

Monroe Planning Commission Minutes
March 15, 2016 – 6:00 pm
233 South Main Street, Monroe, Ohio

The Planning Commission of the City of Monroe met in regular session at 6:00 pm on March 15, 2016. The meeting was held at Monroe City Hall.

Call to Order

The meeting was called to order at 6:00 pm by Mr. Morris. Members present were Steve Wood, Ron Tubbs, Mayor Routson, and James Berry.

Also present were: Kevin Chesar, Director of Development/Zoning Enforcement Officer; Kameryn Jones, Planner; Richard Mascarella, Assistant Fire Chief, and Jordan Parker, Engineering Technician.

Approval of Minutes

Mr. Tubbs moved to approve the minutes from the February 16, 2016 meeting; seconded by Mr. Berry. Voice vote. Motion carried.

Case No. 2016-3-5: Consideration of a site plan for Rivertown Brewing Company.

Mr. Chesar stated Matt Patterson with Cincinnati Commercial Contracting has submitted a site plan for Rivertown Brewing Company to be located at the corner of State Route 63 and Salzman Road. Applicant is proposing a 25,875 square foot building on a 4.6 acre piece of the existing 7.992 acre parcel. The majority of this use will serve as a production facility for Rivertown but will also provide a taproom, small kitchen, and beer garden for customer use.

Mr. Chesar stated that the applicant has addressed issues that Planning Commission voiced in regards to the landscaping, facade, access drive, and signage at the February 15, 2016 meeting.

Mr. Chesar stated that the surrounding zoning consisted of North: L-1 (Light Industrial), South: A-1 (Large Scale Agricultural), West: L-1 (Light Industrial), East: Township property.

Mr. Chesar stated that staff comments are that the applicant is required to submit GIS-compatible file, the applicant needs to indicate appropriate handicap access from both ADA parking areas to the entrance sidewalk, the applicant has added a screen of shrubs along the southern and a portion of the western sides of the perimeter of the parking area, the applicant has added 4 trees for a total of 16 of the 20 required, and the applicant will need to indicate the size of all landscape islands.

Mr. Chesar stated that although the front yard landscaping likely does not meet the 20% requirement, Staff is satisfied with the front yard landscaping, the applicant will need to address the street tree (7) locations outside of the public right-of-way, as well as clarify the distances between all trees. An 8 foot

sidewalk connection along State Route 63 will be installed at a future date by the City and assessed to the property owner, who will then be required to make a connection to the building itself.

Mr. Chesar stated that Public Works will need a copy of the drainage calculations to review when construction drawings are submitted. The slope on the proposed drive culvert is called out at 0.3%, but it calculates to be 0.15%. The Fire Department reserves the right to comment during plans review/inspection process. The Police Department had no comment at this time.

Mr. Chesar stated that Staff recommends approval of the updated plans including the following conditions: GIS-compatible digital submission, future installation of sidewalk along State Route 63 may be required to be 8+ feet wide and will be assessed to property owner over time. A minimum 5 foot sidewalk connection will be required from the public sidewalk to the building at the cost of the property owner, all Engineering, Fire, and Public Works requirements be met, any minor modifications be approved by the Development Department, waiver to be granted to approve the landscaping as submitted.

Mr. Chesar stated that Staff recommends approval of the updated plans including the following conditions: Waiver to be granted to approve the architectural plans to be approved as submitted as long as: Wall signage is not permitted to be painted (or vinyl graphics, etc.) on the facade panels and must have separation such as channel letters in order to further break up the massing of the building as determined by staff.

Matt Patterson stated that no changes would be made to the existing Railroad access on the property.

Matt Patterson stated that the signage would be embossed lettering in order to stand out from the façade.

Mr. Berry moved to approve Case No. 2016-3-5 Consideration of a site plan for Rivertown Brewing Company with the following conditions: an access easement on the west side is included in the final design, all staff and department recommendations are met, all awnings are constructed of metal, not fabric, and a final landscape plan is approved by staff. Seconded by Mr. Woods. Voice vote. Motion carried.

Case No. 2016-3-6: Consideration of a final plat for Wyandot Woods Section 6.

Ms. Jones stated Rich Conie, with Maronda Homes, Inc., has submitted an application for the final plat drawings for Wyandot Woods Section 6. Section 6 includes the construction to complete Hocking Meadow Circle (C1800008000031) on approximately 7.9842 acres. The plans are for 20 new lots averaging 14,950 sq. ft. The average lot will be 80 feet wide.

Ms. Jones stated the surrounding zoning consists of to the North: R-1 Residential (Wyandot Woods), South: Township property (Hutsenpiller property), West: Township property (Majors property), East: R-1 Residential (single-family homes).

Ms. Jones stated that Public Works/Engineering Department had no comment at this time, Fire Department reserves the right to comment during plans review/inspection process, and the Police Department had no comment at this time.

