

Monroe Township Zoning Commission Meeting Minutes
Thursday March 7, 2024
6:30pm
Case #ZC-2024-01

Meeting called to order by Mr. Ison at 6:30 p.m.

Roll Call: Mr. Cartwright: present, Mr. Durham: present, Mr. Roberts: present, Mr. Wuest: present, Mr. Wright: present, Mr. Ison: present.

Steve Downey: present, Mike Boots: present.

Guests Speakers Present: Dan Cook, Scott Boone, Dennis Moell, Jen Dorschug, Dale White

Pledge of Allegiance was recited.

Zoning Commission Business:

- Mr. Boots is requesting a motion to approve the Monroe Township Zoning Commission meeting minutes dated December 6, 2024, as presented.

Motion #2024-01 was made by Mr. Wuest to approve the December 6, 2023, Monroe Township Zoning Commission meeting minutes as presented. Mr. Wright 2nd the motion.

Vote: Mr. Cartwright: yes, Mr. Durham: yes, Mr. Roberts: yes, Mr. Wuest: yes, Mr. Wright: yes, Mr. Ison: yes

Mr. Ison sworn in all participants.

2139 SR 125 application for zoning amendment

Mr. Boots presented the revised request to the Commission.

- Parcel # 232609G009. Is currently zoned Agricultural (A-1). The request is to rezone the parcel to multi-family district (R-2) in order to build a single-story apartment building on it with possible expansion in the future.
- The revised plan was heard by the Clermont County Planning Commission and approved with conditions.

New Housing Ohio presented their case to the Commission.

Scott Boone: they understand our concerns and have met with the Clermont County Planning Commission and heard their concerns. Promise to work with the Township on issues and concerns. It will be independent living with case managers.

Denny Moell: plan to go into this with careful consideration and work with us. Layers of support for those who are there. All County resources will be available. Willing to put together training for anyone who wants it.

Jen Dorschug: staff on site several times a week. Will work closely with the Sheriff and meet weekly. They will be 1 bedroom, 1 bath, 1 living room apartments (24 total). The individuals that stay there will be adults to young adults requiring intense to moderate care.

OVER →

Dan Cook: concern with entrance into the driveway and possibility of a high number of accidents increasing as there has already been issues with this. Ideal would be to put a connector in that goes to the light at SR 222 & SR 125. Hopefully the ODOT traffic study will resolve the concern.

Questions/concerns by the Commission:

- Question/concern List from previous meeting.

Mike Wright asked the Fire Chief if he has any concerns.

Steve replied that he knows that there will be issues as with anything else.

Denny Moell stated they are willing to work with Fire/EMS to conduct training.

ODOT traffic study will be done once the change is approved. Won't know the road layout until the study is complete.

Will need to demo the old house/trailer and use the "old" present driveway for not. Will need to conduct with the Church when they do.

Greg Roberts stated need to be aware of what types of zoning we have on SR 125. Need to work together and be mindful of response time concerns.

Anyone present in opposition of the request?

No

MOTION #2024-02 was made by Mr. Roberts to approve the request with the listed conditional uses to rezone the property at 2139 SR 125 to R-2 (multi-family). Mr. Wright 2nd the motion.

VOTE: Mr. Cartwright: yes, Mr. Durham: yes, Mr. Roberts: yes, Mr. Wuest: yes, Mr. Wright: yes, Mr. Ison: yes

Zoning Commission recommendation to allow the zoning change will go before the Trustees to approve/deny at their March 14th meeting.

MOTION #2024-03 was made by Mr. Wuest to adjourn the meeting. Mr. Roberts 2nd the motion.

VOTE: Mr. Cartwright: yes, Mr. Durham: yes, Mr. Roberts: yes, Mr. Wuest: yes, Mr. Wright: yes, Mr. Ison: yes

Meeting adjourned at 7:07 p. m.

Minutes taken by: M. Boots