



**Planning Commission**  
**Staff Analysis**

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April 10, 2019

**Project:** Mid America Auto Group Conditional Use

**Location:** 1099 Main Street

**Applicant:** John Neville  
2825 Pond Run road  
New Richmond, OH 45157

**Property Owner:** Robert Wells  
22496 E. Maplewood PL  
Aurora, CO 80015

**Acreage:** 0.45 Acres

**Tax Parcel Id:** 210722.332

**Zoning:** B-3, General Business District

**Existing Use:** Vacant

**ADJACENT LAND USE AND ZONING**

*All adjacent property is zoned B3*

**PROPOSAL**

John Neville is requesting permission to operate an automotive sales business located at 1099 Main Street. The property is zoned B-3, General Business District; automotive sales is permitted as a conditional use in the B-3 district upon approval by the Planning Commission.

**ANALYSIS**

In review of a conditional use application, the Planning Commission shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

- A. The conditional use is consistent with the spirit, purpose and intent of the Comprehensive Plan, will not substantially and permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.
- B. The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of Chapter 1195, Conditional Uses.
- C. The requirements set forth for each specific conditional use will be met;

- D. Minimum standards for parking and loading areas shall be as required in Chapter 1187, Off-Street Parking and Loading Requirements;
- E. Minimum Standards for landscaping shall be as required in Chapter 1189, Landscaping and Bufferyard Requirements; and
- F. The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, stormwater facilities, water, sewer, and schools.

The specific requirements for Automotive Sales are listed in 1195.05.D. and include:

1. No structure shall exceed 35 feet in height. *NA, existing structure.*
2. All structures and activity areas, except off-street parking, shall be located no less than 40 feet from all lot lines. *Display vehicles and off-street parking will be located within 40 feet of the lot lines, otherwise, no other activity occurring in this area.*
3. There shall be no more than two ingress/egress drives onto the property. No drive shall exceed 35 feet in width. *Applicant to eliminate ingress/egress drive from Main Street. Area will be used for vehicle display.*
4. All points of ingress/egress shall be located as far as practically possible from intersections of two or more major thoroughfares. *Existing driveways.*
5. Any repair shop or establishment that is accessory to the sale of motor vehicles shall meet the conditional requirements of Automotive Repair Establishments. *NA*
6. Lubrication and other incidental servicing other than washing of motor vehicles and all supply and merchandise storage shall be completely within an enclosed building except as otherwise provided herein. *NA*
7. Lighting, including permitted illuminated signs, shall be arranged so as not to reflect or cause glare that would constitute a nuisance to any residential use or hazard to traffic on any public thoroughfare. *No new lighting proposed.*
8. Employee vehicles and vehicles awaiting servicing or return to customers following servicing shall be parked in areas indicated for such parking on the approved site plan. *NA*
9. Parking areas and vehicle display areas shall not encroach upon any bufferyard required in Chapter 1189, Landscaping and Bufferyard Requirements. *No substantial expansion proposed, bufferyard requirements do not apply.*

The condition of the parking lot is in need of improvement. If Planning commission should approve this conditional use request, Staff would recommend that a condition be placed on the approval that would require the applicant to pave the parking lot.

**STAFF RECOMMENDATION**

This is a challenging, existing site that has been vacant for a while. The proposal is in keeping with the surrounding area and does not appear to negatively impact the adjacent property. Staff recommends approval of this conditional use request with the conditions specified in Section 1195.05.D. 1-9 in the Milford Zoning Ordinance and a condition #10 that states, Applicant to pave parking lot.

SITE 19-10



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

[www.milfordohio.org](http://www.milfordohio.org)

## Application for Conditional Use

Name(s) of Applicant: MID AMERICA AUTO GROUP LLC

Address: 984 STATE ROUTE 28

MILFORD, OHIO 45150

Telephone Number: 513-965-8800 / 513-227-8807

Name(s) of Owner: JOHN NEVILLE  
(if different from applicant)

Owner's Address: 2825 POND RUN RD.

