



**Monroe Council Agenda
Regular Meeting of Council
April 9, 2024 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of March 26, 2024

Visitors

Warren County Sheriff Larry L. Sims - Annual Report

Flock Safety Camera System Presentation

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

New Business

Resolution No. 23-2024. A Resolution authorizing the City Manager to enter into an agreement for professional engineering services by and between the City of Monroe and The Kleingers Group for design documents for a roundabout on Butler Warren Road.

Sponsor: Gary Morton

Strategic Priority: Well Managed Services and Infrastructure

Background: In 2014, the previous City Manager completed 30% of construction drawings for a connection point at Gateway Blvd: Bridge and Butler-Warren Rd while also widening Butler-Warren Rd to three lanes with the potential of five lanes in the future. The concept proposed was not accepted well by the landowner where the connection meets. Recent conversations with this landowner suggest he would much rather have a roundabout at this location. Monroe's engineering staff also believes a roundabout would be a great solution at this intersection. It will move traffic more efficiently and take up much less land than the original design.

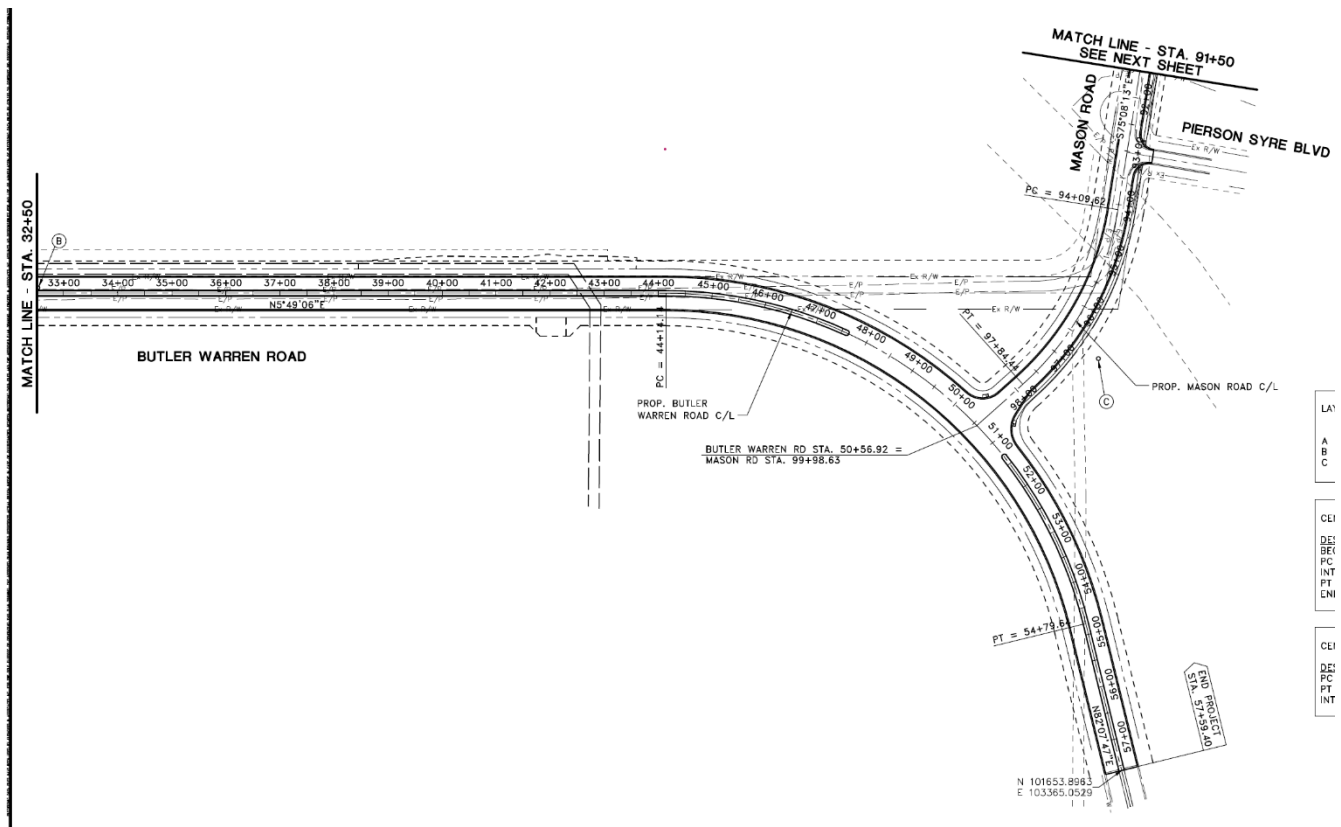


This proposal is for The Kleingers Group to take those original plans and incorporate a roundabout connected to the Gateway Blvd bridge. These plans would be at a 30% completion. A 30 % completion is enough to give the construction's alignment and planning level costs for budgeting purposes. It will also give us a solid footprint of land acquisition necessary to construct this project.

