



**Board of Zoning Appeals
August 5, 2026 - 6:00 PM
233 South Main Street, Monroe, Ohio**

Call to Order

- Roll Call

Approval of Minutes

Old Business

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

New Business

Adjournment

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

A. UPDATE:

As requested by the Board, Staff has consulted with legal counsel regarding the tabled case. Below are several options to proceed:

To approve the variance request:

- The Board will approve Case No. 2026-6.

This would waive the School's responsibility to install any pedestrian facility within the property or along its frontages on State Route 63 and Yankee Road.

To deny the variance request:

- The Board will deny Case No. 2026-6.

This would leave in place Planning Commission's initial directive to require the sidewalk and path be installed within 5 years of occupancy of the new high school and that the City and School District would seek grant funding opportunities for the improvements. Through Planning Commission, the original approval body, the School District may request an amendment to their original approval to ask for additional time to complete the sidewalk/trail portion of the project. This would provide the School District and the City the opportunity to work toward design and grant funding opportunities, and ultimately construction, within the original 5-year post occupancy period. In that period, if additional time is warranted, the School may make a request to Planning Commission.

To extend the 5-year extension granted by Planning Commission:

- The Board will deny Case No. 2026-6.
- The Board will make a separate motion to extend the 5-year post-occupancy extension to install the required sidewalk and trail/shared use path by X amount of time.

If the Board chooses this option, Staff would recommend an extension not to exceed one year. Additionally, counsel does not recommend to tie the timing of the installation of sidewalk and trail on the School property to other future projects.

B. Staff Recommendation:

- Staff's recommendation remains the same. Staff recommends denial of the requested variance. Staff recommends the Board allow the District to install the required improvements within the extended timeframe granted by Planning Commission.
- Staff still commits to pursue grant funding opportunities for the shared use path and believes it would be a strong application. Staff fully supports additional time if, during the course of grant applications, design, or construction, an extension becomes necessary so long as the School District, with support from the City, diligently pursues the project.

PREVIOUS STAFF REPORT BELOW FOR REFERENCE

C. 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.



BZA Hearing

08/05/2026

Tabled Item

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

The school district's stance on the sidewalks has not changed.

- Installing a sidewalk 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 and the sidewalks would begin and end at the edge of our site. My biggest concern is that it could actually encourage students or pedestrians to walk along State Route 63, only to reach the end of the sidewalk and find themselves next to a 55 mph highway with nowhere safe to go.
- The city placed a 5 year post completion requirement on the sidewalks. I have serious concerns about putting in sidewalks until there are connections on both ends of the property. I can not support putting in sidewalks which would encourage students to try and walk to and from school and the sidewalk ends into nothing on State Rt. 63. That would force students to dodge cars on a busy interstate with a 55 MPH speed limit. I would be more than happy to discuss with the city a partnership in putting in sidewalks once there is connectivity. I brought this up to them and they would not extend the timeframe.
 - We'd much rather see sidewalks installed as part of a coordinated effort once there is safe connectivity beyond our property. **We'd be happy to partner with the City when that day comes and put a 3-5 year compliance once there is connectability on both ends of the property.**
- I know the city is working on a walkability plan, but if they do not do something about the speed on 63, even if there is a connection, I have serious concerns about sidewalks along the state route.
- There are also practical challenges. The terrain along the north side of State Route 63 near Butler Tech is not conducive to sidewalk construction, which raises broader questions about how a continuous pedestrian route would ultimately be achieved.

Current Language from Planning Commission

The sidewalks and or paths shall be installed per 1205.06 Sidewalks and Trails along Yankee Rd and SR63 as well as connecting to the school campus within 5 years of occupancy.

- This shall be enforceable by emergency injunction after 5 years following building occupancy issuance has lapsed and if the applicant has not complied with the condition above.
- The condition can be waived if the school obtains a variance through the Board of Zoning Appeals that waives the requirement to construct the sidewalk and or path as laid out in the condition above.

Proposed Language for the issuance of the Permit

The sidewalks and or paths shall be installed per 1205.06 Sidewalks and Trails along Yankee Rd and SR63 as well as connecting to the school campus within ***3-5 years of sidewalk connectivity at both ends of the property. At this time the city and school district will work collaboratively on grant funding options to complete the project.***

- This shall be enforceable by emergency injunction after 3-5 years following connectivity at both ends of the property issuance has lapsed and if the applicant has not complied with the condition above.
- The condition can be waived if the school obtains a variance through the Board of Zoning Appeals that waives the requirement to construct the sidewalk and or path as laid out in the condition above.