

Monroe Planning Commission Minutes
September 18, 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 September 18, 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 James Berry.

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

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

Mr. Berry moved to approved the minutes from the August 21, 2018 meeting; Seconded by Mr. Wood. Voice vote. Motion carried.

Case No. 2018-9-11 - Consideration of a site plan application for Cascade Car Wash.

Ms. Jones stated that Alfred Rizkallah of Cascade Car Wash has submitted a site plan application for a proposed car wash facility at 30 New Garver Road. The 2,100 square foot facility will have two touchless washing bays and two vacuum islands at toward the interior of the site. This site is 1.39 acres. The applicant anticipates an October 2018 construction start date and a February 2019 completion date. Last month, the applicant was approved for two variances regarding this site and use: one to permit a vehicle washing establishment in the C-1 Highway District, and the other to reduce the western front yard setback requirement to 20 feet due to the irregular lot shape and multiple frontages of the property. The approval included the following conditions: Hours of operation are restricted from 5:30 AM to 11:30 PM. In addition to minimum landscaping requirements, a minimum of 13 arborvitaes at a minimum of 6' tall at time of planting be installed 5-foot on center along the approximately 65 feet of vacuum area. The yield sign on the northwest corner of Garver and New Garver Road be changed to a stop sign.

Surrounding zoning consists of to the North: C-2 General Commercial (Four Seasons Environmental), South: C-1 Highway Commercial (Riley's Furniture, Tres Amigos), East: C-1 Highway Commercial (Best Western), and to the West: C-2 General Commercial (Speedway).

Ms. Jones stated that staff and the applicant have had discussions regarding traffic flow of the site. Traffic flow and visibility concerns were raised regarding the eastward turn on New Garver Road to the northwest of the site. At the direction of the City and engineering staff, access for the site has been limited to one way with traffic entering the use from the north side of the side and exiting onto the access drive to the south. 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. There is no sidewalk proposed. In regards to landscaping, 20% of the required front yard area must be landscaped, with a minimum 6-foot wide area adjacent to the right-of-way continuously landscaped with trees, shrubs, and planting beds. While the minimum percentage may be met, it appears the intent for continuous landscaping adjacent to the right-of-way is not met toward the south end of the property along the south side of the access drive. Similarly, this front yard requirement is likely not met on the northwest corner of the site, though traffic visibility concerns would limit plantings in that area to low level types no more than 30 inches in height.

Ms. Jones stated as a reminder, any ground mounted or rooftop equipment must be screened from view. Dumpsters are required to be located in the rear yard. The proposed dumpster location is currently shown in the front yard, though alternative placement may be limited given the site's three frontages. The proposed material types of the dumpster match in material type but not the same proportions of the main building. Elevations visible from a right-of-way are required to contain at least 25% windows. North and south elevations appear to meet this requirement with the large bay doors. East and west elevations likely do not meet this requirement, though a calculation must be provided for all facades visible from a right-of-way. The site appears to be generally well lit with the exception of a small portion of the access drive at the southwest corner of the site where lighting drops to 0.1 fc. The minimum required in this area is 0.2 fc.

Ms. Jones stated that the Fire Department requests confirmation the drive to the east of the site is wide enough for their emergency vehicles. The Police Department would like to see the installation of a stop sign in place of a yield sign at the north end of Garver Road heading east. The Public Works Department is requesting storm water calculations.

Ms. Jones stated that staff recommends approval of this site plan application with the following conditions: The applicant work with Staff on an updated landscape plan to address report comments with particular attention to the front yard landscaping requirements and minimum size and species Requirements, a revised photometric plan be submitted to meet City standards, discussion regarding the window requirement on the east and west sides of the building, the applicant recognizes that at a future date a 5-foot sidewalk in the right-of-way may be installed by the City at the property owner's expense. the yield sign on the north end of New Garver Road before the street turns east will be converted to a stop sign, the right-of-way area directly abutting the improved site will be the responsibility of the property owner to maintain, all other Staff comments be met, and digital files compatible with City GIS (dwg) be submitted.

Mr. Morris stated that the removal of the yield sign and installation of a stop sign at the north end of New Garver Road should be the city's responsibility and not a responsibility of the applicant.

Mr. Berry moved to approve Case No. 2018-9-11 Consideration of a site plan application for Cascade Car Wash with the following conditions; The applicant work with Staff on an updated landscape plan to address report comments with particular attention to the front yard landscaping requirements and minimum size and species requirements, a revised photometric plan be submitted to meet City standards, the applicant recognizes that at a future date a 5-foot sidewalk in the right-of-way may be installed by the City at the property owner's expense, at the responsibility of the city and not the applicant the yield sign on the north end of New Garver Road before the street turns east will be converted to a stop sign, the right-of-way area directly abutting the improved site will be the responsibility of the property owner to maintain, all other Staff comments be met, and digital files compatible with City GIS (dwg) be submitted; Seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Wood moved to adjourn at 6:44pm; Seconded by Mr. Berry.

Respectfully submitted by:

Deana England
Deputy Clerk of Council