The purpose of this exercise is strictly planning level at this point. With the Proposed 220 home subdivision nearly a reality on Butler-Warren Road, the City needs to plan for upgrades to Butler-Warren Road. Public Works wants to create a design that facilitates a cohesive approach between the City and the landowners on Butler-Warren Rd. This project is likely to be five years from construction. However, I would expect this initial design to take six months and any property acquisition on this property to take eighteen to twenty-four months.

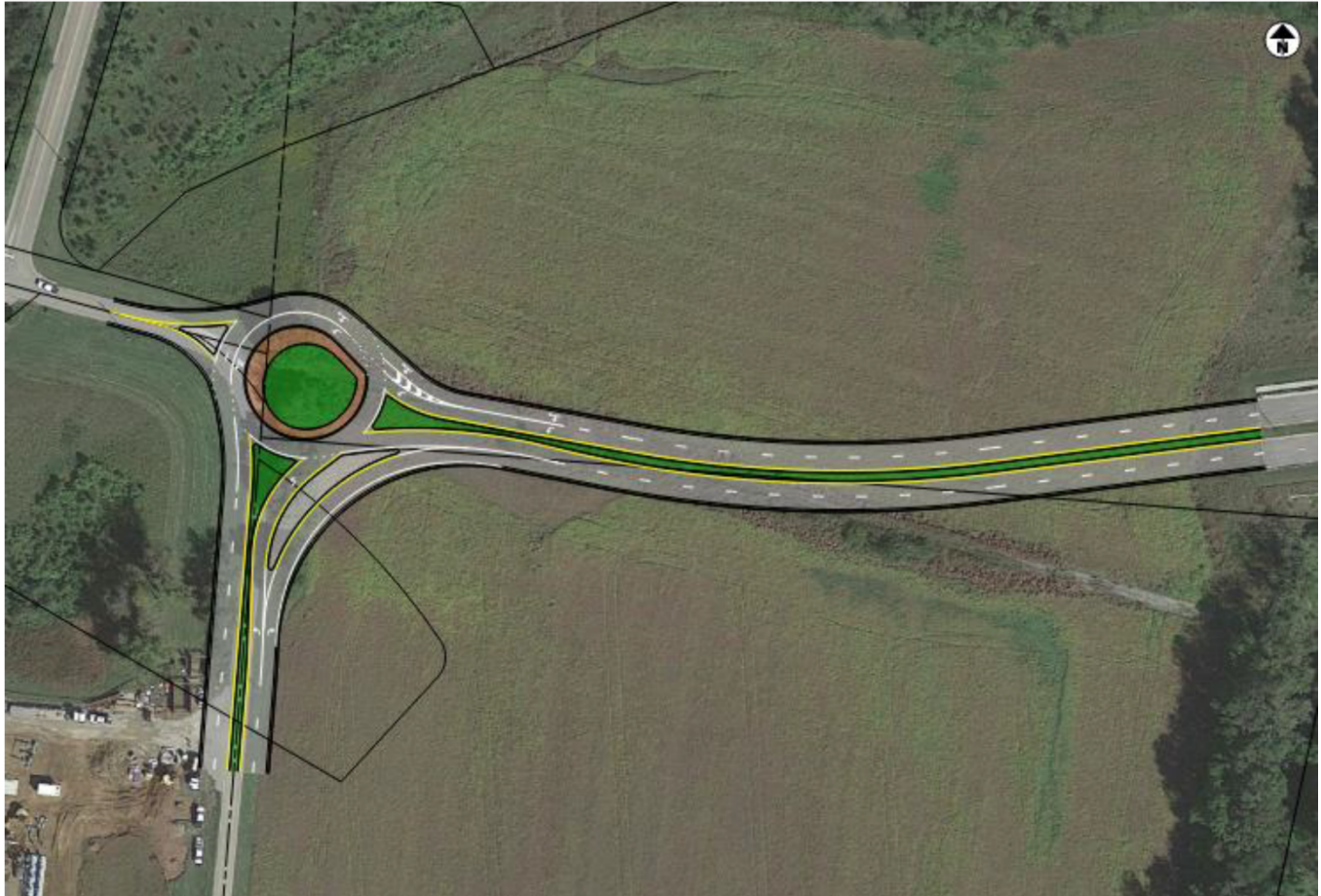
This 30% design costs \$15,000.00 and is available in the general engineering budget.

This is the original design of a widened Butler-Warren Rd and connection to Gateway Blvd.





This is a rendering of what would be proposed through this request.



Resolution No. 24-2024. A Resolution authorizing the City Manager to enter into an agreement by and between the City of Monroe and Medicount Management, Inc. for EMS billing services.

Sponsor: David Leverage

Strategic Priority: Well Managed Services and Infrastructure

Background: The Monroe Fire Department received an official letter from our current ambulance billing provider, Change Healthcare, stating that as of June 24, 2024, they would no longer be providing these services to our department and were leaving the ambulance billing field completely. The termination of the contract has forced us to look elsewhere for this third party billing service as this is not something that we can absorb internally. We have reached out to all the departments in Butler and Warren County to determine who was out there locally for this type of service, as we have been with Change Healthcare for over 20 years, and sent requests for proposals



to those companies. After receiving the proposals back, reviewing the costs, services, and references, it is my recommendation that we enter into a contract for ambulance billing services with Medicount.

