



**City of Monroe Planning Commission
October 28, 2021 – 5:00 pm
233 South Main Street, Monroe, Ohio**

The Planning Commission of the City of Monroe met in work session at 5:00 PM on Thursday, October 28th, 2021. The meeting was held at Monroe City Hall.

Call to Order

Mr. Pyron called the meeting to order at 5:05 pm.

Roll Call

Members present: Lindsey Pyron, Christina McElfresh, and Matthew Frye

Staff members present: Bill Brock, City Manager/ Acting Director of Development; Kameryn Jones, Assistant Development Director; and Alaina Hagenseker, Planning & Zoning Specialist

Business

I. Discussion for Consideration of a Site Plan for Hyde Park at the Crossings Residential Development

Mrs. Jones gave an explanation of the application, staff recommendation, and what the Planning Commission would need to consider when making their decision.

Mr. Pyron inquired about the use of vinyl. It was stated that there is room for leeway in a PUD and it might be permitted. Mrs. McElfresh asked if the City's current architectural standard of vinyl was allowed. Mrs. Jones said that 25% of siding is allowed, but vinyl type is still prohibited.

Mr. Pyron asked about the residential density. Mrs. Jones said that the Code of (R-4) multi-family is 8 units per acre.

Mr. Pyron asked about the street width. Mrs. Jones stated that the one-way is not acceptable for emergency services. Mr. Pyron asked if street parking would be allowed. Mr. Brock said standards and stormwater sections require a curb and gutter. Mrs. McElfresh stated that she agreed and they should have a 6" curb in order to have the edge. Mr. Brock stated that fire needs to be able to get to the subdivisions in case of an emergency.

Mrs. McElfresh asked about the sidewalk plan. Scott Willis, representative of the development, stated that they plan to have a sidewalk on one side of the road. Mrs. McElfresh stated that she would like to see connectivity which would mean sidewalks on both sides of the road, but would agree with what the City's current standard dictated.



Etta Reed, of Bayer Becker, explained the density is compliant of the comprehensive plan and explained the buffer and sidewalks along Roden and Crossings. Mrs. McElfresh shared that was the old Comprehensive Plan criteria, not the newly passed criteria and the density is no longer compliant with the city's standard.

Mr. Frye asked what the yard would look like. Mrs. Jones showed the group examples of the yards.

Mrs. Jones stated that the sidewalk on Jerry Crouch to Monroe Bicentennial Commons to continue to Roden Park and Crossings for connectivity later.

Mr. Pyron asked about the roofs. Mrs. McElfresh said it needed to be contiguous. Mr. Willis said it is recessed, so it wouldn't look like a sea of homes. Mrs. Jones stated the staggering of the buildings will be like Maulhauser.

Mrs. Jones summarized the refined sidewalk and connectivity plan, information on vinyl material, street design, curb and gutter. Mrs. McElfresh asked if it is 25% per unit or 25% for the entire building? Mr. Pyron stated that he wasn't sure if he could look individual at each house or would look at the building as a whole.

Mrs. McElfresh asked if the school was ready for growth. Mr. Brock said the schools knew when the City had meetings about the future growth of the City. Mr. Pyron said the 21 acres will have possibly 150+ families will impact the school.

Mrs. McElfresh reiterated her concerns regarding the project's density, use of vinyl, appropriate amount of sidewalks, appropriate amount of windows, and curbs as these pertain to the city's architectural standards and the new Comprehensive Plan.

Mr. Pyron moved to adjourn the meeting. Seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 6:16 PM.

Respectfully submitted,

Alaina Hagenseker
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