NEW RICHMOND, OHIO 45157

Property Address (if assigned): 1099 MAIN ST., MILFORD, OHIO 45150

Property Parcel ID number: 210722.332

Zoning of Property: \_\_\_\_\_

Proposed Use: PREOWNED CARS AND LIGHT TRUCKS SALES

Lot Size: 21,350 SQ/FT

Provide a brief statement explaining how the proposed Conditional Use relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed use is in conformity with good zoning practice (use a separate sheet if necessary):

WE ARE ASKING THE CITY TO APPROVE OUR USE  
OF THE PROPERTY AS A PREOWNED CAR AND LIGHT  
TRUCK SALES LOT. THE PROPERTY HAS BEEN PREVIOUSLY  
USED IN THE AUTO SALES AND ACCESSORY BUSINESS -  
INCLUDING BY US YEARS AGO. MOST RECENTLY THE LOT  
HAS NOT SEEN REGULAR USE AND THE LACK OF  
MAINTENANCE AND GRASS REPLENISHMENT. OUR OCCUPANCY  
THE PROPERTY WILL BRING POSITIVE ACTIVITY TO THE  
PROPERTY, ALONG WITH A CLEANER AND CONSISTENTLY  
MAINTAINED PROPERTY.

Along with this application you must include the following:

1. A site plan of the property for the proposed Conditional Use.
2. A copy of the appropriate map on file with the County Engineer sufficient to show all properties within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
3. A list of names and addresses (obtained from the County Auditor) of all property owners who own property lying within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
4. A check made out to the City of Milford in the amount of \$300.00

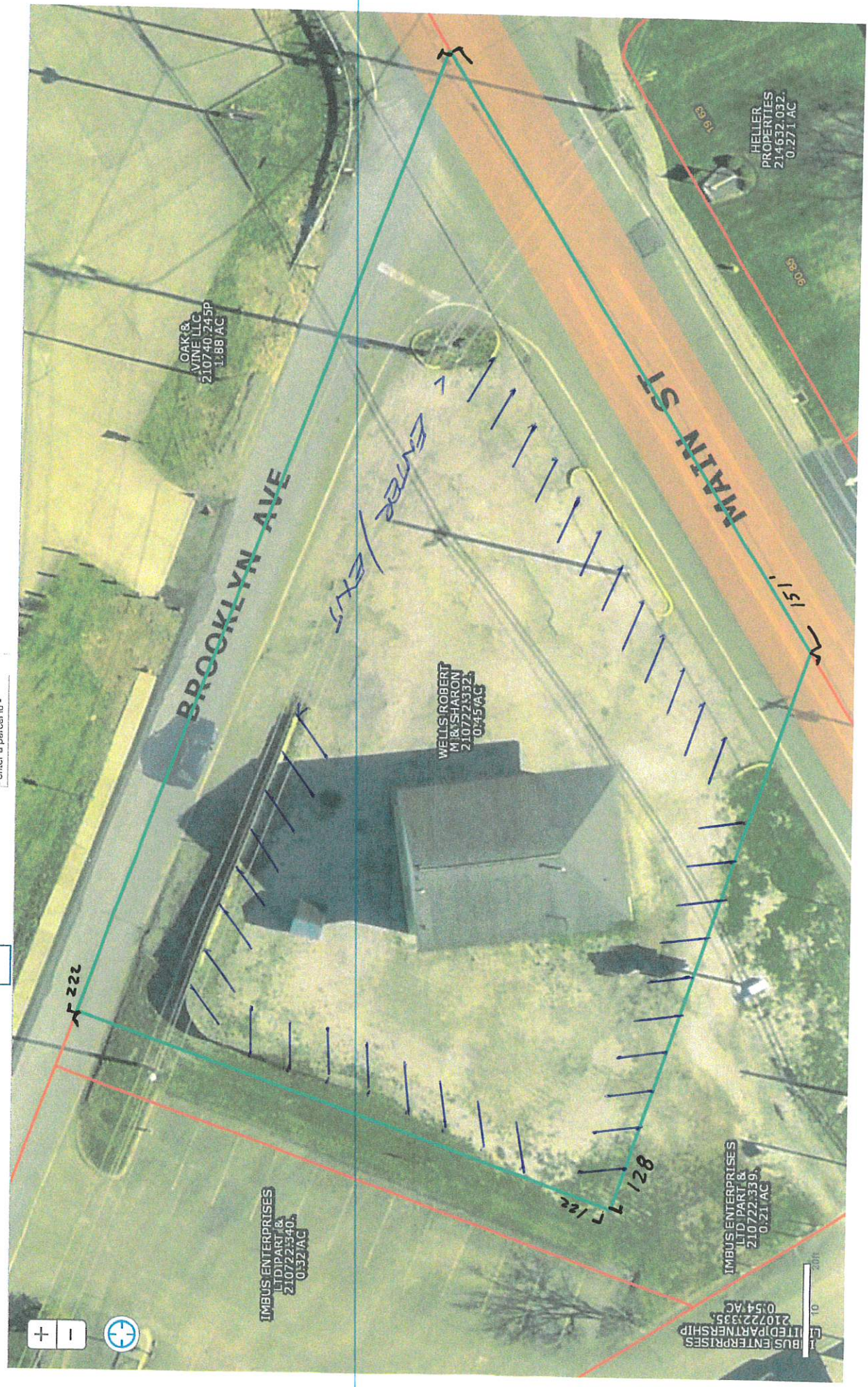
(Office Use)  
Application checked \_\_\_\_\_