Resolution No. 25-2024. A Resolution authorizing the City Manager to obtain the services of O.R. Colan Associates for right-of-way acquisition.

Sponsor: Gary Morton

Strategic Priority: Strategic Growth and Development Well Managed Services and Infrastructure

Background: Certain improvements for traffic flow are necessary. In order to accomplish this certain right-of-way acquisition is needed and O.R. Colon Associates will assist with this.

Ordinance No. 2024-09. An Ordinance repealing Part Twelve of the Codified Ordinances known as the Planning and Zoning Code and adopting an amended Planning and Zoning Code and Official Zoning Map.

Sponsor: Tom Smith, Kameryn Jones

Strategic Priority: Strategic Growth and Development

Background: Background

Pursuant to 1203.03 of the Planning and Zoning Code, the Planning Commission has prepared a recommendation regarding various changes and updates to the Planning and Zoning Code and Zoning Map for consideration by City Council.

Following the October 2021 adoption by City Council of the Advance Monroe 2040 Comprehensive Plan, the City began to evaluate the recommendations of the document including the initiative to update the existing zoning code and map to enable the implementation of the City's adopted growth and development goals. In Fall 2022, the City interviewed several firms and entered into contract with Kendig Keast Collaborative (KKC) in December 2022 to assist in conducting a major update to the zoning code and zoning map. Over the course of 2023 as part of the first phase of the project, the KKC-City team conducted focus group sessions, online surveying, open door meeting, and pop up events to introduce the project and gain feedback from the Monroe community as well as the development community. A Code Technical Committee and Code Steering Committee were established to guide the project. As initial drafting and recommendations began to take shape, Staff met with individual property owners to discuss potential changes beginning in the Fall. The draft code was released to the City website for public review and comment in January 2024.

Draft Summary

As a result of the initial information gathering portion of the process, top priorities were established to guide the update process. The priorities of this project included aligning the code with the



comprehensive plan, consolidating zoning districts where appropriate, improving use regulations and development standards, streamlining review procedures where possible, and creating more by-right options for development.

The draft zoning code for consideration is a complete restructuring of the current zoning code. While there are many elements of the present code that will carry through, there are significant changes proposed. Below is a summary of key changes.

Key changes proposed in the draft code include:

1. Expanded residential zoning districts to provide more by-right development options. This includes the introduction of the "conventional" and "conservation" development type options.
2. Refined the Planned Unit Development (PUD) criteria to ensure against misuse, while retaining the tool for desirable projects.
3. Made Site Plan Review an administrative approval.
4. Revised subdivision standards to create more connectivity via limitations on cul-de-sac use, requiring installation of multi-use paths in certain areas, and shortening block lengths.
5. Created a Mixed Use zoning district to allow for planned residential/commercial developments.
6. Expanded accessory structure size for residential areas.
7. Revised the sign code for content neutrality.
8. Increased buffering standards to better address areas where land uses conflict.
9. Improved bonding requirements.

Regarding the Zoning Map, the current zoning classifications are all proposed to be renamed. While much of the zoning map is a one-for-one transition, there are several key areas where changes in zoning designation have been proposed. Below are the drafted zoning districts (left), their associated development type options (center), and the current/former zoning districts (right). The draft City of Monroe Zoning Map is attached for your review.

Table 1202.01-1, Zoning Districts		
Zoning District (Abbreviation)	Development Type ¹	Former Zoning District ²
RR, Rural Residential	Conventional	A-1, A-2
	Conservation	
SR, Suburban Residential	Conventional	R-2
	Conservation	
GR, General Residential	Conventional	R-3
	Conservation	
NC, Neighborhood Conservation	Infill	R-1
UR, Urban Residential	Conventional	R-4
	Cottage Court	
MU, Mixed-Use	Mixed-Use	C-4
DT, Downtown		C-3
HC, Highway Commercial	Nonresidential	C-1
GC, General Commercial		C-2
EC, Employment Center		B-P
LI, Light Industrial		L-I
HI, Heavy Industrial		H-I
PUD, Planned Unit Development	Planned	PUD
DWP-O, Delineated Wellhead Protection Overlay District	Special Purpose Overlay	DWP-O
WPB-O, Wellhead Protection Buffer Overlay District	Special Purpose Overlay	WPB-O
FPOD, Floodplain Protection Overlay District	Special Purpose Overlay	--

Planning Commission Recommendation

At their March 13, 2024 meeting, Planning Commission voted 4-0 to recommend approval of the draft zoning code and zoning map with the condition that the open space access requirement be modified to reflect the current code regulation of a minimum 15-foot wide access along a public street.

Public Hearing: Ordinance No. 2024-09. An Ordinance repealing Part Twelve of the Codified Ordinances known as the Planning and Zoning Code and adopting an amended Planning and Zoning Code and Official Zoning Map.

Administrative Reports

Adjournment