

Monroe Planning Commission Minutes
April 17, 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 April 17, 2018. The meeting was held at Monroe City Hall.

Call to Order

The meeting was called to order at 6:00 pm by Mr. Berry. Members present were Steve Wood, and Ron Tubbs.

Also present were: Kameryn Jones, Planner; and Deana England, Deputy Clerk of Council.

Mr. Wood moved to approve the minutes from the March 2, 2018; Seconded by Mr. Tubbs. Voice vote. Motion carried.

Mr. Berry opened the Public Hearing at 6:04pm.

Public Hearing for Case No. 2018-4-2—Consideration of a conditional use permit for Monroe Family Pet Hospital

Ms. Jones presented Planning Commission with supporting document exhibits concerning said case.

Ms. Jones stated that Dr. Jason Tarabrella, owner of Monroe Family Pet Hospital, has submitted a conditional use permit application for his facility located at 3301 Heritage Green Drive. This submittal is for approximately 1,628 square feet of dog daycare space to be located within the newly completed animal hospital, which occupies approximately 5,000 square feet of the building. The applicant has stated the dog daycare would service a maximum of 25 dogs at a time. The weight limit for these pets would be 25 pounds, limiting the facility to smaller breeds.

Ms. Jones stated that the surrounding zoning consists of to the North: A-1 PUD (Monroe Local Schools), R-4 PUD (Heritage Green), South: C-2 PUD (Heritage Plaza), East: C-2 PUD (Heritage Plaza), and to the West: C-2 PUD (Heritage Plaza)

Ms. Jones stated that the proposed use does not comply with the minimum lot area requirement or the minimum residential setback requirement. As previously described, the site is approximately 1.6 acres and is required to be 2 acres. The outdoor turf area, the structure or activity area associated with the proposed use closest to a residential property, is approximately 240-250 feet from the Heritage Green pool and clubhouse property line but would be required to be 500 feet from that property line. Staff would like to point out several unique circumstances that make the proposed dog daycare different from a typical kennel use. The kennel is not the principle use for this site. The dog daycare would be ancillary to the current principle use, a veterinarian office, and would occupy only 23% of the building.

The large dog runs and outdoor space typically associated with a kennel are not necessary for the operations of this proposed use. From conversations with the applicant, the size of the site has made infeasible a traditional overnight, multiple day stay type of facility. Instead, the site is better suited for a daytime-only facility with restrictions on animal weight.

Ms. Jones stated that the conditional use is consistent with the spirit of the comprehensive plan and will not substantially injure neighboring properties. As indicated by the applicant, the use will provide a service not readily available locally to the community. As the doggy daycare use will be entirely contained indoors, with the exception of the use of the existing outdoor turf area, the existing character of the area will not be changed or impacted negatively. The proposed use is conditionally permitted in the C-2 Commercial district. The use does not comply with two use-specific standards—the minimum lot area and minimum residential setback requirements. The proposed use will be adequately served by the listed public facilities and services. The existing access point off Ring Road is the furthest in distance from the Heritage Green/Macready intersection and four-stop intersection to the west. As previously mentioned, the proposed use does not comply with the minimum lot area and residential setback requirements. The use will not be hazardous to or negatively affect existing or future uses. As the use will be contained indoors and must comply with soundproofing measures, adjacent commercial uses will not be impacted. The use will not be detrimental to the economic welfare of the community. The applicant believes the use will fill a void in services to the community. In concept, the use itself could be perceived to potentially cause excessive noise or odor. However, as previously stated, the dog daycare is entirely contained within the building and would be required to incorporate soundproofing measures to protect from neighboring uses. Furthermore, the applicant has stated the outdoor turf area, which is already screened with brick and fencing and faces State Route 63, is only used as a bathroom facility and would only permit one animal at a time. The proposed use would not be detrimental to property values in the immediate vicinity. The proposed use does not impact or impede surrounding development as permitted in the C-2 district.

Ms. Jones stated that due to the ancillary nature of the use and minimal impact to adjacent properties, staff recommends approval of the conditional use.

Mr. Wood expressed concern as to how long the animals would be in the proposed outdoor area at a time and how the applicant plans to deal with any odor and/or clean up concerns associated with this use.

Jason Tarabrella stated that the area of concern will be turf atop of gravel rather than grass, all physical waste will be picked up and disposed of immediately, urine will drain through the sewer system through natural rain or hosing off of the turf area. Natural enzymes will also be applied frequently to the turf area to digest any remaining waste.

Mr. Berry asked what the hours of the daycare would be.

Jason Tarabrella stated that the hours are set up to be prior to daytime work hours and no later than 7pm to provide owners ample time to pick up after the work day is complete.

Mr. Berry asked what would the plan be is a dog owner called and stated that something happened and they were unable to pick up their dog.

Jason Tarabrella stated that emergencies do occur and the plan would be to care for the dog at the hospital until the owner can arrive.

Mr. Wood moved to close the Public Hearing at 6:26pm.

Mr. Tubbs moved to accept all documents as presented; Seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Berry moved to approve Case No. 2018-4-2 Consideration of a Conditional Use Permit for Monroe Family Pet Hospital provided all staff comments are met and if hours or expansion should change that staff be notified; Seconded by Mr. Tubbs. Voice vote. Motion carried.

Discussion Item:

Ms. Jones stated that a temporary Special Event Permit is defined by code as a temporary use on private property that is not usual or customary for that property and the zoning district in which the subject property is located.

Ms. Jones stated that our guidelines do not directly set a limit on the number of temporary events permitted. The Code definition refers to events that are “not usual or customary for that property and the zoning district”, which may be interpreted to mean these events should not occur on a frequent, regular basis. While the regulation is meant to be flexible, Staff seeks feedback from Planning Commission on what kind or how many events are reasonable before the use should comply with Code standards for that zoning district and what precedents may be set for other sites in the city that may want to have continual temporary events.

Ms. Jones stated that for example Traders World has applied for the special permit quite a few times last year and already this year to have car racing events on the property. The concern is that if these events become even more frequent that it goes against or alters the primary use for the property.

Planning Commission expressed many concerns with this example such as Police comments and concerns, monopolizing current patrol detail for these events taking away from regular details, public safety concerns regarding adequate barriers, posted speed limits signs currently on the property of 15 mph. They recommend speaking with the Police Department over some of these concerns.

Planning Commission expressed that they agree that a limit to Special Event Permits issued or set a time frame such as May- October for such events and to monitor impact to other city services. At this time, they have no definite recommendation at this time but see the need to address any issues with concerns of altering primary use if events are not regulated.

Mr. Berry moved to adjourn at 6:49pm

Respectfully submitted by,

Deana England/Deputy Clerk of Council