

Monroe Planning Commission Minutes
October 18, 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 October 18, 2016. The meeting was held at Monroe City Hall.

Call to Order

The meeting was called to order at 6:02 pm by Mr. Morris. Members present were, Steve Wood, Robert Routson, James Berry, and Ron Tubbs.

Also present were: Kameryn Jones, Planner. Deana England, Deputy Clerk of Council. Richard Mascarella, Assistant Fire Chief.

Mr. Wood moved to amend the agenda to add for the approval of minutes for the September 20, 2016 meeting. Seconded by Mr. Tubbs. Voice vote. Motion carried.

Mr. Wood moved to approve the minutes from the September 20, 2016 meeting. Seconded by Mr. Berry. Voice vote. Motion carried.

Case No. 2016-10-20: Consideration of a site plan for Reed Road warehouse building.

Ms. Jones stated that Matt Patterson, Cincinnati Commercial Contracting, has submitted a site plan application for a speculative building located at the currently vacant lot on Reed Road. The proposed building will be a duplex for industrial use. Each space will contain 1,000 square feet of office area and 9,300 square feet of warehouse space for a total of 20,600 square feet. The site will be located on approximately 2.5 acres. The applicant anticipates a December start date and finishing up in May 2017.

Ms. Jones stated that the surrounding zoning consists of to the North: L-1 Light Industrial (Baker Concrete), South: H-1 Heavy Industrial (Appalachian Insulation and Supply, Valicor), West: H-1 Heavy Industrial (Dominguez), and to the East: H-1 Heavy Industrial (Reco Equipment).

Ms. Jones stated that staff encourages pedestrian connections within and between all developments in the city. Code requires sidewalks along all portions of a parcel that front a public or private street for any new development. The sidewalk required on the building's frontage on Reed Road has not been indicated. The zoning code requires sidewalks to be 8 feet in width along any façade featuring a customer entrance, and along any façade abutting parking lots. The applicant has provided a 6 ft. sidewalk along the entrance that abuts the parking area and requests this width due to the lesser use of this facility and to reduce cost.

Ms. Jones stated that the applicant has not indicated any street trees in the right-of-way along Reed Road as required by Code. Given the approximate 200 feet of frontage, the applicant is required to install 5 street trees 40' on center.

Ms. Jones stated that 20% of front yard area to be landscaped, which can also help to fulfill perimeter landscaping requirements. With a 20 front yard setback, the front yard landscaped area must be a minimum of 4 feet deep times the width of the lot. The applicant will need to provide a calculation for this requirement. The applicant has requested Staff and Planning Commission take into consideration the minimal landscaping of surrounding sites compared to what Code requires today.

Ms. Jones stated that while the applicant has stated that there are no immediate plans for outdoor storage in the paved area at the rear of the building as it is a speculative building, Staff emphasizes that outdoor storage is required to be screened between uses and any future user will need to address such items.

Ms. Jones stated that the applicant has indicated several different material types throughout the structure. The EIFS along the front office portion of the building is shown in two different shades of grey to provide some visual interest. The rear warehouse portion has CMU along the base of the structure to assist in breaking up the massing of the structure. However, metal siding is prohibited along the street facing façade of the building.

Ms. Jones stated that it appears that the minimum lighting requirements have not been met. Illumination is required consistently across the site and shall be designed so as not to create dark spots that may create safety issues. The plan does not indicate any lighting along the access drive or towards the rear of the paved lot behind the building. The development's entrance off Reed Road does not meet minimum lighting requirements and will need to be discussed regarding operational hours and the entrance use as Frequent or Infrequent. The applicant has indicated the owner feels the current lighting is adequate for the site.

Ms. Jones stated that the Fire Department stated that the structure will need to have a sprinkler system, FDC and Knox Box. The applicant plans for both of these items. The Police Department and Public Works Department have no comment at this time.

Ms. Jones stated that staff recommends approval of the site plan based on the following conditions being met. An updated landscape plan is provided showing two additional street canopy trees along the site's Reed Road frontage spaced 40' on center. A street sidewalk in the right-of-way along Reed Road to be installed by the City at the property owner's expense at a future date, a waiver is granted to allow a 6 foot sidewalk along the building entrance, additional lighting is added to meet at minimum infrequent use concerning the entire rear parking area (0.2 foot candles) and the eastern access drive lighting meet minimum lighting of 0.3 footcandles, and the metal material on the front façade approved as submitted. All other staff comments are addressed.

Matt Patterson with CIC stated that beyond the back paved area will be a detention basin area and does not believe lighting in the rear of the lot is necessary.

Mr. Berry stated that he would like to see lighting on both the east and west back corners of the edge of paved area for safety concerns with the detention basin and to aid delivery drivers.

Mr. Morris stated lighting on the east side of the building structure should be added to illuminate the access drive.

Mr. Tubbs moved to approve Case No. 2016-10-20 Consideration of a site plan for Reed Road warehouse building with the following conditions: Lighting be added to the back east and west corners of the paved area, minimal lighting levels be met along the access drive on the east side of the structure, and all other staff comments are met; Seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Wood moved to adjourn at 6:30pm; Seconded by Mr. Morris. Voice vote. Motion carried.

Respectfully submitted by:

Deana England
Executive Assistant/Deputy Clerk of Council