Ms. Jones stated that Staff recommends Planning Commission give a favorable recommendation to City Council for this final plat with the following conditions: all bonding requirements be met through the City Engineer, Digital file compatible with the City GIS be submitted.

Mr. Berry moved to approve Case No. 2016-3-6: Consideration of a final plat for Wyandot Woods Section 6 provided all staff comments are met, and fire truck access is maintained during construction. Seconded by Mr. Woods. Voice Vote. Motion carried.

Case No. 2016-3-7: Consideration of a site plan for Glove Specialties.

Ms. Jones stated that Jeff Haglage, on behalf of Haglage Construction, Inc., has submitted a site plan for Glove Specialties to be located at the corner of Yankee Road and Todhunter Road (C180000400001). The property is currently owned by DSC Building LLC. The proposed site is to be developed on a 8.453 acre lot (future split pending). The 20,500 sq ft building will house office, warehouse, and manufacturing space with room for expansion to the east.

Ms. Jones stated the surrounding zoning consists of North: H-1 Heavy Industrial (TE Products Pipeline), South: L-1 Light Industrial (Monroe Local Schools), West: L-1 Light Industrial (Oakland Farms Inc), and East: L-1 Light Industrial (KT-Grant Inc).

Ms. Jones stated that staff comments are related to the site appearing as a corner lot, creating two frontages, which impacts landscape, sidewalk, screening, and architectural requirements.

Ms. Jones stated that since the reports were delivered to Planning Commission, the applicant has responded with a letter and an updated site plan addressing many of Staff's comments.

Ms. Jones stated that code requires 25 parking stalls; the applicant has indicated 24 9'x18' stalls. Code requires at least one off-street loading space, which has been indicated in the updated site plan; the applicant will need to indicate the clearance height of loading spaces.

Ms. Jones stated the applicant has indicated 1.03 acres of impervious surface and 7.42 acres of pervious area, well below the 85% maximum standard, code requires 20% of any front yard to be landscaped, the applicant appears to be in this range but will need to provide a calculation, street trees are required every 40' on center. The applicant has indicated 50 trees along the building frontage on Yankee Road, which appear much closer than 40' on center, landscape in the parking area requires 5 canopy trees per Code, and the applicant has proposed 4 and 36 bushes and shrubbery surrounding the vehicular use area.

Ms. Jones stated that the proposed 10'x10' concrete dumpster pad appears to be screened in the updated site plan, though an elevation plan showing material types is required.

Ms. Jones stated that code requires sidewalks along all portions of a parcel fronting a public or private street. The applicant has stated it will work with the City to install such a sidewalk along Yankee Road. Code requires 8 ft. sidewalks along any façade featuring a customer entrance. The applicant has indicated a 5' sidewalk on both site plans.

Ms. Jones stated that facades facing a public street must integrate a minimum of 2' feet deep offsets for 20 feet every 40 feet. The applicant has installed a 4' metal framing to create a projection along the western and northern elevations. Code requires 25% of wall surface area to feature windows. The applicant needs to provide calculations for this though it does not appear the elevation facing Yankee Road meets this requirement. Building entrances are required to be clearly defined with a recess/extension and framed by a sheltering element. The entrance door itself does not appear to have a recess or extension.

Ms. Jones stated that metal siding is prohibited on walls facing a public street. While the applicant has indicated a significant amount of metal on the wall facing Yankee Road, it is mixed with a variety of other materials.

Mr. Chesar clarified that since the property is not along one of the major roadways, as identified in the code, the applicant will not need to meet the architectural requirements regarding offsets and window area. They will only need to comply with the entrance defining elements and material types.

Ms. Jones stated that the applicant will need to indicate appropriate lighting to service the loading area as well as entrance and northern access drive. The applicant will need to provide elevation drawings indicating fixture type, height, and style.

Ms. Jones stated that Engineering/Public Works Department would like confirmation from project engineer on storm water flow to Northeast corner due to current 12" storm sewer overcapacity. Todhunter ditch tie into system. The Fire Department reserves the right to comment during plan review/inspection process. The Police Department had no comment at this time.

Ms. Jones stated that Staff recommends approval of the site plan with the following conditions: The applicant resubmits the appropriate lighting plan to meet Code requirements and specifically address entrance, access drive, and loading area lighting. The applicant files for a lot split to cut off the northern parcel along Todhunter Road. The applicant submits an elevation drawing of the dumpster screening. Sidewalk installation will be required as well as a connection to the site. The applicant meets all concerns and requirements from Public Works, Engineering, Fire, and Police departments.

Mr. Berry moved to approve Case No. 2016-3-7: Consideration of a site plan for Glove Specialties with the following conditions: all staff recommendations are met, detention basin issues are approved by city staff, a shared access agreement is obtained between both parcels, and identification and understanding for future sidewalk to be installed and cost assessed onto the property. Seconded by Mr. Woods. Voice vote. Motion carried.

Respectfully Submitted by:

Deana England

Executive Assistant/Deputy Clerk of Council