

**Monroe Planning Commission Minutes**  
**April 20, 2021 – 6:00 pm**  
**233 South Main Street, Monroe, Ohio**

This meeting was held electronically (remotely) pursuant to Ohio Revised Code Section 121.221

The Planning Commission of the City of Monroe met in regular session (Zoom Meeting) at 6:00 pm on April 20<sup>th</sup>, 2021. The meeting was held at Monroe City Hall (Zoom Meeting).

**Call to Order**

The meeting was called to order at 6:09 pm by Mr. Chesar.

**Roll Call**

Members present: David Kirkpatrick, Benjamin Wagner, Lindsey Pyron, Robert Routson

Staff members present: Kevin Chesar, Director of Development; Kameryn Jones, Planner; and William Brock, City Manager.

Other members present: Brad Miller, Kathy Guzik, Todd Smutz, Patrick Thompson, Lenny Robinson.

Motion to excuse Mr. Jackson from the meeting; motioned by Mr. Routson, seconded by Ben Wagner. Voice vote. Motion carried.

Motion to elect a chairperson: Mr. Routson motioned to nominated Mr. Kirkpatrick, Mr. Kirkpatrick accepted, seconded by Lindsey Pyron. Voice vote. Motion carried.

Motion to elect a vice chairperson: Mr. Wagner volunteered. Motioned by Mr. Routson, seconded by Mr. Kirkpatrick. Voice vote. Motion carried.

Mr. Chesar explained the position of the secretary of the Planning Commission, and motioned to have a secretary. Mr. Pyron volunteered. Motioned by David Kirkpatrick, seconded by Mr. Routson. Voice vote. Motion carried.

Mr. Chesar clarified how to approve the minutes from the January meeting to Mr. Kirkpatrick. Mr. Kirkpatrick motioned to approve the minutes from the January Planning Commission meeting. Mr. Routson seconded. Voice vote. Motion carried.

**Business**

**Case No. 2021-1-1— Consideration of a site plan for Thorton’s**

Mr. Chesar stated that the case was tabled in January. He stated that he had been working with the applicant as well as the property owner of the Thorton’s gas station site. The applicant provided a request to continue to table the case to address some of the issues and to motion a request for the

applicant to waive the time period, as well as extend the period for review and determination. Mr. Chesar stated that by untabling this case, more issues can be addressed by the next meeting. Mr. Routson was wondering if it becomes untabled, can it be tabled at the next meeting. Mr. Chesar said that by untabling it, the request can be granted to waive the time limit and extend the period of review and make a determination on the site and then it can be tabled again.

Mr. Kirkpatrick moved to untable Case No. 2020-01-01 Consideration of a site plan for Thorton's; seconded by Mr. Routson. Voice Vote.

Mr. Chesar explained that if there is no one opposed, it can be moved forward to grant the request.

Mr. Kirkpatrick moved to grant the request to waive the time and extend the period, and then put it back on the table for the May 18<sup>th</sup>. 2021 Planning Commission meeting. Mr. Routson seconded. Voice vote. Motion carried.

Mr. Chesar explained that the Planning Commission recognizes that the applicant submitted updated plans and to provide a reasonable review timeframe and for any changes to be made. Any information already submitted will be viewed and the applicant will try to be met with in the meantime. By waiting until the next meeting, having the time to get true comments back to everyone, including the Planning Commission, where the current stance on the project is. Mr. Chesar asked to make a motion that a site plan come back before the applicant in the May meeting, as long as the applicant submits updated stie plans by April 30<sup>th</sup>, 2021.

Mr. Kirkpatrick moved to motion that the applicant will submit updated site plans to the Planning Commission to be viewed and addressed again at the May 18<sup>th</sup>, 2021 meeting, by April 30<sup>th</sup>, 2021. Seconded by Mr. Pyron. Voice vote. Motion carried.

Mr. Chesar stated that the Development Department will try to meet with the applicant, in person or virtually, to address all the comments and hopefully make progress for the Planning Commission in May. Mr. Smutz agreed.

