



**City of Monroe Planning Commission Minutes
June 15, 2021 – 6:00 pm
233 South Main Street, Monroe, Ohio**

Call to Order

Mr. Kirkpatrick called the meeting to order at 6:00 pm.

Roll Call

Members present: Matthew Frye, David Kirkpatrick, Lindsey Pyron, Benjamin Wagner

Staff members present: Kevin Chesar, Director of Development; Kameryn Jones, Planner; and Alaina Hagenseker, Planning & Zoning Specialist

Approval of the Minutes

Mr. Kirkpatrick moved to approve the minutes from the May 18, 2021 meeting; seconded by Mr. Pyron. Voice vote. Motion carried.

Business

I. Case No. 2021-1-1—Consideration of a Site Plan for Thorton’s -- Tabled

II. Case No. 2021-6-10— Consideration of a site plan application for Century Mold

Ms. Jones stated that Cincinnati Commercial Contracting has submitted a site plan application for an expansion to the existing Century Mold building located at 55 Wright Drive. The expansion will be 54,740 square feet of additional warehousing space. The existing space is just under 50,000 square feet and is comprised of administrative office area and warehousing/manufacturing area. The property is approximately 7.5 acres and is zoned L-1 Light Industrial. The applicant anticipates a September start date and March 2022 construction completion date.

Mr. Pyron moved to approve Case No. 2021-6-10— Consideration of a site plan application for Century Mold with the following conditions:

- The applicant will revise plans to locate and screen the dumpster to meet code.
- The applicant will revise the landscape plan to include the two required canopy trees in the landscape island at the southeastern interior parking row as outlined in the report.
- The applicant will revise plans to show the access drive as a solid surface, either concrete or asphalt.
- As a reminder, minimum size and species requirements related to landscaping must be met.
- As a reminder, if ground mounted or rooftop equipment becomes necessary in the future, screening will be required.



- All other Staff comments to be met and any future Engineering review requirements.
- Architectural requirements are approved as proposed to recognize compatibility with the structure noting that it is not on a major corridor and at the end of a cul-de-sac.
- A GIS compatible file of finalized plans be submitted.

; seconded by Mr. . Voice Vote. Motion carried.

Administrative Report- Housing Concept for Shops of Monroe Crossings Property

Mr. Scott Willis presented the potential concepts for the property of multi-family housing for the Shops of Monroe Crossings to The Planning Commission.

Administrative Report—Housing Concept for Simon Property Group Property

Mr. Joseph presented the potential concepts for the property of multi-family housing just north of the Cincinnati Premium Outlets to The Planning Commission.

Mr. Pyron moved to adjourn the meeting. Seconded by Mr. Wagner. Voice vote. Motion carried. The Planning Commission meeting adjourned at 7:42PM.

Respectfully submitted,

Alaina Hagenseker
Planning & Zoning Specialist