

Monroe Planning Commission Minutes
February 16, 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 February 16, 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 Robert Routson and James Berry.

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

Approval of Minutes: Mr. Morris moved to approve the minutes of the January 19, 2016 meeting; Seconded by Mr. Berry. Voice vote. Motion carried.

Case No. 2016-2-3: Consideration of a preliminary plat for Monroe JSE property located at State Route 63 and Senate Drive.

Ms. Jones stated that Jason Manni, on behalf of Monroe JSE, LLC has submitted a preliminary plat at State Route 63 and Senate Drive (mainly consisting of seven parcels in Warren County. The subdivision area totals approximately 37 acres and is estimated to create 13 lots averaging 2.75 acres (120,000 sq. ft.). All parcels are currently zoned C-1 Highway Commercial.

Ms. Jones stated the majority of the western half of this proposed development currently exists as a truck stop, while the majority of the eastern property is undeveloped land.

Ms. Jones stated that surrounding zoning regarding the proposed parcels are North: C-1 Highway Commercial (Congress Industrial Park), South: C-1 Highway Commercial (Restaurants), West: C-1 Highway Commercial (I-75), and East: C-2 General Commercial (Treasure Isle).

Ms. Jones stated that that Staff has reviewed the plat submitted and has various issued with the required details to be shown on the application, such as lot lines of adjacent properties, building setbacks, lot dimensions, and contours that are necessary for approval.

Ms. Jones stated that location of required street trees will also need to be indicated.

Ms. Jones stated that since the road is not proposed to continue to the eastern boundary line, staff is also recommending a minimum 15 foot wide easement for future pedestrian/trail connectivity extending to the eastern property line.

Ms. Jones stated that the lots shown are preliminary from the perspective that the applicant does

not have end users committed and the configuration may change and it is staff's understanding that the area to the east of the Senate Drive will be the first phase of the project with the demolition of the Stoney Ridge Truck Stop and lot development on the second phase at a yet to be determined date.

Ms. Jones stated that staff will require digital submission compatible with City's Geographic Information Systems.

Ms. Jones stated that Public Works Department no longer allows roads to be built on compacted subgrade, it is now required that roads are constructed on aggregate base 304 of a minimum of four inches. The Fire Department reserves the right to comment during plans review/inspections process, and that Police Department had no comment at this time.

Ms. Jones stated that staff recommends approval of the preliminary plat based on the above mentioned conditions being met.

Mr. Berry motioned to approve Case No. 2016-2-3 with the following conditions/concerns; narrow lots 2, 3, and 4 with turn in/turn out may present future access concerns and needs to be considered when development occurs and the right of way widths at proposed entrance in regards to future connectivity may be challenging. Seconded by Mr. Routson. Voice vote. Motion carried.

Case No. 2016-2-4: 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. The property is currently owned by North 63 Industrial LLC. The project is proposed to be developed on a 4.6 acre piece of the 7.992 acre parcel. There are plans in place for this lot split to occur as well as the absorption of the smaller 0.365 acre lot to the Rivertown 4.6 acre lot. The applicant is proposing a 25,875 square foot building and intends to begin construction this spring.

Mr. Chesar stated that surrounding zoning is as follows; to the North: L-1 (Light Industrial), South: A-1 (Large Scale Agricultural), West: L-1 (Light Industrial), East: Township property.

Mr. Chesar stated that the applicant needs to clarify whether the 0.365 acre parcel (C1800013000016) at the south of this land is included in the parcel being split from Parcel C18000013000025.

Mr. Chesar stated after further discussions with staff they have added masonry along the base (as well as piers of the same material framing the outdoor patio space) and textured wall panels along the body. The addition of the awning over the patio space as well as the changed location of the silo to the front of the building creates an increased visual interest and variation.

Mr. Morris stated concern in regards to that this facility will have two street facing fronts with Salzman Road and State Route 63.

Mr. Morris stated he had concerns that no communication or access agreement has been made between the property owner and the railroad in regards to future access when his property is developed.

Mr. Chesar stated based on the 99 parking spaces indicated, the Code would require 20 canopy trees; the applicant has indicated 8 trees. The applicant is also required by Code to provide a three foot tall visual screen of shrubs in front of all parking areas. It does not appear there is any landscaped screening along the perimeter of the parking area.

Mr. Chesar stated that Public Works Department comments include lining up the proposed entrance with the entrance across Salzman Road (Xerox Entrance).

Mr. Chesar stated that 20% of each front yard to be landscaped. It does not appear that this requirement has been met, as there is no landscaping indicated in the front yard facing SR 63.

Mr. Chesar stated the Code also requires landscape islands to be located at the end of all internal parking rows. There is no indicated landscape island at the south end of the internal parking row. Additionally, islands abutting a single row must include one tree and two trees for double row islands. Furthermore, three shrubs per required tree are to be installed in these islands, with any unused space being covered with additional shrubs, grass, or mulch.

Mr. Chesar stated street trees shall be required at all new sites along all frontages, excluding interstate highway frontage and alleys. The applicant is required to add street trees in compliance with code regulations along the State Route 63 frontage.

Mr. Chesar stated service structure requirements are to be screened from public view. It appears the dumpsters at the north of the property are being screened. However, the applicant will need to indicate the materials of this screening structure to ensure compliance with Code which requires screening materials to be compatible with the principal structure or be comprised of City approved materials. The proposed location of the truck docks/doors are not visible from any public right-of-way or residential district and as such do not require screening.

Mr. Chesar stated Code requires sidewalks along all portions of a parcel that front a public or private street for any new development. Code requires the installation of sidewalks along both the private drive at the north of the development as well as the at the south end of the property along State Route 63. The City is in the midst of recreation plan emphasizing sidewalk and future connectivity to show linkages and would request Planning Commission input.

Mr. Chesar stated It appears that the minimum lighting requirements have been met. However, an elevation drawing showing the fixture type (i.e. cutoff or non-cutoff) and the style must be submitted for approval.

Mr. Chesar stated that staff will require digital submission compatible with City's Geographic Information Systems.

Mr. Chesar stated that the Fire Department has some concerns on the location of the FDC. If Fire uses the hydrant on Salzman, there is risk of blocking off egress from the parking lot. Locating the FDC in the island that splits the parking entrance/exit on the north side may serve as a better location. The Police would like to see the entrance line up with the Xerox entrance/exit to allow smooth flow of traffic. November and December in particular are high-traffic along Salzman and to have those two entrances offset may be a significant issue. Additionally, if Salzman is linked up to Todhunter (Yankee extension) considering the through traffic coming out of Middletown, there could be even more issues. The Public

Works Department would like to see entrances line up rather than be offset from across Salzman Road. In several locations on the plans, the applicant calls out to coordinate with Butler County Water Department for building water tap and water vault though they need to coordinate with the Monroe Department of Public Works as this is their water distribution system. Public Works will need a copy of the drainage calculations to review when they submit the construction drawings to the City for review. The slope on the proposed drive culvert is called out at 0.3%, but it calculates to be 0.15%.

Mr. Routson stated he would like to see this case approved and believes that staff will be able to resolve any issues that were brought forth in the meeting.

Mr. Berry motioned to approve Case No. 2016-2-4 by turning to staff to determine if what is presented meets code and satisfactory to the City and Developer. Seconded by Mr. Routson. Voice vote. 2 ayes. Mr. Morris went on record as a no vote. Motion failed.

Mr. Morris motioned to adjourn. Seconded by Mr. Berry. Voice vote. Motioned carried.

Respectfully submitted:

Deana England
Executive Assistant/Deputy Clerk of Council