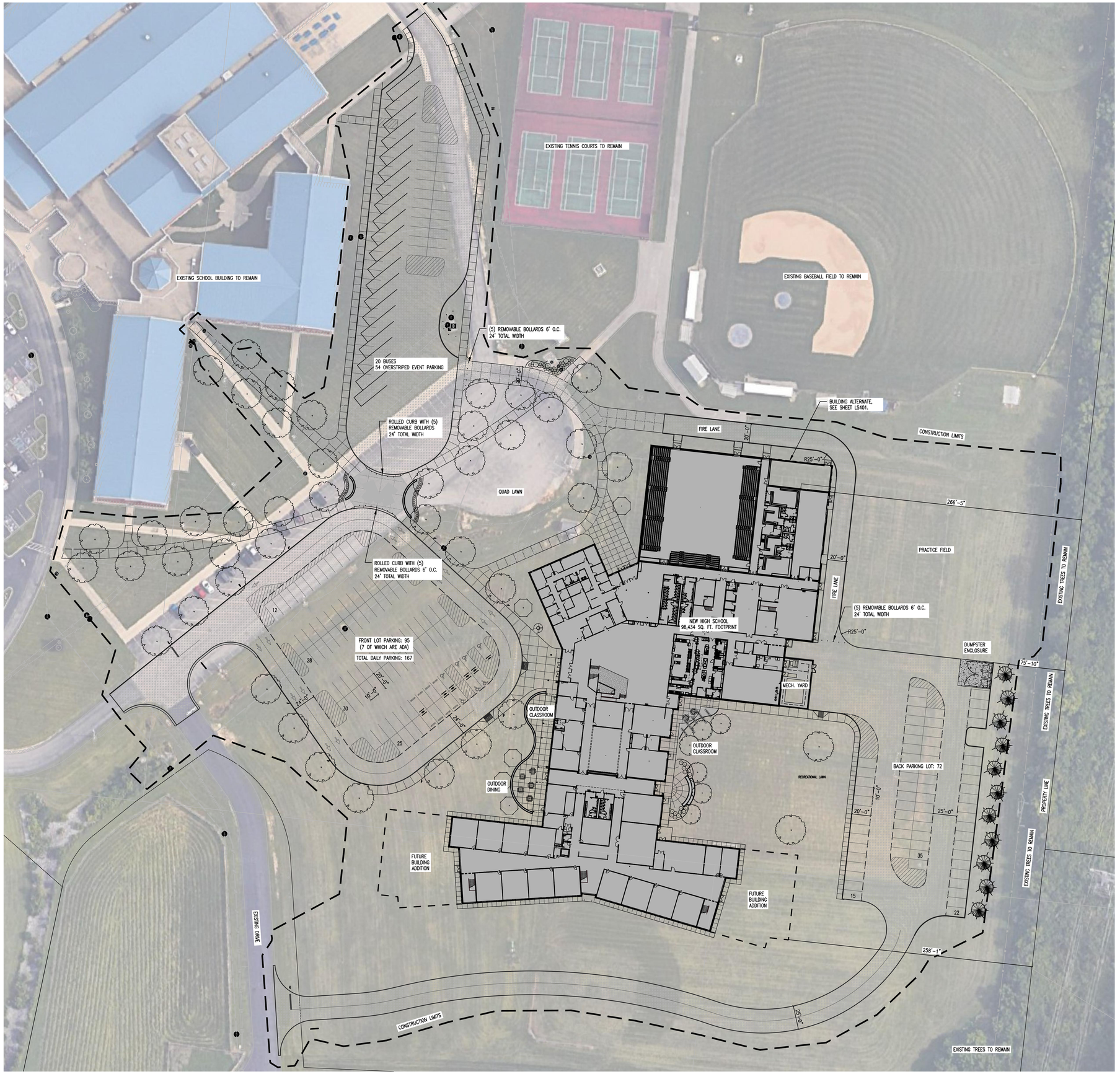
TOTAL NUMBER OF SPACES REQUIRED: 244
TOTAL NUMBER OF SPACES PROVIDED (NEW): 167
TOTAL NUMBER OF EXISTING STUDENT PARKING SPACES: 170
TOTAL NUMBER OF PARKING SPACES FOR NEW HIGH SCHOOL: 337

