



**Monroe Council Agenda
Regular Meeting of Council
July 25, 2023 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of July 11, 2023

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

New Business

Resolution No. 45-2023. A Resolution authorizing the submission of a grant application and participation thereof by the City of Monroe, Ohio in the Ohio Public Works Program for the South Main Street Water Main Replacement Project.

Strategic Priority: Well Managed Services and Infrastructure

Background: This resolution by Council will support the application for OPWC funding on the scheduled Main Street Water Main Replacement project which is slotted for construction in 2024. This project will replace the existing 8" water main along Main Street from Carson Road to Mason Avenue.

Resolution No. 46-2023. A Resolution determining the bid submitted by Atkins & Stang, Inc. for the Main Street Lighting Project to be the lowest and/or best bid and authorizing the City Manager to enter into an agreement for said project.

Strategic Priority: Well Managed Services and Infrastructure

Background: This project will install the lighting that the City has previously purchased for Main Street going from the City Building to Community Park. It also includes new lighting on the City Building



property along Main Street and Seth Johnston Way. It will also remove the parking alcove on Seth Johnston Way, which will be replaced with a Curb and gutter and sidewalk . There will also be sidewalk replacement along Main Street, due to the foundations of the existing lights needing to be removed and new foundations installed to accept the mounting of the new lights.

Ordinance No. 2023-16. An Ordinance amending and supplementing Ordinance No. 2023-10, otherwise known as the permanent appropriations ordinance, to meet current expenses and other expenditures of the City of Monroe, during fiscal year ending December 31, 2023.

Strategic Priority: Good Governance

Background: As detailed in the City Manager's June 30, 2023 Supplemental Report, as we edge closer to bringing our fiber initiative to reality, we are facing several challenges that have necessitated increased use of outside legal counsel. The increase in legal fees of \$30,000 will allow for this work to continue throughout 2023.

The Public Safety Committee held a meeting on July 18, 2023 to discuss the supplemental appropriation request related to the purchase of a new Fire Department Medic Unit and the supplemental appropriation request related to patrol officer wages and overtime. The Public Safety Committee recommended funding \$345,000 for the purchase of the medic unit, \$164,000 for the wages of three officers in which funds were omitted from the 2023 budget, and \$125,000 for overtime as Patrol overtime is exceeding the original budget request. The medic unit purchase will be funded by the Capital Income Tax Fund. The increase in wages for Police will require a supplemental appropriation within the Police Law Enforcement Fund, which will require a supplemental appropriation within the Public Safety Income Tax Fund as a transfer from that fund will be necessary in order to fund the additional wages.

Public Hearing - Amendment of Planned Unit Development between the City of Monroe, Janet Majors, Donald Garver, and Elaine Garver.

Strategic Priority: Strategic Growth and Development

Background: An application has been submitted by applicant Michael Majors for Major PUD Amendment regarding the Garver/Majors Planned Unit Development (PUD). The property is located west of the Heritage Plaza commercial area along State Route 63. The subject property is approximately 29.1 acres and is zoned C-2 PUD.

The project property under consideration for this amendment is approximately 8.9 acres at the easternmost end of the PUD site. This project property has not yet been legally split from the larger 29.1-acre site (Figure 1: Site Location Map).

The current PUD involves certain restrictions on development and types of uses permitted, such as automotive sales and places limitations on the look and development of the property. This application seeks to modify several provisions of the PUD, specifically to allow for the development of a Cronin Ford development that would house both new and used automotive sales as well as serve as an automotive service station. In their submittal, the applicant states this location would act to sell and

service the fleet of sprinter vans for the Kroger distribution center located further west on State Route 63.

