

Monroe Planning Commission Minutes
March 19, 2019 – 6:00 pm
233 South Main Street, Monroe, Ohio

The Planning Commission of the City of Monroe met in regular/work session at 6:00 pm on March 19, 2019. 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 and James Berry.

Also present were: Kevin Chesar, Development Director; Kameryn Jones, Planner; and Deana England, Deputy Clerk of Council.

Mr. Morris moved to excuse Mr. Routson and Mr. Tubbs from the meeting; Seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Wood moved to approve the minutes from the January 29, 2019 and February 19, 2019 meetings; seconded by Mr. Berry. Voice vote. Motion carried.

Planning Commission conducted a “Work Session” to discuss the below items.

The remainder of Monroe Crossings in terms of housing stock, lot sizes, and configuration.

Ms. Jones stated that as a follow up to the presentation by UC Economics Center of the Comprehensive Housing Study and in preparation for the future of the remainder of Monroe Crossings, Staff would like to discuss the housing preferences of Planning Commission. Questions to Consider: What future do we envision for the remainder of Monroe Crossings and the approximately 250 undeveloped lots? What about the existing PUD do we feel works well currently? Which parts of the existing PUD would we like to change? Are there subdivision in or outside of Monroe that could serve as an example moving forward? Ms. Jones presented picture examples of current houses in the area with varying design materials and within various price ranges.

Mr. Chesar stated that the proposed concepts for the remainder of the subdivision included some changes to 12 inch overhangs, the use of vinyl siding, and smaller lot sizes than previously stated. Mr. Chesar stated that the back half of this development was initially presented to be estate lots which would include 90-100 foot lots, which should provide for upscale housing. What has been recently presented only allows for 15-20 of these lots out of 200 total lots in the remaining section of this subdivision. Mr. Chesar also stated that some lot sizes proposed will not allow for future accessory structures, thus leaving frustrated home owners after the builders are gone. Mr. Chesar stated that Planning Commission needs to make a decision as to what percentage of the remaining 200 lots need to be considered high end.

Mr. Morris expressed his disappointment with the use of green space that has been proposed and the lack of connectivity throughout the subdivision. He stated that although not a fan, he is not opposed to high grade vinyl being used on the sides/back of the houses as long as other architectural features are included. He urged members to think about what they absolutely have to see on these remaining lots, and what alterations the applicant requests that they are willing to give consideration.

Mr. Berry stated that he isn't willing to give up anything in regards to architectural standards and regulations in the remaining plat of this subdivision.

Noise Ordinance

Ms. Jones stated that currently, the Code addresses noise in the Performance Standards section. However, the language is vague which makes enforcement difficult. Options to consider would be to add a decibel maximum to the code. Ms. Jones gave examples of daytime and night time noise limits in residential, office-residential, business, and industrial areas.

Members agreed that time and decibel limits should be added to the code to be more specific which would enable staff to monitor and enforce.

Corner Side Yards

Ms. Jones stated that currently the Code considers corner lots to have two frontages and therefore, two front yards. This affects residents' ability to locate accessory structures such as sheds, detached garages, pools, etc. Other jurisdictions define corner lots as having a front yard and a corner side yard. This corner side yard has a reduced setback, which increases the size of the rear yard and therefore the availability of space to locate certain accessory structures. Another option to consider is to allow accessory structures in the front yard but place additional restrictions, such as an increased setback, reduced size, or permit only certain uses and structures.

Mr. Morris believes that fencing could come into play in regards to adding structures such as sheds in what would be considered the side yard. He believes that we could accommodate for the corner lots but would need to set restrictions as to what kind of structures and sizes should be permitted.

Mr. Berry stated that he is not fond of fencing too close to the sidewalk, so a setback on side yards would have to be considered in regards to accessory structures and fencing also considering the height of fencing. Sight distance would also have to be considered.

Trails of Todhunter

Ms. Jones stated that in March 2018, Planning Commission approved the preliminary plat for Trails of Todhunter conservation subdivision. Conservation subdivisions allow for smaller lots and in this subdivision, increased lot coverage, in exchange for more natural open space. Options that have been requested to consider are that the 20-foot building-to-building side yard setback be reduced to a 10-foot building-to-building setback to allow for a different product. It is Staff's understanding that Maronda will be the builder in this subdivision.

Mr. Chesar stated that we have allowed them smaller lots to conserve open space for conservation. Now they are wanting to offer bigger housing which would encroach on open space between structures.

It was stated by all members that they are not interested in changing the set 20-foot building-to-building side yard setback be reduced to a 10-foot building-to-building setback.

Mr. Chesar informed members that Council is looking to update the Strategic Plan as the last one was in 2006. This would include many future goals for the city moving forward. Some of these would include functions of Planning Commission such as managing growth and development and pride of place.

Mr. Chesar stated that the Comp Plan will also be updated in regards to land use. This will guide staff and Planning Commission with future goals and objectives for the city moving forward.

Mr. Chesar stated that staff will keep Planning Commission updated on progress and obtain thoughts and recommendations on the updates.

Mr. Chesar updated Planning Commission on updates to Monroe Bicentennial Commons Park, what has been done to date and what should be done in the near future.

Mr. Wood moved to adjourn at 7:51pm; seconded by Mr. Berry.

Respectfully submitted by:

Deana England
Executive Assistant/Deputy Clerk of Council