LIST OF VARIANCES (3 TOTAL)

1) Sidewalks
a. Section 1205.06 Sidewalks and Trails (under Chapter 1205 Subdivision Standards)
b. 5' wide sidewalk required along full length of Yankee Rd and State Route 63 and connect to the building entries

2) Street Trees
a. Article 04.05, Section 1204.19 General Provisions (sub-section E)
b. Street trees shall be required on all public and private frontages, except interstate frontage and alleys, for all subdivisions, new sites or development, and expansions of sites or developments.
c. Planted 40' on center in the tree lawn. Where trees cannot be planted due to existing conditions, utilities, sight triangles, etc., may be considered to be planted in alternative locations on-site.

3) Development Landscaping
a. Section 1204.20, requirements as stated in Table 1204.20-1
3.1) Curbed landscaped parking islands
a. Locations: end cap islands (at end of all parking rows), corner islands (at all parking lot corners), interior islands (minimum of (1) 9' wide island per 15 parking spaces), and medians (at least 6' wide, required between double parking rows)
b. For all locations, typical requirements include a groundcover with either 1 canopy tree and 3 shrubs for a single row of parking or groundcover with 2 canopy trees and 6 shrubs for a double row of parking. For medians, a groundcover and ornamental grasses, shrubs, or planters are required.
3.2) Access drive screening and parking lot perimeter landscaping
a. All non-parking space vehicular use areas (i.e. access drives to and within the site, drive-through lanes, etc.) shall be screened with one canopy tree for every 50 linear feet and three shrubs for every 15 linear feet.
b. The perimeter of all parking lot areas shall be screened with 1 canopy tree for every 5 parking spaces and with one technique listed in Table 1204.20-3, Parking Area Screening Techniques (options: minimum 3' opaque wall with vegetation, vegetation only with minimum of 3' height, or berm only)
3.3) Foundation Plantings
a) 2 ornamental trees or 10 shrubs for every 50 linear feet facing the front and side setbacks, 1 ornamental tree or 5 shrubs for every 50 linear feet facing the rear setback(s)



NORTH

0 20' 40' 80'

SCALE: 1" = 40'–0"

ZONING PLAN

SCALE: 1" = 40'–0"

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NEW HIGH SCHOOL

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ZONING PLAN

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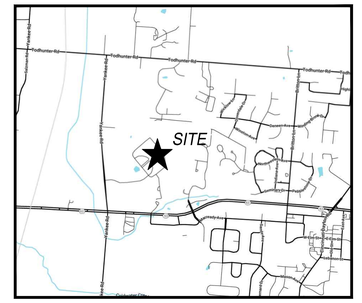


VICINITY MAP
N.T.S

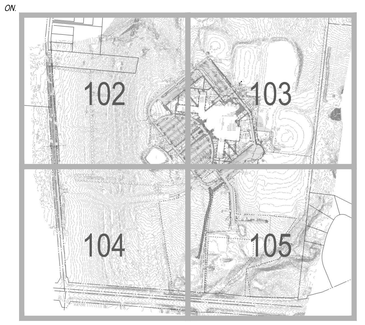
LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- CLEANOUT
- MANHOLE
- CATCH BASIN
- INLET
- YARD DRAIN
- DOWNSPOUT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET
- PULL BOX
- LIGHT POLE
- UTILITY POLE
- TRANSFORMER
- GROUND LIGHT
- ELECTRIC MANHOLE
- PHONE BOX
- TELEPHONE MANHOLE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER SPIGOT
- WATER METER
- IRRIGATION CONTROL VALVE
- FLAG POLE
- BASKETBALL GOAL
- GUARD POST
- FENCE POST
- SINGLE POST SIGN
- HANDICAP

- FENCE LINE
- TREE LINE
- BUSH LINE
- GUARDRAIL
- WATER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITIES
- STORM SEWER
- SANITARY SEWER
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPE
- RIP RAP

