

Monroe Township Zoning Commission Meeting Minutes  
Thursday April 4, 2024  
6:30pm  
Case #ZC-2024-02

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

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

Steve Downey: Absent, Mike Boots: Present.

Pledge of Allegiance:

**Guests Speakers:** Jake Peter, Kyle Neyer (Losantiville Farms), JoAnn Merrill, Gina Serger (residents)

**Zoning Commission Business:**

- Mr. Boots is requesting a motion to approve the Monroe Township Zoning Commission meeting minutes dated March 7, 2024, as presented.

Motion #2024-04 was made by Mr. Wright to approve the March 7, 2024, Monroe Township Zoning Commission meeting minutes as presented. Mr. Cartwright 2"d the motion.

Vote: Mr. Cartwright: Yes, Mr. Durham: Absent, Mr. Roberts: Absent, Mr. Wuest: Yes, Mr. Wright: Yes, Mr. Ison: Yes

Mr. Ison sworn in all participants.

**1344 US Hwy 52 application for zoning request for Commercial Recreational Use**

Mr. Boots presented the case to the Commission.

- Parcel# 222615B031. Is currently zoned Agricultural (A-1). The request is to allow Commercial Recreational Use on this property. It would be compromised of 2 short term 1 bedroom rental cabins with the possibility of 2 additional cabins in the future.
- The Monroe Township Zoning Resolution Article 7 Table 7-2-1 sets forth the allowable business use in the A-1 zoning district with additional regulations in Article 9, section (1) C and Article 9, section (I)(D). See attached documents.
- This is like the request that was made in 2021 by Visions on the River, which was approved with conditional uses.

OVER

Losantiville Farms LLC presented their case to the Commission.

- Reviewed the proposal that they had submitted.
- Presently cut flowers, eggs, fruit trees.
- Bring customers out to the farm to experience.
- Looking to expand into short term rentals by adding 2 Cabins onto the property to drive even more customers to experience the farm and the local offerings of the New Richmond area. With the potential to add 2-3 more in the future.
- Rentals would take place year-round.
- Cabins to sit in the woods away from the property lines as per the Monroe Township Zoning Resolution and be 300-400 sq. ft. in size.
- Cabins have not been fully designed yet. Will submit finalized drawings for review when the permits are submitted to the Township.

**Questions/concerns by the Commission:**

- County approved septic system needs to be large enough to accommodate the 2 requested cabins and any future cabins.
- Event facility that is currently on the property- septic? They are working with the County on that concern.
- Drawing shows a bridge across a small ravine - must be built to accommodate a Fire Truck
- Power? To be located underground. Work with Duke Energy on that concern.
- Erosion Control? Working with County to resolve any high-risk areas/concerns.
- Signage - needs to meet Zoning Resolution requirements.
- Driveway- has new culvert and rip=rap. Will continue to review and ensure proper drainage.
- This would be a conditional use approval with the cabins being 300-400 sq. ft. in size. Allow the 2 requested with addition of 3 more cabins before Losantiville Farms would be required to come before the Zoning Commission again.

**Anyone present in opposition of the request?**

- Question from the Neighbor as to what Commercial Recreation Use is comprised of.
  - o Mr. Boots read Article 9 (D) commercial recreational uses from the Zoning Resolution to the residents.
  - o Concern over ATV's being used to ride trails on the property.
    - All trails will be made up of walking trails for the customers. ATV's could be used by the owners to move necessities to the cabins, etc.
    - Deed restriction needed for the conditional use of ATV's to ensure that if the property were to sell, the new owners would not start using the walking trails for ATV riding, etc.?

OVER→

Mr. Boots is requesting the Commission to make a recommendation for approving or denying the request for a Commercial Recreational use to the Monroe Township Board of Trustees.

MOTION #2024-05 was made by Mr. Wuest to approve the request for Commercial Recreational Use.

Mr. Cartwright 2"d the motion.

VOTE: Mr. Cartwright: Yes, Mr. Durham: Absent, Mr. Roberts: Absent, Mr. Wuest: Yes, Mr. Wright: Yes, Mr. Ison: Yes

**Other Business:**

- ▶ Issue 2 - regulation of Marijuana distribution and cultivation centers in Monroe Township.
  - o Reviewed the findings handed out by Mr. Wright.
  - o Informed the Zoning Commission as to what has been done in Batavia and Tate Townships concerning this issue.
  - o Will discuss in further detail at the next Zoning Commission meeting.

Need a motion to adjourn.

MOTION #2024-06 was made by Mr. Wuest to adjourn the meeting. Mr. Wright 2"d the motion.

VOTE: Mr. Cartwright: Yes, Mr. Durham: Absent, Mr. Roberts: Absent, Mr. Wuest: Yes, Mr. Wright: Yes, Mr. Ison: Yes

Meeting adjourned at 7:38 p. m.

Minutes taken by: M. Boots