

Monroe Township Zoning Commission Meeting Minutes
Thursday May 2, 2024
6:30pm
Case #ZC-2024-03

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: Late, Arrived @ 7:10P.M., Mr. Wright: Present, Mr. Ison: Present

Steve Downey: Absent, Mike Boots Present.

Guests Speakers Present: Jim Farley & Chris Gifford

Pledge of Allegiance was recited.

Zoning Commission Business:

- Mr. Boots is requesting a motion to approve the Monroe Township Zoning Commission meeting minutes dated April 4, 2024 as presented.

Motion# 07-2024 was made by Mr. Cartwright to approve the April 4, 2024 Monroe Township Zoning Commission meeting minutes as presented. Mr. Ison 2nd the motion.

Vote: Mr. Cartwright: Yes, Mr. Durham: N/A, Mr. Roberts: N/A, Mr. Wuest: N/A, Mr. Wright: Yes, Mr. Ison: Yes

Mr. Ison sworn in all participants.

2319 SR 125 application for zoning amendment

Mr. Boots presented the case to the Commission.

- Parcel # 232609A020. Is currently zoned Neighborhood Business District (B-1). The request is to split the parcel and rezone the section of the parcel that has the 2 residences to Residential (A-1) leaving the 1-acre parcel with the old gun shop as Neighborhood Business District (B-1). This will allow the parcel with the 2 residences to be sold off separately from the parcel with the old gun shop on it.

Mr. Farley presented his case to the Commission.

- Issue is selling the property as it is currently zoned. Buyers are unable to show a profit on the Commercial property and therefor the Banks will not grant a loan. Need to change the zoning to A-1 residential which has the 2 houses on it to be able to sell. The buyer will purchase all 3 properties as 1 (the 2 residences and the old gun shop). The old gun shop will remain Commercial (B-1 Neighborhood Business District). The money will provide for the care of his mother as she is in a care facility.

OVER→

Questions/concerns by the Commission:

- Does each building have its own septic system? Yes

Anyone present in opposition of the request?

- No

Mr. Boots is requesting the Commission to make a recommendation for approving or denying the request for a zoning change for 2319 SR 125, parcel 232609A020. To Residential (A-1) and Commercial (B-1) to present to the Monroe Township Board of Trustees.

MOTION# 08-2024 was made by Mr. Ison to approve the request for a zoning change. Mr. Wright 2nd the motion.

VOTE: Mr. Cartwright: Yes, Mr. Durham: N/A, Mr. Roberts: N/A, Mr. Wuest: N/A, Mr. Wright: Yes, Mr. Ison: Yes

Other Business:

- Marijuana – distribution sales and or cultivation centers.
 - The Zoning Commission recommends that we have Julia Carney create a 6-month moratorium document that restricts retail sales and cultivation centers and that it be sent to the Trustees to approve/deny at their May 9th meeting.
 - A request will be sent to Julia on Friday May 3rd.

MOTION# 09-2024 was made by Mr. Cartwright to request a 6-month moratorium be created and sent to the Trustees. Mr. Ison 2nd the motion.

VOTE: Mr. Cartwright: Yes, Mr. Durham: N/A, Mr. Roberts: N/A, Mr. Wuest: N/A, Mr. Wright: Yes, Mr. Ison: Yes.

- Landfills – currently do not have any regulations in our zoning resolution that addresses this.
 - An addition for Article 9, Use Regulations was created that prohibits sanitary landfills, garbage, waste dumps, disposal sites, and incinerators in Monroe Township.

Motion# 10-2024 was made by Mr. Wuest to bring the Landfill Zoning Resolution addition to the Trustees at the May 9th meeting to approve/deny. Mr. Cartwright 2nd the motion.

Vote: Mr. Cartwright: Yes, Mr. Durham: N/A, Mr. Roberts: N/A, Mr. Wuest: Yes, Mr. Wright: Yes, Mr. Ison: Yes

MOTION# 09-2024 was made by Mr. Ison to adjourn the meeting. Mr. Wright 2nd the motion.

VOTE: Mr. Cartwright: Yes, Mr. Durham: N/A, Mr. Roberts: N/A, Mr. Wuest: Yes, Mr. Wright: Yes, Mr. Ison: Yes

Meeting adjourned at 7:20 p. m.

Minutes taken by: M. Boots