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "LEBA".
2. PROJECT COORDINATES ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.000089403904 APPLIED AT A BASE POINT OF N:433,444.00 E:1,437,157.00. GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT.
3. ALL ELEVATIONS ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AS ESTABLISHED FROM A GPS SURVEY ORIGINATING ON ODOT CORS STATION "LEBA" USING GEOID CONUS 18 WITH REFERENCE TO THE FOLLOWING CONTROL MONUMENT: BUTLER COUNTY 99FC67.
4. SITE BENCHMARK AS SHOWN HEREON.
5. TOPOGRAPHIC INFORMATION IS BASED ON CONVENTIONAL SURVEYING METHODS AND LIDAR EQUIPMENT (LIGHT DETECTION AND RANGING) UTILIZING DJI MATRICE 300 RTK & PHOENIX RECON XT.
6. DEPTHS LISTED FOR ANY UTILITY LINES HEREON ARE APPROXIMATIONS ONLY AND MAY NOT REPRESENT ACTUAL DEPTHS OF LINES. DEPTHS WERE PROVIDED BY A PRIVATE UTILITY LOCATING COMPANY UTILIZING SUBSURFACE UTILITY ENGINEERING QUALITY LEVEL C. THERE ARE MANY FACTORS THAT CAN COMPLICATE THE ACQUISITION OF THESE DEPTHS INCLUDING BUT NOT LIMITED TO SOIL TYPES, SOIL COMPACTION, EQUIPMENT USED TO PROVIDE DEPTHS, AND TYPE OF PIPE AND/OR UTILITY IN THE GROUND. FOR A MORE ACCURATE DEPTH OF ANY UTILITY LINES, IT MAY BE NECESSARY TO INCORPORATE SUBSURFACE UTILITY ENGINEERING QUALITY LEVEL A (EXPOSURE OF UTILITY LINES) VIA VACUUM EXCAVATION OR OTHER CONSTRUCTION MEANS. THE KLEINGERS GROUP MAKES NO GUARANTEES OF THESE DEPTHS LISTED HERE ON.



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NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

OHIO811.org Before You Dig

NEW HIGH SCHOOL

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CONSULTANT

THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CONSTRUCTION DOCUMENTS

STATE OF OHIO
CRAIG A. HONKOMP
58008
REGISTERED
PROFESSIONAL ENGINEER
5/7/2026

DRAWN BY:

PROJECT NUMBER: 222101.02

PROJECT ISSUE DATE: 05.14.2026

REV NO △	DESCRIPTION	DATE

OVERALL SURVEY BASEMAP

V-101

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N87°54'01"E 694.47'
N85°01'27"W 410.42'
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LOT 557
COMBS-KELLER-GEISLER
MARK A KELLER
O.R. 6397 PG. 246
S84°56'27"E 919.17'
S84°56'27"E 919.17'
N11°16'01"E 169.16'
YANKEE ROAD (60' PAV)
EX. YANKEE ROAD
EX. FAIRFIELD
EX. FAIRFIELD
EX. FAIRFIEL

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INV = 746.40 (-)
EX. BLDG#2
EX. 1 STORY BRICK BLDG
INLET
GRATE = 754.05
INV (SE) = 745.80
INV (NW) = 748.65
CB
TOP = 751.68
INV (SW) = 751.22
INV (NE) = 753.65
INV (NW) = 751.40
INLET
GRATE = 758.22
INV = 754.72
INLET
GRATE = 755.17
INV (SE) = 752.57
INV (SW) = 751.47
INV (NW) = 749.87
INLET
GRATE = 755.85
INV = 751.85
PLAYGROUND AREA
INLET
GRATE = 755.78
INV (SW) = 752.78
INV (SE) = 752.13
INV (NE) = 754.78
CB
TOP = 759.02
INV (SE) = 754.77
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INV (NE) = 754.37
CB
TOP = 760.73
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TOP = 760.73
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INV (NW) = 754.04
INV (NE) = 754.04
CB
TOP = 760.89
INV (SE) = 753.89
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CB
TOP = 760.73
INV = 753.42
CB
TOP = 760.73
INV (SE) = 753.73
INV (W) = 753.53
INV (N) = 753.12
CB
TOP = 760.73
INV (SE) = 753.53
INV (W) = 753.53
INV (N) = 753.12
CB
TOP = 760.73
INV (SE) = 753.73

