

MONROE PLANNING COMMISSION
MEETING MINUTES—March 21, 2023—DRAFT

Present: Mike Eckles, Rosalind Parks, Shauna Mathias, Nate Treadaway, Randy Camp

Absent: None

Staff: Brad Callender—City Planner
Laura Wilson—Code Assistant
Sara Shropshire—Community Development

Visitors:

Call to Order by Chairman Eckles at 5:30 pm.

Motion to Approve the Agenda—Item 1 moved to last:

Motion Camp. Second Parks

Motion carried

Chairman Eckles asked for any changes, corrections or additions to the February 21, 2023 minutes.

Motion to approve

Motion Parks. Second Mathias.

Motion carried

Chairman Eckles asked for the Code Officer’s Report: Zoning Ordinance Amendment #14 passed Council last week.

Old Business: None

The First Item of Business: Zoning Text Amendment #15 (listed as item #2 on the printed agenda) The following sections are being amended:

- Section 630.3: modify to add land uses for restaurants
- Section 646.3: Change some prohibited uses to being allowed in the CBD including skating rinks, bowling alleys, health/fitness centers, and parking lots; apartments, townhouses, and walk away restaurants are no longer conditional
- Section 646.6: Raise the maximum building height to 5 stories and add minimum floor area standards for apartments, lofts, and townhomes
- Sections 1420.4(2): change the day applications must be submitted from 30 to 45 days for Zoning Text Amendments, Zoning Map Amendments, Conditional Uses, and Variances

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve as presented

Motion Treadaway. Second Parks.
Motion Carried

The Second Item of Business is COA Case #2044, a request for a Corridor Design Overlay Certificate of Appropriateness, in order to modify an existing COA site plan to allow for the expansion of additional outdoor self-service (mini) warehouses at 400 Mayfield Dr. The property has already been approved under two previous COAs. The additional mini warehouse buildings will look like the existing buildings. Staff recommends approval with two conditions. The application was submitted prior to the ordinance changes for mini storage going into effect. Therefore, the application is subject to the ordinance in effect at the time it was submitted.

Two conditions read into the minutes by Callender:

1. The signs and conditions of approval under Certificate of Appropriateness #1043 shall also apply to this Certificate of Appropriateness approval.
2. The proposed outdoor self-service (mini) warehouse buildings shall be built in accordance with the representative photographs and written description of the project. The proposed outdoor self-service (mini) warehouse buildings shall be completed within eighteen (18) months from the date of issuance of this Certificate of Appropriateness approval. If construction of the proposed outdoor self-service (mini) warehouse buildings has not commenced within six (6) months from the date of issuance of this Certificate of Appropriateness approval, the COA shall become null and void.

On behalf of Mayfield Self Storage, Wyatt Howard spoke in favor of the project. Building four on the property is almost complete and is expected to be finished within the next month. The slabs for buildings five and six have already been poured. Ideally, we would like to finish those buildings before starting construction on buildings seven and eight. Therefore, we would like an extension on the six-month deadline imposed by the COA to at least 18 months. To meet the six-month deadline, we would have to skip construction on buildings five and six. We would like to construct the buildings in order as the previous buildings are leased.

Commissioner Treadaway: Is your group aware of the code changes that have taken place?
Howard: Yes

Chairman Eckles: Are you willing to comply with the two conditions?
Howard: We are grateful for what you allow us to do and conduct business inside the city of Monroe. Our hands would be tied and we would have to abide by the conditions.

Callender: Which building do you have full building permits for? You have one for building four because it is almost complete. Do you have one for building five?

Howard: Yes

Wilson: For buildings five and six

Callender: You did submit a building application for building seven?

Howard: Yes, in anticipation of the ordinance change; it would be for the two lower buildings

Callender: This application was submitted on January 3rd; if they approve this tonight, we could grant the application to building tomorrow. Once the plans have been approved as well, but there is nothing stopping this application from being approved. If you are not ready to building seven and eight, then this permit application should not have been submitted. Once this COA expires, your site will be subject to the current ordinance.

Howard: We've got six months to get started and 18 months to complete it.

Commissioner Mathias: How much longer are you wanting?

Howard: 18 months would be ideal but any time is better.

Commissioner Parks: Since you already have a wait list for building four, you haven't started on five or six; you want to building those and rent them out before starting on seven and eight?

Howard: We start construction on the next building when we reach 50-60% occupancy of the last building built; that way we don't build a building that will not be rented. It also allows us to customize the unit sizes in each building based on demand.

Commissioner Mathias: If buildings five and six were not leased up, then it would push it out even further

Howard: Yes

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve with conditions

Motion Treadaway. Second Mathias

Motion carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Mathias

Meeting adjourned; 5:56pm