

**Monroe Planning Commission Minutes**  
**May 30, 2019 – 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 May 30, 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, Ron Tubbs, Steve Wood and James Berry.

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

Mr. Berry moved to excuse Mr. Routson from the meeting; seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Tubbs moved to approve the minutes from the March 19, 2019 meeting; seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Berry moved to take **Case No. 2019-4-6 Consideration of a site plan application for a Kroger fulfillment center** off the table; seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Morris thanked Kroger for their cooperation to meet and resolve any issues brought forth from the last meeting.

Ms. Jones stated that since the April 19, 2019, Mr. Morris, Mr. Berry, and staff have met with Kroger representatives to discuss and resolve various traffic/site issues.

Ms. Jones stated that Klineger's, Ryan Companies, and the Kroger Company have requested site plan approval regarding a forthcoming industrial fulfillment center on Hamilton Lebanon Road. The property is currently zoned L-1 Light Industrial and will be located on approximately 41.5 acres. The applicant anticipates a project start date of May 2019 and completion date at the end of 2020.

Ms. Jones stated that staff would have a full set of revised plans after this meeting. The applicant has shifted a two of the outbuildings, they have removed the center van delivery access point leaving two access points from State Route 63. The entrance to the west will be strictly employee use as the entrance to the east will be semi and delivery truck access.

Ms. Jones listed and would like to have the conditions agreed upon in the April meeting to be included in the official approval of the case, with Public Works comments being agreed upon internally by staff as the site develops.

Ms. Jones listed all of the agreed upon conditions that resulted from the meetings with Kroger representatives after the April 19, 2009 meeting.

Mr. Berry moved to approve Case No. 2019-4-6 Consideration of a site plan application for a Kroger fulfillment center with the following conditions; architectural requirements (main building and accessory structures) are approved as submitted. In particular, the refueling station gabled roof requirement is waived in order to match the prevailing architectural character of the site and to minimize the visual impact of the use's location, waive the screening for the rooftop equipment due to the distance of the building location over 450 feet from the right of way and due to the specialized food storage operations making alternative locations impractical. At minimum, the equipment will be painted to match the color of the main building. As a condition of the waiver, if excessive noise occurs from rooftop equipment, applicant will be required to reduce decibels levels to not exceed 63 decibels along the Colonial Manor property line, a 5' sidewalk along State Route 63 may be installed at a future date as required by the by the City at the property owner's expense, the required sidewalk along the future public road to the north is waived, eliminate an access point along State Route 63 (SR 63) from the previous three to two, permit semi-tractor traffic access to the site from SR 63 with an extension of the drop lane as proposed at the property owners expense, the SR 63/Salman traffic signal will be required to be interconnected with SR 63/Hollytree traffic signal at the property owners expense, closure of all median cross overs as indicated in the presentation due to traffic safety issues. A temporary exception of the Greco single family property median is permitted however, once Mr. Greco vacates the property the median will be closed/rehabilitated by the property owner. In the interim, the Greco median will be signed "no U-turn", addition of a 150' west bound left turn lane for the Add Lock storage facility, all fencing shall be of composite or vinyl material colored to match the facility with the exception of the temporary fencing surrounding the Greco property, since the updated concept has been generally agreed upon, final site design modifications and the TIS report can be final approved by staff, a GIS compatible file shall be submitted to the City, all other regulations previously listed prior the tabling of the case in April, and all other Staff comments be met; seconded by Mr. Wood. Voice vote. Motion carried.

Mr. Chesar updated Planning Commission of the possible rezoning of the property located by the Police facility, the Comprehensive Plan update, Monroe Bicentennial Commons, possible site plan for the former Bristol's location, the final stage of the Monroe Crossings subdivision, and the possible rezoning of a parcel on Holman Avenue.

Mr. Morris asked if Planning Commission would be involved in the development of the new Police facility.

Mr. Chesar stated that he would recommend that Planning Commission be involved, but is not sure if it is required being a city facility.

Mr. Morris asked other members what they thought about the rezoning for the Patel property. It was unanimous that Planning Commission doesn't believe it is a good use of the property and still has concerns in regards to soil conditions and flooding.

It is Planning Commissions opinion that they would need to see something from the builder/developer of Monroe Crossings in order to make a determination. They would like to see what was promised for the last plat when the subdivision began in regards to larger estate lots. They also have no desire to decrease the side yard setbacks.

Planning Commission expressed that they would all like to participate in the Steering Committee for the discussions of the Comprehensive Plan Update.

Mr. Berry moved to adjourn at 6:56 pm; seconded by Mr. Wood.

Respectfully submitted by,

Deana England  
Deputy Clerk of Council