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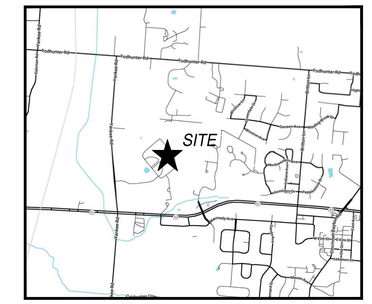

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- STORM SEWER
- SANITARY SEWER

- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPE
- RIP RAP

NOTES:

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0 30 60 120

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ARCHITECT

FANNING HOWEY

614.764.4661 WWW.FHAI.COM

CONSULTANT

THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

CONSTRUCTION DOCUMENTS

STATE OF OHIO
CRAIG A. HONKOMP
58008
REGISTERED
PROFESSIONAL ENGINEER
Feb. 6, 2026

DRAWN BY:

PROJECT NUMBER: 222101.02

PROJECT ISSUE DATE: 05.14.2026

REV. NO	DESCRIPTION	DATE

SURVEY BASEMAP

V-104

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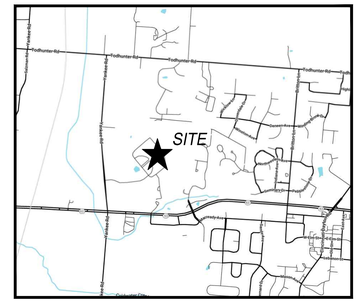
NEW HIGH SCHOOL

220 YANKEE ROAD
MONROE, OH
45050

MONROE LOCAL SCHOOLS



VICINITY MAP
N.T.S

LEGEND:

- BENCHMARK
- SANITARY MANHOLE
- CLEANOUT
- MANHOLE
- CATCH BASIN
- INLET
- YARD DRAIN
- DOWNSPOUT
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET
- PULL BOX
- LIGHT POLE
- UTILITY POLE
- TRANSFORMER
- GROUND LIGHT
- ELECTRIC MANHOLE
- PHONE BOX
- TELEPHONE MANHOLE
- GAS METER
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- WATER SPIGOT
- WATER METER
- IRRIGATION CONTROL VALVE
- FLAG POLE
- BASKETBALL GOAL
- GUARD POST
- FENCE POST
- SINGLE POST SIGN
- HANDICAP

- FENCE LINE
- TREE LINE
- BUSH LINE
- GUARDRAIL
- WATER LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITIES
- STORM SEWER
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- DECIDUOUS TREE
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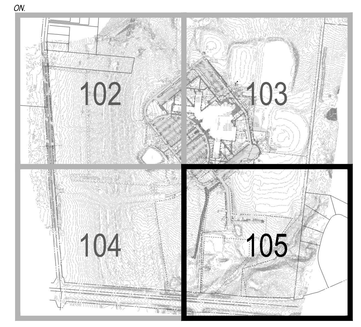

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513.779.7851

CONSTRUCTION DOCUMENTS

STATE OF OHIO
CRAIG A. HONKOMP
58008
REGISTERED
PROFESSIONAL ENGINEER
Feb. 27, 2026

DRAWN BY:

PROJECT NUMBER: 222101.02

PROJECT ISSUE DATE: 05.14.2026

REV. NO △	DESCRIPTION	DATE

SURVEY BASEMAP

V-105

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NORTH

0 100' 200' 400'

SCALE: 1" = 200'–0"

ADJACENT PROPERTY OWNERS

SCALE: 1" = 200'–0"

