

Monroe Township Zoning Commission Meeting Minutes
Wednesday August 25, 2026
6:30pm
Case #ZC-2026-01

Meeting called to order by Mr. Ison at 6:44 p.m.

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

Zoning Inspector Kristin Bennett- present.

Guests Attendees Present: Susan Davis and Patty A. Peck

Pledge of Allegiance was recited.

Zoning Commission Business:

Participants to be sworn in by no participants for the zoning amendment where present

There was no record of any recent Zoning Commission Meeting for minutes to be approved.

Item #1: 2167 St. Rt. 125 application for zoning amendment

Mrs. Bennett presented the case to the Commission.

- Parcel # 232609G013. Is currently zoned Agricultural (A-1). The request is to rezone the parcel as Highway Business District (B-2). This will allow the parcel to be sold to a prospective commercial buyer. The property is listed for sale.

Mr. DeWeese (POA for Irene DeWeese) was not present to present his case to the Commission.

Questions/concerns by the Commission: There was some confusion on the parcel since Mr. DeWeese represents his mother Irene on two parcels. Only one is currently being asked to be rezoned. Also, it was noted that Monroe Woods is inaccurately “colored” on the Zoning Map and should be R-2 (yellow) and not A-1 (green).

Anyone present in opposition to the request? No

Mrs. Bennett is requesting the Commission make a recommendation for approving or denying the request for a zoning change for 2167 SR 125, parcel 232609G013. to Highway Business District (B-2) to present to the Monroe Township Board of Trustees.

MOTION# 01-2026 was made by Mr. Wuest to approve the request for a zoning change and to present to the Monroe Township Board of Trustees. Mr. Roberts 2nd the motion.

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

Other Business:

Item #2: Odor – see handouts.

- The current resolution copies the Glare section and does not address odors, so a change is needed.
- There was discussion on Odor being addressed in Article 9 (General Manufacturing), but this would not cover any other operations in the township.
- There was discussion on if Article 4 Section 6 H Air and Water Pollutants cover odor. The board discussed that since Odor was in the Resolution and was a copy of the Glare Resolution it did need modified.
-

MOTION# 02 -2026 was made by Mr. Wuest to request the following change be sent to the Trustees for the Odor Resolution amendment. Mr. Cartwright 2nd the motion.

ODOR: The emission of noxious odors beyond the lot line shall not violate the standards and regulations of any local, state, or federal agency having jurisdiction in this matter.

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

Item #3: Tall Grass- see handouts

- This item was brought forward to me by the CC Prosecutor's Office
- Currently tall grass is referred to the Board of Health- they no longer handle tall grass complaints and refer you back to the local township. There is not a resolution for tall grass other than the ORC which covers abatement when determined a nuisance but does not cover a height: states for local townships to determine.
- There was discussion on why this would need to be added, and why not stay with the mow twice a year. The law did change on that and does now say 12" length of grass or weeds are considered noxious.
- The discussion of horticultural, bee activity, and the need for height of certain vegetation for the pollinators and being able to determine the difference when enforcing the code.
- There was discussion on dead vegetation, and how we don't want to be handling dead flowerbed complaints.
- This item has been continued for further discussion at the next meeting.

Item #4: Agricultural use on one acre or less, and dairying and animal and poultry husbandry on lots greater than one acre and less than five acres. **This item is being removed from the agenda for further research.**

- This item was brought forward to me by the CC Prosecutor's Office

Future Meeting date set for October 14, 2026, at 6:30 pm at 2828 St. Rt. 222 Bethel, Ohio 45106.\

MOTION# 03-2026 was made by Mr. Ison to adjourn the meeting. Mr. Wuest 2nd the motion.

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

Meeting adjourned at 7:26 p.m.