### **Case No. 2021-4-3: Consideration of a site plan for Marichron Cultivation**

Mrs. Jones stated that Brad Miller with Mosaic Construction has submitted a site plan for Marichron, a medical marijuana cultivation facility locating at 1021 Baker Drive. This will be located directly adjacent to the current Marichron processing facility at 1011 Baker Drive, which is currently under construction. The name will be changing according to the applicant to Ascend Wellness Holding. The property is zone L-1 Light Industrial. The applicant is proposing a 40,000 square foot facility on approximately 7 acres of undeveloped property. The applicant anticipates a late June construction start date and an April 2022 completion date, which would include interior finishes. Mrs. Jones explained the zoning map for the newer members. She stated that the lighter purple pink color is for light industrial zone properties. The blue is a business park, the darker pink purple color is heavy industrial, and the yellow is a single family residential.

Mrs. Jones inquired on the parking situation. Staff comments were that 49 parking stalls were required for the space. With the 10% maximum parking permitted is 54 stalls. The site shows 157 total parking spaces, so the parking would be to accommodate those employees plus visitors. Staff requested further information from the applicant to better understand the facility's operations as it relates to the number of employees anticipated over time, the number of shifts, etc.

Mr. Miller stated that the employer is planning to have 150 total employees. They are currently doing a phase one build out. The interior will have eight grow rooms. The employer anticipates in the first four months having 50 employees, and as they work on phase two of building, they will be adding another 100 employees who will all be day shift, so they won't have multiple shifts to break up the parking. They are willing to forgo some of the parking now for the first phase and only have the East parking lot and leave the North parking lot to be added for additional parking in the future.

Staff recommends the sidewalks be a minimum of 8 feet wide, with sometimes requirements can be 5 feet with limited or no retail/customer component. The applicant proposed 5-foot walks along the building. A 5-foot sidewalk connection from the ROW sidewalk to the building is required. The applicant requests a waiver of this requirement as they have stated the facility has specific security requirements and does not anticipate pedestrian traffic. The site could remain gated/fenced off for security purposes, but for the long-term use of this site, Planning Commission recommends the sidewalk connection that can be closed off with an access point at this time. A minimum of 20% of the required yard area, is required to be landscaped. The applicant requests to keep the landscaping in the currently proposed location. Staff requests that the confirmation of the 6-foot fenced dumpster enclosure proposed at the rear end of the site is a sufficient height to screen the dumpster. A service door on the south side will need to be appropriately screened from view from the right-of-way. Staff recommends installing several evergreen trees strategically along the south side of the site to screen that view.

Fire department, police department, and public works/engineering had no comments.

Mr. Pyron asked about odor from the facility and what systems are in place. Mr. Miller stated that there is an odor mitigation system onsite and can give further information about it if needed.

Staff recommends approval of the site plan with the following conditions. Discussion and decision regarding the applicant's request to waive the requirement for a sidewalk connection from the public walk to the building. Discussion and decision regarding the applicant's proposed 5-foot sidewalk along the building where 8-foot walks are required. The parking plan as it relates to exceeding maximum parking allowances be approved as submitted. The applicant will submit a revised landscape plan for Staff approval to screen service door on the south side of the site. Staff suggests incorporating a number of evergreen trees to better screen the view from the right-of-way. As a reminder, all minimum landscaping size and species requirements must be met. Applicant will submit a revised photometric plan for Staff approval to address the two entrance points on Baker Drive. GIS compatible file be submitted. All other Staff comments be met, including any future review by Engineering.

Mr. Kirkpatrick stated that he thought having the sidewalk connection is needed especially for future use. Mr. Miller stated that he thought from a security standpoint it would not be needed, but the applicant is willing to have the sidewalk connection.

Mr. Chesar stated that having 150 spaces to accommodate their employees is not an issue.

Mr. Routson stated that having adequate lighting around the building for emergency services will be needed.

Mr. Kirkpatrick moved to approve Case No. 2021-4-3 Consideration of a site plan for Marichron Cultivation with the following conditions as discussed. Seconded by Mr. Routson. Voice vote. Motion carried.

Mr. Kirkpatrick moved to adjourn the meeting; seconded by Mr. Routson. Voice vote. Motion carried.

Respectfully submitted by:

Alaina Hagenseker  
Planning & Zoning Specialist