NEW HIGH SCHOOL

220 YANKEE
MONROE, OH
45050

MONROE LOCAL SCHOOLS

ARCHITECT

FANNING HOWEY

614.764.4661 WWW.FHAI.COM

CONSULTANT

CONSTRUCTION DOCUMENTS

NOT FOR CONSTRUCTION

DRAWN BY: KNB

PROJECT NUMBER: 222101.02

PROJECT ISSUE DATE: TBD

REV. NO.△	DESCRIPTION	DATE

ADJACENT PROPERTY OWNERS

FANNING HOWEY

5200 Upper Metro Pl
Suite 350
Dublin, OH 43017
614.764.4661
fhai.com

May 22, 2026

Jameson Cole, Planner
City of Monroe
233 South Main Street
Monroe, OH 45050

Re: New High School
Monroe Local School District
Monroe, OH
Project No. 222101.02
OFCC Project No. SFC-250516.01

Dear Mr. Cole:

Please accept this letter and attached documents as a response to the City of Monroe's Zoning Comments Letter (dated March 26, 2026, enclosed) for the Monroe High School Project.

Comments and Responses:

Sidewalk:

1. **The code requires sidewalks along all portions of a parcel that front a public or private street as well as a sidewalk connection to the use.**
   - **This requirement is for the full length of the property along Yankee Road and SR63.**
   - **Please review section 1205.06 Sidewalks and Trails of the zoning code for more details.**

   Response: The length and scope of sidewalk being required is not feasible for the Project and would create unsafe conditions as the School District does not support students walking on SR 63 or Yankee Road. There are no connections at the ends of the parcel for continuity to neighborhoods.

   A variance will be requested for item 1 (Variance 1).

2. **A connection will need to be completed between the school's paved surface and the paved trail behind Trails of Todhunter to complete the required emergency access, as well as to connect to school to the trail network of the subdivision and larger area.**

   Response: There is no formal agreement or zoning requirement to use the school's property to connect to the Trails of Todhunter. Previous correspondence instructs to disregard this note for the project.

   No variance required.

Site:

3. Temporary Access Road:

- **The center line on the road needs to be a double yellow.**

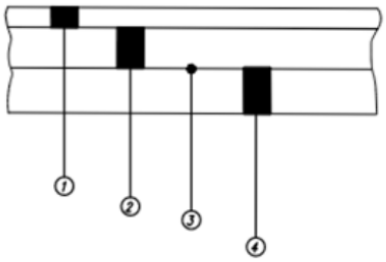
Response: Revised as noted.

4. Provide an emergency access road around the construction site and maintain it until the permanent drive is installed. This temporary access road can be installed and then used as the base for the permanent drive if the developer sees fit. (Please see an example of how the temporary road should be installed.)

NOTES:

1. EMERGENCY ACCESS DRIVE TO BE REMOVED WITHIN 30 DAYS OF INSTALLATION OF INTERMEDIATE COURSE THAT CONNECTS SUBDIVISION TO KYLES STATION ROAD.
2. REFER TO "ACCESS REMOVAL PLAN" ON SHEET 3 OF THIS DOCUMENT FOR REMOVAL PROCEDURE.
3. SUB-BASE TO BE PROOF ROLLED IN THE PRESENCE OF A CITY OF MONROE INSPECTOR.
4. #2 STONE SHALL NOT BE PLACED UNTIL THE CITY ACCEPTS THE PROOF ROLL.
5. ALL SIGNAGE TO REMAIN IN PLACE UNTIL THE REMOVAL OF THE ACCESS DRIVE.
6. ALL SIGNAGE SHALL BE MADE OF RETRO-REFLECTIVE FILM MEETING MUTCD STANDARDS.
7. CONTRACTOR TO STABILIZE (SEED AND STRAW) DISTURBED AREAS WITHIN 14 DAYS OF GRADING COMPLETION.

EMERGENCY ACCESS ROAD DETAIL



① Item 304, 4"
② #2 Stone, 4"
③ Item 712.09 Woven Geotextile Fabric, Type D
④ Compacted Subgrade

Response: Revised as noted.

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Parking:

5. **In the shared parking area between the two schools, it is unclear if it will be bus parking or regular parking. Based on the layout and the code requirements for parking islands, It does not seem that this layout is possible.**
   - **Please inform staff of what buses will be using this parking.**
   - **Could both bus parking and normal parking be used at the same time?**

   Response: Bus parking during the day. Over striped event parking for after school hours only. Parking islands here are not feasible due to the mobility of buses and flexible multi-use of the space.

