

Monroe Planning Commission Minutes
May 15, 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 May 15, 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 April 17, 2018; Seconded by Mr. Tubbs. Voice vote. Motion carried.

Case No. 2018-5-3—Consideration of a site plan for Durable Superior Casters

Ms. Jones stated that Josh Morris with Cincinnati Commercial Contracting has submitted a site plan application for an expansion to the existing Durable Superior Casters facility located at 450 Wright Drive. This expansion is proposed at 50,000 square feet, doubling the size of the currently 50,000 square foot warehousing facility, which Planning Commission approved in August 2015. The added building area will serve to increase warehousing capacity, with no changes to the current use. The applicant anticipates a September start date and a January 2019 completion. Surrounding zoning for the site consists of all Light Industrial.

Ms. Jones stated that any expansion to an existing building over 35% requires Planning Commission's approval and is required to come into compliance with current parking and landscaping standards. Based on current Code, the site is required 80 parking stalls based on the new overall 100,000 square feet of building area. The applicant has proposed five parking stalls in addition to the five currently at the site. However, based on Planning Commission's 2015 approval of the building, the intent was to keep parking minimal for this site based on the proposed use for the building. Planning Commission's request was to not require additional parking unless a new user were to occupy the building or the existing user's operations changed. Based on conversations with the applicant, the user and operations are to remain the same. It is Staff's understanding that the current parking available at the site has been sufficient. Per Staff request to show the site could accommodate the minimum number of parking stalls required (80), the applicant has designated 75 stalls as shadow parking, creating 85 stalls possible.

Ms. Jones stated that staff requests confirmation that all proposed shrubs are to be evergreen and a minimum of 36" tall at installation and all trees are a minimum of 2.5" DBH at installation. Previous plans for this building included mounding and landscaping efforts along the northwest corner of the site to screen docking from view from the right-of-way. Through discussions between Staff and the applicant, a 4-foot mound is now proposed along the southwest side of the site in order to better screen

the docking from the cul-de-sac. Staff requests confirmation of the length of mound. Staff would also like to confirm the combination of landscaping and mounding will appropriately screen the dock door from the road to the minimum standard of 75% opacity.

Ms. Jones stated that Fire, Public Works, and Police have no comment at this time. Staff recommends approval of the site plan based on the following conditions: Planning Commission approve the reduction in parking requirements for the site as submitted, staff has the ability to require installation of additional parking and associated landscaping if added capacity is determined to be necessary by the City, an updated landscape plan be submitted addressing the abovementioned issues— correction of plant types, confirmation of sizes, specifics of the proposed mounding, and all other Staff comments are met.

Mr. Berry moved to approve Case No. 2018-5-3 Consideration of a site plan for Durable Superior Casters with the following conditions: approve the reduction in parking requirements for the site as submitted, allowing staff the ability to require installation of additional parking and associated landscaping if added capacity is determined to be necessary by the City, an updated landscape plan be submitted addressing the abovementioned issues— correction of plant types, confirmation of sizes, specifics of the proposed mounding, and all other Staff comments are met; seconded by Mr. Wood. Voice vote. Motions carried.

Mr. Wood moved to adjourn at 6:22 pm; seconded by Mr. Berry.

The meeting was adjourned at 6:22 pm.

Respectfully submitted by:

Deana England
Deputy Clerk of Council