



**Monroe Council Agenda
Regular Meeting of Council
April 23, 2024 – 6:30 PM
233 South Main Street, Monroe, Ohio**

Pledge of Allegiance

Roll Call

Approval of the Minutes

Council Minutes of April 9, 2024

Executive Session

Conference with an attorney concerning pending or imminent court action and consider the purchase of property for public purposes or for the sale of property. .

Visitors

Committee Reports

Public Works Committee

Finance Committee

Administrative Liaison Committee

Technology Committee

Public Involvement Committee

Public Safety Committee

Old Business

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. (Second Reading)

Sponsor: Tom Smith, Kameryn Jones

Strategic Priority: Strategic Growth and Development

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,
	Conservation	A-2
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.

New Business

Resolution No. 26-2024. A Resolution in the matter of the approval of the Solid Waste Management Plan for the Butler County Solid Waste Management District.

Sponsor: Larry Lester

Strategic Priority: Good Governance

Background: The Butler County Solid Waste Policy Committee is in the final stages of updating the Solid Waste Management Plan covering a period of fifteen years as mandated by the State of



Ohio. For the District to attain ratification status required by the State of Ohio, 60% of the political subdivisions must review the plan and pass a resolution or ordinance declaring said approval.

To provide funding to implement the program outlined in the Plan, the District is authorized to assess fees. The current funding mechanism to support implementation of the Solid Waste Plan is \$1.00/ton solid waste generation fee. The \$1.00/ton generation fee is among the lowest in the State of Ohio. With approval of this Plan Update, the generation fee is not forecast to increase prior to the next plan-writing cycle. It should be noted that the solid waste general fee is NOT a tax levied from local residents, but rather all funds remitted by waste haulers when waste is deposited in Ohio landfills, such funds support recycling and waste reduction programming.

Resolution No. 27-2024. A Resolution approving the Warren County Countywide 9-1-1 Final Plan.

Sponsor: Bob Buchanan

Strategic Priority: Well Managed Services and Infrastructure

Background:

This is an update to the Warren County 9-1-1 Final Plan that is required due to changes in Ohio Law that went into effect on October 3rd, 2023. Part of those changes requires each municipality and township within Warren County to approve the plan. The City of Monroe Public Safety Departments are not directly serviced by Warren County Telecommunications, but calls that are received by the Warren County Dispatch Center are transferred to either Butler County Telecommunications or the Monroe Communications Center. This plan provides the designation of the three primary Public Safety Answering Points (PSAP's) within Warren County and which PSAP is responsible for transferring 9-1-1 calls and emergency dispatches to our communication centers. This plan has been reviewed by Chief Leverage and Chief Buchanan, and it conforms to the standards, procedures, and practices of each of our public safety departments.

Resolution No. 28-2024. A Resolution authorizing the City Manager to enter into an agreement with Flock Group Inc. for the installation and leasing of twenty-three automatic license plate reading cameras.

Sponsor: Chief Robert Buchanan

Strategic Priority: Well managed services and infrastructure

Background:

The police department has been researching the addition of automatic license plate readers as part of the city's efforts to investigate and deter criminal activity. As presented to council, these cameras are capable of obtaining publicly available data on vehicles, such as the license plate, color and the make



and model of a vehicle traveling into or out of the City of Monroe. This information will be useful during investigations for identifying vehicles that are involved in criminal activity.

Administrative Reports

Adjournment