

Monroe Planning Commission Minutes
October 20, 2020 – 6:00 pm
This meeting was held electronically (remotely) pursuant to
Ohio Revised Code Section 121.221

The Planning Commission of the City of Monroe met in regular session (Zoom Meeting) at 6:00 pm on October 20, 2020. The meeting was held at Monroe City Hall (Zoom Meeting).

Call to Order

Mr. Morris called the meeting to order at 6:29 pm.

Roll Call

Members present: Mike Morris, Robert Routson, Dan Clark, Steve Wood and Ron Tubbs.

Staff members present: Kevin Chesar, Director of Development; Kameryn Jones, Planner; William Brock, City Manager/City Engineer; and Nick Baxter, Community Service Specialist.

Approval of Minutes

Mr. Routson moved to approve the meeting minutes from August 18, 2020; seconded by Mr. Wood. Voice vote. Motion carried.

Business

Case No. 2020-10-7 Consideration of an Amendment to the Monroe Crossing Master Planned Unit Development Agreement

Mr. Chesar stated that Monroe Crossings Inc. is requesting a modification of the Master Planned Unit Development Agreement in order to construct Section 5 of the Monroe Crossings residential subdivision. This request would create regulations for the remaining 105 acres that were not originally solidified with a final design. Four previous amendments have been approved through Planning Commission. Amendments to the PUD appear to require be Planning Commission approval only based on the original 2002 document. City Council approval will occur for the final plat of each section(s). "All future development pods within the Project area shall conform to the approval procedure set forth in Monroe Zoning Code Section 1272.14 and shall be considered an administrative review action by the Planning Commission. HT and The City stipulate that the Planning Commission has the express authority to request Sub-PUD agreements for the respective development pods as a condition of approval under Zoning Code Section 1272.14 Said Sub-PUD agreements shall address development". The original PUD left the southeast quadrant undefined but did indicate that the area was intended for 80', 90', and 100' frontage lots that should provide for upscale housing. Overall, staff believes good forward progress has been made to achieve this final vision for Monroe Crossings. Staff has incorporated a number of the applicant and Planning Commission recommendations into the PUD Amendment. The total number of

80' lots is 50, the total number of 90' lots is 40 and the total number of 100' lots is 93 for an overall total of 183.

The minimum floor area of 1,600 square feet for one-story dwellings and 2,000 square feet for one and a half and two story dwellings. Minimum side yard setback of 20' feet between structures and a minimum of 5' from the property line. The maximum lot coverage is 40 percent. One-story homes shall be constructed of brick, stone, cultured stone, stucco and drive-it materials. Vinyl siding at a minimum of .44 millimeter is permissible in gables, etc. More than one-story homes shall be constructed of brick, stone, cultured stone, stucco and drive-it materials on the first floor on the first floor. The second floor may include fiber cement siding or vinyl siding at a minimum of .44 millimeter (stucco and drive it as trim/complimentary but, not main material). Exposed concrete is not permitted on any foundation or basement over 30 inches from ground level and must be wrapped with brick, stone, cultured stone, or drive-it materials matching the principal material of the home. Front facing garages must have brick, stone, cultured stone, stucco, or drive-it materials above the garage door to the first floor roofline. Two street trees at a minimum of 2" DBH per lot shall be planted approximately 40 feet apart prior to final occupancy of any single-family property. If the section is not built out within five years, the remaining street trees must be installed. Deviations shall be approved by the Director of Development. Per 1212.06, street trees that are waived are required a waiver payment to the development of parks prior to recording of the final plat.

Staff stated that a reduction in the 20% open space requirement to accommodate larger and wider lots. The 5% formal open space requirement is approved to include: two water quality ponds, a minimum 8 foot wide asphalt trail with minimum 16 foot diameter overlook with 3 seating benches at minimum, the trail must surround southern water quality pond unless exempted on the north side due to topography issues, if not possible, the northern pond may be more conducive to the surrounding trail with final determination by the Director of Development and City Engineer, a neighborhood park with formal play structures shall be located at the trail entrance along Morgan Drive, and boulevard maintenance at the entrance from Hankins Road shall be maintained by the HOA.

The Police Department had no comment, at this time. The Fire Department had no comment, at this time. Engineering stated that a TIS shall be submitted to study the intersection of Roden Park Drive and Hankins Road to determine need for turn lanes. The City Engineer will determine the need and parameters of the TIS. The section of Hankins Road associated with the development area must be annexed with dedication of the subdivision. The requirement for a sidewalk per 1208.07 is waived along the Hankins Road frontage.

Staff recommends approval of the Planned Unit Development amendment based on discussion and resolution of any remaining Engineering or Development comments.