Landscaping:

6. **All parking islands must be curbed and landscaped with the appropriate landscaping.**

   Response: This would create a safety issue with visual impediments for young drivers and student walkers from adjacent lots. It is also an operations and maintenance. This will greatly impede the districts snow plowing efforts which require quick removal of snow from parking areas to open for school.

7. **The parking in the rear of the building is missing 8 parking islands.**
   - **(6) of these islands are corner islands.**
   - **(2) of these islands are required islands due to the parking row being greater than (15) spaces in length.**

   Response: This would create a safety issue with visual impediments for young drivers and back of house deliveries. It is also an operations and maintenance. This will greatly impede the districts snow plowing efforts which require quick removal of snow from parking areas to open for school.

8. **The shared parking lot is missing at least (5) parking islands depending on the bus parking.**
   - **(2) corner, (2) end caps and (1) middle island.**

   Response: This is primarily a bus lot; adding curbed islands will impede bus circulation.

9. **All non-parking space vehicular use areas (i.e. access drives, drive-through lanes, etc.) shall be screened with one canopy tree for every (50) linear feet and three shrubs for every (15) linear feet.**
   - **This does not seem to be met with either access drives to the site or any access drives within the site.**

   Response: This presents a safety and security issue on campus providing unsupervised areas on campus not visible to staff. The OFCC, as a project partner, has raised concerns with this request and identified it as a safety issue.

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10. Please revise all landscaping in accordance with Article 04.05 Landscaping, Screening, and Buffering.
- **Staff are aware and waive any requirements regarding bufferyards in accordance with the Monroe Local School District PUD.**

Response: The comment is broadly presented. Screening is only being provided on the east side of the property separating the parking area from the adjacent neighborhood. The rest of the school site has ample natural existing screening in place.

A variance will be requested for items 6, 7, 8, 9 and 10 (Variance 3).

Street Trees:

11. Street trees shall be required on all public and private frontages, except interstate frontage and alleys, for all subdivisions, new sites or development, and expansions of sites or developments.
- **Please revise.**

Response: No new development is occurring along any frontage. Frontage is surrounded by agricultural fields. Street trees in conjunction with all previous landscaping requirements are not feasible due to cost and maintenance.

A variance will be requested for item 11 (Variance 2).

Architectural:

12. Base, Body, Cap Design Elements:
- **The base shall be no less than 8% of the average wall height.**
- **The body shall be no less than 60% of the average wall height.**
- **The cap shall be no less than 8% of the average wall height and not exceed the height of the base.**
  - **The building looks to be close to this requirement but does not meet it fully. Particularly with the cap and a distinguished base on certain elevations. Please show percentage of each element to ensure the required percentage is met for each.**

Response: The form-based guidelines appear suited for an urban setting. This is an institutional building sited in a large open field setting. Considerations have been made toward a campus context with a modern aesthetic fitting for a new high school.

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Screening:

13. **All mechanical equipment, including both ground-mounted and roof-mounted equipment, shall be screened from view from adjacent public and private rights-of-way (ROW).**
    - **Please show any rooftop mechanical equipment to ensure proper screening.**
    - **Please show any transformers or any ground-mounted mechanical equipment with the appropriate screening.**

    Response: The new utility transformer and generator will be ground-mounted within the service yard enclosure.

Photometric:

14. **With the photometric, we understand that the site is large but our code requires the plan to cover the entire site to ensure compliance throughout.**
    - **Please revise the plan to encompass the entire site.**

    Response: We will provide additional plans showing overall site lighting photometric calculations.

Engineering:

15. **Paul's comments regarding the ROW.**
    - **The city will require ROW be dedicated to match the county's throughfare Master Plan which calls out Yankee Road as a Major Collector with a width from center line of 50 feet.**
    - **Beyond the ROW dedication on Yankee Road, the city will require a 15-foot utility easement per the city's standard section.**
    - **The city requests a 20-foot water main easement at the back of the utility easement along Yankee Road.**

    Response: Noted.

