



**City of Monroe Planning Commission Minutes  
August 17, 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: David Kirkpatrick, Lindsey Pyron, Christina McElfresh, and Benjamin Wagner

Mr. Kirkpatrick motioned to excuse Matthew Frye from the meeting.

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

**Business**

**I. Case No. 2021-8-15— Consideration of a recommendation to City Council regarding the draft recommendations and documents for the update to the City Comprehensive Plan**

Mr. Kirkpatrick opened the public meeting and swore in anyone that wanted to speak on the issue.

Ms. Cynthia Bowen, of 618 East Market Street, Indianapolis Indiana gave a presentation about the Comprehensive Plan.

Mr. Pyron stated that the agricultural change means that there is less agricultural availability to the city. Ms. Bowen stated that there are some rural residential zoning changes and that Monroe is not considered an agricultural community overall.

Ms. McElfresh commented that the Comprehensive Plan helps show the community where it's expected to grow and to where people are supposed to live.

The floor was then opened for resident comments.



Lenny Robinson of Corridor 75 Park questioned the commercial and industrial impact with hi-tech jobs and the effect with truck traffic.

Mike Berns of Greentree Road wanted the property to be zoned L-1. He stated that the Plan makes it difficult for developers to be successful especially in the Northeast corner of the property.

Paul Saba, representing for Premier Health, discussed the employment designation of the plan and if it's getting more updated information of whether it will be more office space or for more hi-tech jobs.

Ruthann Young, representing the Zecker property wanted to discuss the process to change the zoning of the property to industrial.

Chuck Ackerman discussed logistics sites.

Jeff Eichhorn of 300 Hankel Drive voiced his agreement on the Berns property.

Doron Kim of the LB Ranch stated that he met with developers to develop his property.

Mr. Kirkpatrick continue the public hearing until the September 21<sup>st</sup> 6PM Planning Commission meeting; seconded by Mrs. McElfresh. Voice vote. Motion carried.

### **Approval of the Minutes**

Mr. Pron moved to approve the minutes from the July 20th, 2021 meeting; seconded by Mrs. McElfresh. Voice vote. Motion carried.

## **II. Case No. 2021-8-14— Consideration of a Final Plat for Trails of Todhunter Section 2 Block B**

Ms. Jones stated that Trails of Todhunter LLC has submitted an application for final plat for Section 2 Block B of the Trails of Todhunter conservation subdivision. This plat will include the construction of 71 single-family residential lots and 1 open space lot. This phase is approximately 25 acres of 60 total acres. The average lot size is 9,853 square feet and the average lot width is 65 feet. The proposed density is 2.87 units per acre. The preliminary plat for Trails of Todhunter was approved by Planning Commission in March 2018.

Mr. Kirkpatrick moved to give a favorable recommendation to Council with the following conditions:

- All playground and formal open space must be designed as approved by Staff prior to final plat approval. All formal open space infrastructure shall be installed by the end of construction of the second phase of the subdivision. Such approval includes the type and size of playground equipment proposed as well as plans for the remainder of the entire area regarding formal open space requirements.



- Conservation easement agreement language must be approved, signed, and recorded.
- Design, construction drawings, and any required bonding for the 10' multi-use path to span the full width of the development along the rear property line be approved before the final plat is signed.
- All other staff comments be addressed.
- Digital files compatible with City GIS be submitted.

; seconded by Mrs. McElfresh. Voice Vote. Motion carried.

Mr. Pyron moved to adjourn the meeting. Seconded by Mrs. McElfresh. Voice vote. Motion carried.

The Planning Commission meeting adjourned at 8:25 PM.

Respectfully submitted,

Alaina Hagenseker  
Planning and Zoning Specialist  
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