Mr. Chesar stated that applicant intends to make a safe connection to Dudley Woods Metropark from Roden Park Drive and Hankins Road.

Mr. Clark stated that he is concerned with the vegetation along Hankins Road because it doesn't match the landscape scheme on the liberty township side of Hankins Road. Mr. Tubbs was in agreement with

Mr. Clark. Mr. Morris inquired if they could put an evergreen strip of trees along the back lots along Hankins Road. Mr. Brock stated he is concerned that the evergreen strip of trees would become a city maintenance issue. The applicant stated that there is a total of sixteen lots that back up to Hankins Road. Mr. Brock inquired how far back that the mass grading would occur for these lots. The applicant stated that they would go to the building line or twenty feet past the building line. The applicant stated that previous homes that were built along Hankins Road in the Monroe Crossings subdivision were built with the vegetation still in place along Hankins Road. Mr. Chesar stated that there is not a landscape buffer that is proposed.

Mr. Morris stated that he would like to see brick or stone on all sides of all of the houses with the exception of .44 millimeter vinyl being permissible in gables, etc. Mr. Chesar stated that vinyl can be placed on the front, sides and rear of the second story of the two-story homes. Mr. Clark stated that the frontage of the second story of the two-story homes are only required to have vinyl trim. The applicant stated that they requested to do vinyl on the second floor of all four sides of a two-story home. Mr. Routson stated that he would like to ensure that city council will be on board with vinyl on all four sides of the second story of the two story homes. Mr. Routson stated that city council also has concerns about the connectivity of the subdivision to Hankins Road. Mr. Clark stated that having vinyl on the second floor of a two-story home would be uncharacteristic of an expensive, high quality home. The applicant stated that they have been transparent about wanting to have the option to use vinyl on the second story of a two-story home since the inceptions of this project. The applicant stated that they will be using upgraded vinyl instead of standard vinyl per planning commission's request. Mr. Morris stated that it is written in the agreement that planning commission has the authority to make changes and work through amendments with Mr. Brock and Mr. Chesar. Mr. Clark stated that he would like to know the input of city council. Mr. Chesar stated that he talked to Mr. Callahan, the city law director, and was informed that planning commission has the ability to approve amendments to the PUD. Mr. Morris inquired as to why city council was not notified that the applicant could use vinyl on the second floor of the two-story homes. Mr. Tubbs was in agreement with Mr. Morris. Mr. Chesar stated that it has been communicated to city council and that his role is to tell planning commission what the code states and to give planning commission recommendations. Mr. Chesar stated that planning commission and city council are the decision makers. Mr. Morris was not comfortable with the prospect that city council can veto the final plat and was contemplating tabling the case until further discussion occurred with city council. Mr. Routson was in agreement with Mr. Morris. The applicant stated that he feels that planning commission is turning the PUD into a political football and he needed the decision to be made during the current planning commission session.

Mr. Clark moved to table Case No. 2020-10-7 Consideration of an Amendment to the Monroe Crossing Master Planned Unit Development Agreement. No second to the motion occurred and the motion failed.

The applicant stated that city council will change over the next few years that the houses are being built and the applicant wants some assurance that city council will not change their minds in the future during the building process. Mr. Tubbs stated that city council should actively work to seek more information in the future so that there are not major changes occurring in the future.

Mr. Tubbs moved to approve Case No. 2020-10-7 Consideration of an Amendment to the Monroe Crossing Master Planned Unit Development Agreement based on discussion and resolution of any remaining Engineering or Development Department Concerns; seconded by Mr. Wood. Voice Vote, 4 ayes, 1 nay. Motion Carried.

Case No. 2020-10-8. Consideration of a preliminary plat for Monroe Crossings Section 5

