

Monroe Planning Commission Minutes
March 20, 2018 – 6:00 pm
233 South Main Street, Monroe, Ohio

The Planning Commission of the City of Monroe met in regular session at 6:00 pm on March 20, 2018. The meeting was held at Monroe City Hall.

Call to Order

The meeting was called to order at 6:00 pm by Mr. Morris. Members present were Steve Wood, James Berry, and Robert Routson.

Also present were: Kevin Chesar, Director of Development; Kameryn Jones, Planner; Jordan Parker, Engineer; and Deana England, Deputy Clerk of Council.

Mr. Wood moved to approve the minutes from the October 10, 2017, December 5, 2017, and February 16, 2018 meetings; seconded by Mr. Berry. Voice vote. Motion carried.

Case No. 2018-1—Consideration of a preliminary plat for Trails of Todhunter subdivision.

Ms. Jones stated that Abercrombie and Associates, Inc. has submitted an application for preliminary plat. The total area of development is 63.55 acres and will contain 106 single-family lots at an average lot width of 65 feet. The residential density is 1.67 units per acre. This submittal is an update from the Homestead Estates conservation subdivision approved in August of 2014. Surrounding Zoning consists of to the North: R-1 Single-Family Residential (single-family homes), South: A-1 PUD (Monroe Local Schools), East: L-1 Light Industrial (Duke Energy), and West: A-1 Large Scale Agricultural (Amburgey property).

Ms. Jones stated that staff recommends approval of the preliminary plat but would like to have discussion with Planning Commission in regards to lot coverage regulations in relation to conservation subdivisions. Discussion of the 5% formal open space requirement in regards to the applicant's request to contribute funds to the City in lieu of installing trails or additional subdivision amenities. Discussion of the street tree waiver request by the applicant. As plans are finalized, the applicant will provide a landscape plan that shows details on the proposed mounding along Todhunter Road and preservation of existing natural areas as coordinated with and approved by Staff. The 5-foot sidewalk along Todhunter must be installed as required by Code, which may involve granting of an easement by the property owner.

Ms. Jones stated that the Fire Department reserves the right to comment during plans review, the Police Department has no comment at this time, and the Public Works Department would like to discuss with the Developer the final locations of the fire hydrants and future driveway locations at the end of the various cul-de-sacs. For example, they would like the fire hydrant located between lot 9 and 10 to be moved to between lots 6 and 7 so that they are not located near the end of the cul-de-sac, but on the sides. They were also wondering if with the building designs the driveways for lots 8 and 9 could be located near the outside of each of those lots. They would like this type of change made to each one of

the cul-de-sacs that do not have a greenspace area. Also to add a 20-foot wide greenspace to the end of the long cul-de-sac between lots 34 and 35.

Mr. Morris stated that he did not think it was necessary or safe to require the street sidewalk in this area of Todhunter Road.

Mr. Chesar stated that funds in lieu of installing a sidewalk along Todhunter could be in the form of a bond and could later be used when connectivity in that area would come to fruition, rather than expect homeowners to be responsible at a later date.

Mr. Morris voiced concern with the first three lots into the subdivision. Vehicles turning into the subdivision and into these drives may prove to be a potential hazard with traffic flow.

TJ Ackerman with Abercrombie and Associates suggests that they add more of an arc to the entrance before you reach the first three lots and the first turn off street in order for vehicles to have enough stopping distance when turning into the subdivision and avoid back up potential on Todhunter Road.

Mr. Morris asked if staff and the city engineer would look into changing the no parking from one side of the subdivision streets to both sides. The setbacks and driveway lengths should accommodate multiple vehicles without encroaching the sidewalks and see no need for allowing street parking.

Mr. Wood voiced concern that added traffic in this small area with the new Duke Administration building and now this subdivision that staff should look into adding turn in lanes to help with potential traffic issues.

Mr. Chesar stated that at the time the subdivision was first approved that the traffic study did not warrant turn in lanes, but that a new study would have to be conducted.

Mr. Berry moved to approve Case No. 2018-1 Consideration of a preliminary plat for Trails of Todhunter Subdivision with the following conditions: All staff comments are met, the entrance to the subdivision is altered to specifically move lots 1, 2, and 106 in order to alleviate traffic concerns, a 130% bond will be required in regards to the future sidewalk along Todhunter Road, applicant will work with staff for the appropriate allocation of street streets, a variance will be granted to allow up to 50% lot coverage.; seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Berry moved to adjourn at 7:09pm

Respectfully submitted by,

Deana England/Deputy Clerk of Council