Fee received 300.00

Rec# 960072

PARID: 210722.332.  
WELLS ROBERT M & SHARON

- enter a parcel id -



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**PROFILE**

Parcel:	210722.332.	Land Use Code:	455
Alternate ID:		LUC Description:	COMMERCIAL
Address:	1099 MAIN ST	District:	21
Owner	WELLS ROBERT M & SHARON	NBHD:	C1122000
		Tax District:	MILFORD CITY / MILFORD EVSD
Mailing	22496 E MAPLEWOOD PL	Land Acres:	0.45
	AURORA CO 80015		
Description:	MILFORD CITY		

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**VALUE SUMMARY**

Appraised Land:	98000	Assessed Land:	34300
Appraised Building:	26900	Assessed Building:	9420
Total:	124900	Assessed Total:	43720

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**PRIMARY RESIDENTIAL CARD**

Card:	Basement:	Fireplace Pref.:
Stories:	Square Feet:	Basement Gar.:
Construction:	HT/AC:	Fireplace OP/ST:
Style:	Fuel:	Grade:
Year Built:	Attic:	Cond (CDU):
Year Remod.:	Fin Basement:	% Complete:
Total Rooms:	Rec Room:	Family Room:
Bedrooms:	Half Bath:	
Full Bath:		

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**COMMERCIAL CARD**

Year Built:	1900	Gross Flr. Area:	1256
Eff. Yr. Built:			
Units:			

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**SALES HISTORY**

Date	Book-Page	Seller	Buyer	Amount
Date		Grantor	Desc	Amount

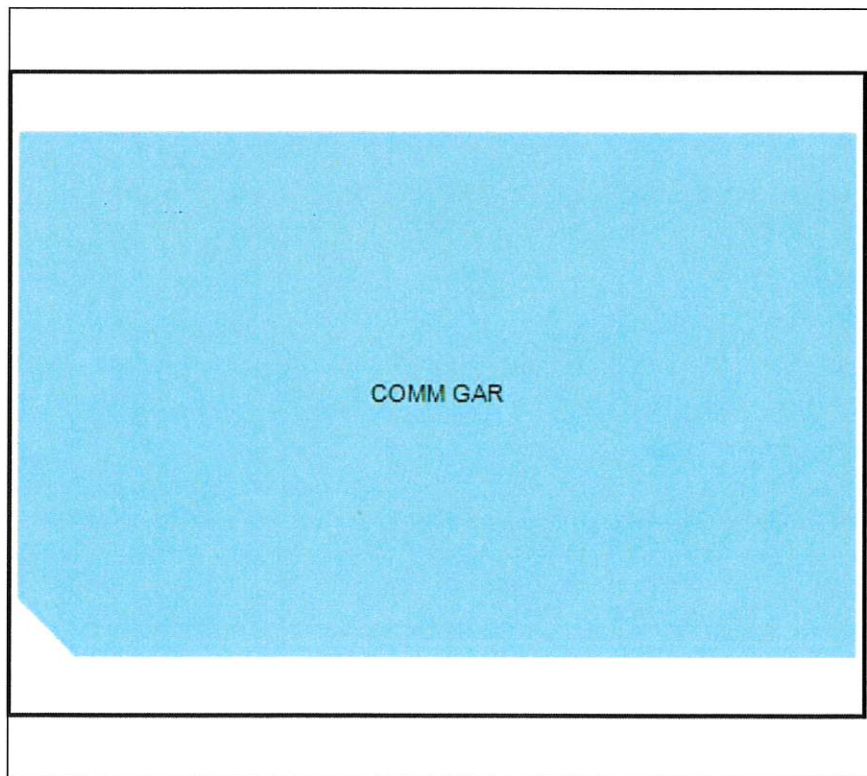
## MAP



## PHOTO



## SKETCH



## Sketch Legend

- 1 COMM GAR - 029:COMMERCIAL GARAGE 1256 Sq. Ft.
- 1 - ASPHALT OR BLACKTOP PAVING 5220 Sq. Ft.