

Monroe Planning Commission Minutes
July 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 July 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. Morris. Members present were Steve Wood and Robert Routson.

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

Mr. Wood moved to excuse Mr. Tubbs and Mr. Berry from the meeting; Seconded by Mr. Routson. Voice vote. Motion carried.

Mr. Morris opened the Public Hearing at 6:01 pm.

Mr. Wood moved to approved the minutes from the June 18, 2018 meeting; Seconded by Mr. Routson. Voice vote. Motion carried.

Mr. Wood moved to approve the minutes from the July 17, 2018 meeting; Seconded by Mr. Routson. Voice vote. Motion carried.

Public hearing for Case No. 2018-8-10—Consideration of amendments to various sections of the Planning and Zoning Code, including regulations for wireless telecommunication facilities to be updated in compliance with new State of Ohio law regarding small cell facilities.

Mr. Chesar stated that House Bill 478 was signed by Governor Kasich on May 2, 2018 and made effective on August 1, 2018. The new law gives municipalities the authority to regulate the appearance and placement of small-cell technology (antennae, boxes, wires, poles) through implementation of reasonable design guidelines. Rules regarding height limitations have also changed. Municipalities are also given more time to review applications for new cell tower locations and in situations in which a high number of applications are received at one time.

Mr. Morris closed the Public Hearing at 6:04 pm.

Mr. Morris moved to approve Case No. 2018-8-10—Consideration of amendments to various sections of the Planning and Zoning Code, including regulations for wireless telecommunication facilities to be updated in compliance with new State of Ohio law regarding small cell facilities; Seconded by Mr. Routson. Voice vote. Motion carried

Case No. 2018-8-8—Consideration of a final plat for Gil Mar Meadows Part 10, Block D.

Ms. Jones stated that Joseph Schwarz of Gil-Mar Developers has submitted an application for final plat for the final section of the Gil Mar Meadows subdivision. Part 10 Block D will include the dedication of 2 connector streets and 15 single-family homes. This phase is approximately 6 acres. Lots average 80 feet wide and density is approximately 2.5 dwelling units per acre. The average lot size is 11,200 square feet. Surrounding zoning consists of to the North: R-1 Single Family Residential (single-family homes), South: R-1 Single Family Residential PUD, C-2 General Commercial PUD (Munafo PUD), East: R-1 Single Family Residential (single-family homes), and West: R-1 Single Family Residential (Gil Mar subdivision).

Ms. Jones stated that Fire, Police, and Public Works Departments have no comment at this time.

Ms. Jones stated that staff recommends Planning Commission give a favorable recommendation to City Council for this final plat with the following conditions: Discussion regarding street trees as previously approved construction documents did not include street trees. All bonding requirements be met through the City Engineer. Digital files compatible with City GIS be submitted.

Mr. Morris asked why street trees were not present on the current plan and if a waiver for the subdivision as a whole was submitted at the initial approval of the development.

Mr. Chesar stated that he would have to research as to whether there was an approval or waiver granted for street trees in this development.

Mr. Wood moved to approve Case No. 2018-8-8—Consideration of a final plat for Gil Mar Meadows Part 10, Block D with the conditions that all bonding requirements be met through the City Engineer, and digital files compatible with City GIS be submitted; Seconded by Mr. Routson. Voice vote. Motion carried.

Case No. 2018-8-9- Consideration of a site plan application for Strawberry Fields medical marijuana Dispensary.

Ms. Jones stated that Seth Stockmeister with CannAscend Alternative has submitted a site plan application for a medical marijuana dispensary locating on North Main Street. The facility will be approximately 4,000 square feet on 1.876 acres. The applicant anticipates a September construction start date and mid-January completion date. Surrounding zoning consists of to the North: C-2 General Commercial (Sparky's Nation), South: C-2 General Commercial (Monroe Shoppes), East: L-1 Light Industrial (Undeveloped property), and to the West: C-2 General Commercial (Overbrook offices).

Ms. Jones stated that 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. A 5-foot sidewalk is required along North Main Street. The applicant has proposed a walk at the low end of the berm, outside the right-of-way, along the development access drive. Staff would like to discuss the possibility of granting an easement regarding this walk. The applicant has also proposed a connection from that sidewalk to the site, as well as internal connections to adjacent commercial centers. Staff requests confirmation of sidewalk width to ensure minimum widths are met. An 8-foot walk is required along the façade of the building feature the main entrance and 5 feet is required otherwise.

Ms. Jones stated that street trees are required every 40 feet on center along all frontages. Based on 160 feet of frontage along North Main Street, the site is required four street trees. Staff would like to note that the front yard landscaping requirement and street tree requirement may not overlap. The northern landscape island does not appear to have the required three shrubs. 20% of the required front yard must be landscaped. While it appears this requirement is met, please refer to the first landscaping comment in regards to overlapping requirements. Ground mounted or rooftop equipment must be screened from view. While the applicant has stated parapet height as well as size and location of equipment will block visibility from the outside, it should be noted that the ability for screening of rooftop equipment may be difficult given the grade from North Main Street to the site.

Ms. Jones stated that staff requests confirmation that parapets meet a minimum projection of eight inches. Parapets more than two feet tall must be a depth of at least two feet. Staff also requests that a revised photometric plan showing light over the entire site to ensure no dark spots exist particularly around the parking areas and access drives.

Ms. Jones stated that the Fire and Police Department have no comment at this time. The Public Works Department would like the applicant to provide detailed drainage calculations to show the detention/retention basin is sized to sufficiently handle the new development, and a detail how water quality will be handled during construction to meet EPA permit regulations.

Ms. Jones stated that staff recommends approval of the site plan with the following conditions: Discussion and decision regarding sidewalk location along North Main Street, a revised photometric plan be submitted to meet City standards, all other Staff comments are met, and a digital file compatible with City GIS be submitted.

Mr. Wood stated that he would like to see rumble strips and drop curbs be installed for handicap access and to be ADA compliant, and would like to see another handicap parking stall installed.

Mr. Wood moved to approve Case No. 2018-8-9- Consideration of a site plan application for Strawberry Fields medical marijuana Dispensary with the following conditions: all sidewalks connections will be ADA compliant, staff work with applicant in regards to driveway entrances and possible drop curbs, a revised photometric plan be submitted to meet City standards, all other Staff comments are met, and a digital file compatible with City GIS be submitted, an additional handicap parking stall be added, and applicant work with staff in regards to parapet height requirements; Seconded by Mr. Routson. Voice vote. Motion carried.

Mr. Wood moved to adjourn at 6:42 pm; Seconded by Mr. Routson. Voice vote. Motion carried.

Respectfully submitted by:

Deana England
Deputy Clerk of Council