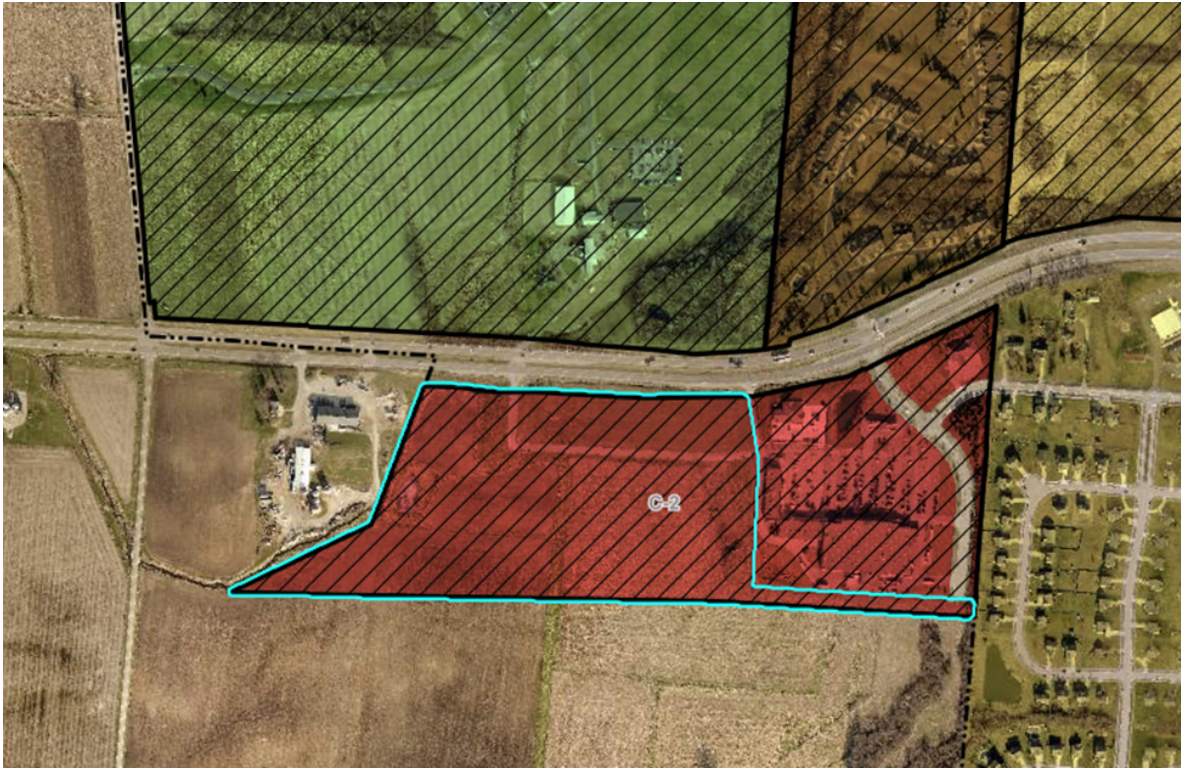


Figure 1: Site Location Map

The current PUD involves certain restrictions on development and types of uses permitted, such as automotive sales and places limitations on the look and development of the property. This application seeks to modify several provisions of the PUD, specifically to allow for the development of a Cronin Ford development that would house both new and used automotive sales as well as serve as an automotive service station. In their submittal, the applicant states this location would act to sell and service the fleet of sprinter vans for the Kroger distribution center located further west on State Route 63.

Analysis

This application is a proposed amendment to a previously approved PUD. The existing Garver/Majors PUD agreement prohibits automotive sales. Automotive sales and leasing are permitted uses in the C-2 underlying, base zoning code. Automotive service stations and parts sales are also permitted with standards in the C-2 underlying, base zoning code. However, the proposed amendments to the existing PUD language deviate from other base code standards in that the zoning code presently prohibits the sale of motor vehicles on premises used for automotive service stations. This proposal would specifically allow for both new and used automotive sales and automotive service station uses to coexist on one site as one operation. While it is understood that most dealerships naturally incorporate a certain amount of service-related uses, the proposed use related to this amendment is the majority of the use of the building. According to the applicant, the proposed square footage of the building would consist of approximately 40% sales related activities and approximately 60% for service-related activities with 40 service bays. The square footage of the entire site would consist of approximately



50% for sales-related activities and approximately 50% for service-related activities.

The Future Land Use Map of the Comprehensive Plans calls for both Commercial and Multi-Family Residential for this 8.9-acre project site. Per the comprehensive plan, the commercial designation is intended for office, retail, hospitality, restaurants, and service businesses. Appropriate location of individual uses within this category should be defined by scale, customer base area, and transportation access considerations.

The comprehensive plan speaks to larger “regional commercial districts”, which can include more intense retail that draw traffic from a wider area and typically include large tenants such as grocery stores (Kroger). These areas should be located closer to the I-75 interchange and major thoroughfares that can handle higher traffic volumes. State Route 63 could be considered a major thoroughfare in this context. The comprehensive plan goes on to describe the following regarding new development in these commercial areas:

- Integrated designs with coordinated accesses, amenities
- Cohesive architecture fitting the context of the larger corridor.
- Buildings should frame and define the street network;
- Large amounts of surface parking, particularly between the building front and the street, should be avoided.
- A coordinated pedestrian system should be provided to connect uses on the site and between the site and adjacent properties.

In their meeting held on June 20, 2023, the Planning Commission held a public hearing and determined that the proposed uses (new/used automotive sales and automotive service station) and the conceptual site plan met the intent of the commercial land use designation as described in the comprehensive plan. No public comment was received during their public hearing. In a vote of 5-0, the Planning Commission moved to recommend approval of the application as follows:

Contingent on a split of the parcel, the amendment language to the Garver/Major's PUD read as follows:

1. Split parcel be excluded from Section 3(A) and in conformance with the conceptual designs included in the applicant's application.
2. Section 4(A)(b):

GENERAL CONDITIONS RELATING TO THE PROJECT.

- A) The following uses are expressly prohibited from being located upon the project property
- b) Used or new automotive sales. **However, used or new automotive sales and automotive service stations shall be permitted on Permanent Parcel Number _____, consisting of approximately 8.8898 acres of the Property.**

3. Section 4(F):

No use located upon the Project property shall be permitted to maintain or display outside bulk storage of inventory, materials, merchandise, or other items related to the business or personal use of the property unless permitted as set forth in the Zoning Enforcement Officer. The temporary display of seasonal items shall be permitted on the Project property subject to the approval of the Zoning Enforcement Officer as set forth in the City of Monroe Planning and Zoning Code. **However,**



automotive sales uses shall be permitted on split parcel to display outside inventory of automotive vehicles in the area fronting State Route 63 and Ring Road and Ring Road to the front façade of the building structure.

4. Section 4(H) to remain in effect for split parcel.

Ordinance No. 2023-17. An Ordinance amending the Planned Unit Development Agreement by and between the City of Monroe, Janet Majors, Donald Garver, and Elaine Garver to permit and allow used or new automotive sales and automobile service stations on a portion of a certain parcel further described herein.

Administrative Reports

Executive Session for a conference with an attorney concerning pending or imminent court action and to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance.

Adjournment