Fire:

16. **The underground fire service line shall be designed with a redundant feed configuration to ensure reliable fire flow under all conditions, in accordance with applicable NFPA standards and the Ohio Fire Code. The looped underground fire line serving the existing building shall be interconnected with the proposed building's fire line to establish a dependable, campus-wide fire protection water system.**

    Response: Review needed with fire department to discuss comments.

17. **Keep proposed southwest hydrant.**

    Response: Review needed with fire department to discuss comments.

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18. Keep proposed northwest hydrant.

Response: Review needed with fire department to discuss comments.

19. Keep proposed southwest public hydrant.

Response: Review needed with fire department to discuss comments.

20. Provide additional hydrant at the northwest corner, south of the football field.

Response: Review needed with fire department to discuss comments.

21. Provide a secondary feed for the looped underground fire line near the new school access road. Include vault, FDC, and public hydrant per Monroe standards. Location and design shall be approved by the fire department and Monroe Water Works.

Response: Review needed with fire department to discuss comments.

22. Sheet C103: Multiple gates shown. Provide approved fire department access at all gates, including Knox locking devices.

Response: Revised as noted.

23. Sheet C103: Maintain drive access at all times during construction. Keep access clear of all materials and equipment. (See engineer detail.)

Response: Revised as noted.

24. Sheet C130: Construction driveway shall be constructed of approved material capable of supporting 75,000 pounds. (See engineer detail.)

Response: Revised as noted.

25. Fire hydrants shall be installed and operational prior to the commencement of vertical construction. Any hydrant taken out of service shall be reported immediately to the fire department.

Response: Noted.

26. Excavation spoil locations shall be clearly indicated on the plans and maintained a minimum of 50 feet from all structures.

Response: Revised as noted.

27. Provide sectional control valves on underground fire mains as approved by Authorities Having Jurisdiction (AHJ).

Response: Revised as noted.

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28. Consideration shall be given to the inclusion and placement of a storm shelter within the school layout.

Response: As an OFCC project, this is reviewed early in the project and it was determined to proceed without a storm shelter.

29. A Class I standpipe system shall be provided within the building.

Response: This is not provided on the project, as it is not required by code.

30. The access road to Trails of Todhunter shall be connected to the proposed emergency access road. This connection may be gated, subject to approval.

Response: Not applicable. See response to Item #2.

31. Fire lane striping shall be installed prior to project completion per City Code 1610.

Response: Revised as noted.

32. Emergency responder radio coverage. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. (The test is done by a third party.)

Response: The project will comply with Emergency Responder Radio Coverage requirements in accordance with applicable codes. A third-party radio frequency test will be performed upon completion. If required signal levels are not achieved, a BDA/DAS system will be provided to ensure full compliance.

33. Generators and fuel tanks must have:
- Vehicle impact protection.
- Security against unauthorized entry.

Response: The natural gas-powered generator will be ground mounted within the service yard enclosure, which will be locked. There is no fuel tank.

34. The fire pump room shall be accessible from the outside and the room rated.

Response: The Design Team was able to review current flow data and determined a fire pump is not required for the project. This has been reviewed with the fire department.

Please contact Fanning Howey Associates, Inc. at (614) 764-4661 or via email to Thad Rhoden (trhoden@fhai.com) with any questions or comments on this Project.

Sincerely,

FANNING HOWEY

Chad Wolniewicz, AIA, NCARB
Project Manager

tr/cmm

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XISTING K-12
HOOL BUILDING

LOT 6255
MONROE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION
O.R. 9692 PG. 779
186.570 ACRES

LOT 6255
MONROE LOCAL SCHOOL DISTRICT BOARD OF EDUCATION
O.R. 9692 PG. 779
186.570 ACRES

6" WATER (PER RECORD)

6" WATER (PER RECORD)

8" WATER (PER RECORD)

8" WATER (PER RECORD)

WV

WV

FDC

FDC

0 20 40 80

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DRAWN BY:

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PROJECT ISSUE DATE: 05.14.2026

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BUS TURN EXHIBIT

1 OF 1

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