Mr. Chesar stated that Monroe Crossings II LLC has submitted an application for preliminary plat for Section 5 of the Monroe Crossings residential subdivision. The subdivision area is approximately 105.6 acres to contain 183 single-family resident lots. The density is 1.73 units per acre. Average lot width is 92 feet and average lot size is 16,997 square feet (.40 acre). The property is currently zoned R-2 PUD. Cul-de-sacs shall not exceed 700 feet in length. Shyla Court exceeds the 700-foot maximum at 868 linear feet. The applicant requests variance on this cul-de-sac street length. Street trees are canopy trees (40' minimum mature height) required every 40' on center along all streets. The applicant instead requests to pay \$300 per lot, equaling \$54,900 with 183 lots proposed. As the waiver is \$150 per required tree and there are 511 street trees required, the street tree waiver equals \$76,650. Staff recommends installation of two 2" caliper trees per lot in the tree lawn. With 511 trees required and only 366 proposed (two per lot), 145 trees would be subject to the waiver required to go to the Park Fund. While there will be sidewalks on both sides of the internal streets of the subdivision as well as an internal multiuse trail, sidewalks required along Hankins Road have not been proposed. With the requirement of safe access across to the trail on the south side of Hankins Road in combination with Liberty Township's trails plan for extension of the Hankins Road trail to Dudley Park, which may eventually reach Route 4. Planning Commission has previously stated preference for maintaining the existing natural buffer along Hankins in order to screen future residences from the road, which would be disturbed by installation of a sidewalk or trail in this area. Staff has suggested, in lieu of this sidewalk requirement, to install a sidewalk/trail connection from Coldwater Drive to Roden Park to meet Route 4, which would lead into Monroe Bicentennial Commons and the future Great Miami River Trail (*the property, while under the overall PUD, is not a part of the proposed area*). A minimum 5% of the development area is required to be formal open space. The applicant is proposing 3.35 acres of formal open space with the Neighborhood Park on the north side of Morgan Drive as part of Section 5 development. This area will also include an 8-foot wide multiuse trail and maintained water quality ponds for use by residents. This area will put overall total formal open space to 37.27 acres, or 7.46%, total formal open space for the entire subdivision. The proposed PUD amendment language states the formal open space proposed are generally acceptable, though the City would want to work with the project engineer to determine if a safe multipurpose trail can be constructed around the entirety of southern pond as there do appear to be topography challenges.

The Fire Department had no comment, at this time. The Police Department had no comment, at this time. Public Works/Engineering stated that safe pedestrian access is required across Hankins Road at the Roden Park Drive intersection. A traffic impact study should be submitted to study the intersection of Roden Park Drive and Hankins Road to determine the need for turn lanes. Coordination should be included with Liberty Township showing a safe crossing at this intersection. A preliminary

comprehensive storm water management plan is required in conjunction with the submission of the preliminary subdivision plan. ADA curb ramps should not be shown crossing without proper signage or street striping in mid-block areas or at uncontrolled intersection points. Consideration should be given to mid-block crossings with proper controls for safe pedestrian crossings. The typical section should include a note that it is subject to change if the City changes its standards prior to review of construction drawings of any section. Cul-de-sac right-of-way width should be increased to allow for standard curb lawn width. Location of a permanent city benchmark should be shown to be placed at the intersection of Hankins and Roden Park and proposed at one other location. General street lighting design should be included. Consideration should be given on Blue Springs and Morgan for traffic calming design to discourage through traffic. Subdivisions that abut existing arterials shall provide sidewalks along the arterial for the full distance of the development, unless a variance is granted. No Green Infrastructure appears to be considered, but is encouraged for sustainable development per 1208.10 of the zoning code. A cluster mailbox location plan should be approved by the USPS and submitted with the plan.

Staff recommends approval of the preliminary plat subject to final discussion with the final Engineering issues to be addressed as well as Development staff comments.

Mr. Morris stated that he hopes that standards are consistent for the width of the roadway in the future. Mr. Brock stated that he doesn't foresee any future changes on the width of the roadway occurring.

Mr. Chesar stated he would be more comfortable with the sidewalk being pushed up in the cul-de-sac to eliminate the one foot tree lawn strip and relocated the trees.

The applicant stated that they would like to request a variance on the Shyla Court cul-de-sac length. Mr. Brock stated that he has no objection to that variance. The applicant stated that they want some flexibility on pavement specifications. Mr. Brock stated he is willing to work with the applicant on the pavement specifications. The applicant stated they do not feel the need for a new traffic impact study is necessary. Mr. Brock stated that he would look into the regulations regarding the traffic impact study.

Mr. Tubbs moved to approved Case No. 2020-10-8 consideration of a preliminary plat for Monroe Crossings Section 5 subject to approving a variance for the cul-de-sac length at Shyla Court and final discussion with the final Engineering issues to be addressed as well as Development staff comments; seconded by Mr. Wood. Voice vote. Motion Carried.

Mr. Tubbs stated that the houses at Trails of Todhunter are multiple colors and that they are removing a lot of the vegetation in the neighborhood. Mr. Chesar stated that the development department will look into the code and bring it up in future meetings. Mr. Wood stated that he would like to thank the applicant for their time and work.

Adjournment

Mr. Wood moved to adjourn the meeting; seconded by Mr. Tubbs. Voice vote. Motion carried. The planning commission meeting adjourned at 8:25 p.m.

Respectfully submitted by:

Nick Baxter
Community Service Specialist