

**PLANNING COMMISSION MINUTES OF October 12, 2022**

**6:00 PM Council Chambers**

**745 Center Street, Milford, OH 45150**

The Planning Commission of the City of Milford met in regular session on the evening of Wednesday, October 12, 2022, at Council Chambers, 745 Center Street, Milford, OH 45150.

**Roll Call:** Ms. McKnight called the Planning Commission meeting to order at 6:05 PM. Other members present were Mr. Brumleve, Ms. Evans and Mr. Price. The Commission made a motion to excuse Mr. Wenstrup. The motion carried 4-0.

**Staff:** Ms. Celsor, Planning and Comm. Dev. Coordinator

**Visitors:** Josh Ross, RVP Engineering; Jim Wenstrup, St. Vincent de Paul; Brian Combs, St. Vincent de Paul; Venancio Martinez, 208 Main St.; Nancy Meyer, Row House; Marty Ober, Coldstream Interiors; Tyler Brecks, Coldstream Interiors; Jake Terry, Coldstream Interiors; Keith Gray, Coldstream Interiors; Deanna Heil, CityStudios Architecture; Stijn Van Woensel, CityStudios Architecture; Neil Barraco, 231 Main St.; Stefan Cornelius, GBBN; Elle Campbell, 1143 Glen Echo Ln.; Jordan Campbell, 1143 Glen Echo Ln.; Jim Cutter, Cutter Construction

**Minutes Approval:**

The Commission tabled approval of the June 8, 2022 minutes because a quorum was not present of those who were present at the June meeting.

Mr. Brumleve made a motion to approve the September 14, 2022 minutes, seconded by Mr. Price. Motion carried 4-0.

**SITE 22-13, 130 Water Street, Site Plan Review, Conditional Use**

Ms. Celsor read the Staff Report into the record:

**Project:** Lovins Insurance Site Plan Review, Conditional Use

**Location:** 130 Water Street

**Property Owner:** Mark Brockamp  
Lovins Real Estate Company LLC  
122 Water Street  
Milford, OH 45150

**Applicant:** Marty Ober  
Coldstream Interiors  
1308 U.S. 50, Suite 100  
Milford, OH 45150

**Acreage:** 0.057 Acres, 0.018 Acres

**Tax Parcel Id:** 210709.024E, 210709.024F

**Zoning:** MRD, Milford River District

**Proposed Use:** Office

**ADJACENT LAND USE AND ZONING**

*All adjacent property is zoned MRD.*

**PROPOSAL**

The applicant proposes to add a second story to an existing building located at 130 Water Street. The addition includes expansion of the building to the south to accommodate a stairway. The Lovins Insurance Agency is located next door at 122 Water Street. They wish to move to 130 Water Street. Plans include five offices and a conference room on the first floor and two offices, a kitchen, and a deck on the second floor. Offices when located on the first floor of a primary structure in the Milford River District are a conditional use and require approval by the Planning Commission.

A neighborhood meeting took place on September 28, 2022, as required for new construction in the Milford River District. Notices were mailed to property owners within a 400 ft. buffer. There were no residents/property owners in attendance.

Final building height after the addition is approximately 24 feet, which is within the maximum allowable height of 45 feet in the Milford River District. Building materials include Hardie Board siding in "Last Embers" color and composition shingle roofing in "Driftwood" color. The major building improvement is compatible and in keeping with the character of downtown Milford.

**STANDARDS FOR ALL CONDITIONAL USES**

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.

## **ANALYSIS**

There are no specific standards specified in Chapter 1195 Conditional Uses for office uses. Planning Commission will evaluate this project using the standards for all conditional uses as outlined above. Parking is provided along Water Street and on the south side of the building. Three parking spaces would be lost due to the expansion of the building. The applicant appears to be able to satisfy the standards for conditional use as specified in Section 1195.04, and the proposed use is in keeping with the neighboring properties.

Pursuant to section 1167.09 A4 of the Milford Zoning Code, The Planning Commission shall take separate action on both the conditional use request and the proposed Major Building Improvement.

## **STAFF RECOMMENDATION – Part 1**

Staff recommends approval of the Conditional Use application.

## **STAFF RECOMMENDATION – Part 2**

Staff recommends approval of the application for Site Plan Review with the following conditions:

1. City approval is contingent on review and approval by the City Engineer and any other applicable local, state, and federal agencies.
2. Any lighting added to the building shall comply with section 1187.10 of the Milford Zoning Code and should be directed so as not to shine on adjacent properties.

Ms. McKnight: Thank you. Any questions from Planning Commission for Christine?

Mr. Brumleve: Did you review the parking layout for its compliance to minimum number of parking spaces required by the business to be kept on site, if any?

Ms. Celsor: There is no specific parking requirement.

Ms. Evans: It's these three spots that'll be lost, correct? Is this still a driveway to get back to the other spots back here?

Ms. Celsor: They show where the building is extended to the south there. That's kind of hatched. And you can see that infringes upon a couple parking spaces there. There would still be room to access the parking spaces behind.

Mr. Ober: Marty Ober, Coldstream Interiors, 1308 US 50, 45150. Yeah. Everything she just said. I don't really have much different.

Ms. McKnight: You didn't happen to bring those color samples with you, did you?

Mr. Ober: So this would be the color of the Hardie trim. And then it'll be outlined in white. And then that'll be the shingle color. They're thinking about doing some kind of stone like three foot up. I'm trying to match the buildings that are across the street.

Ms. Evans: So the real estate office will move to this new building? Or it will be vacant?

Mr. Ober: I'm not 100% sure. I know that he bought the other building. The guy that owns it. He bought the other building a couple years ago or a year ago. And this was the plan all along. They're kind of downsizing. People working from home, they don't need that big of a building anymore. So basically what is there now is a single story. Don't know the exact dimensions. 50 by 25 building, single story. We're taking that existing roof off, adding the second story directly on top of it. Half of it will be used for two offices. There'll be a bathroom up there. And then the front half that faces towards the VFW Hall. I believe that's north. That will have a half... It'll be like a enclosed deck. And then like she stated. The stairwell. We have to have the stairwell on the exterior side of the

building, which will be towards the actual old building they have now. So it only comes out, I believe, like four feet. So that alleyway that you guys were just speaking of.

Mr. Brumleve: And what is the existing use of the existing building that you're adding onto?

Mr. Ober: Nothing. Storage. As far as I'm aware of. Right now I believe it's completely empty because they're waiting for us to get started.

Ms. McKnight: Any discussion regarding the conditional use request? Whether allowing an office on the first floor in this zoning district?

Ms. Evans: I think it's fine because like he said, it's next door. It's already happening.

Mr. Brumleve: I'd like to move that we approve the conditional use application.

Mr. Price: I second.

**The Planning Commission voted 4-0 to approve the conditional use application for 130 Water Street.**

Mr. Brumleve: I'd like to move that we approve the application for the site plan here with the conditions listed as particularly relates to other reviews and approvals required and the lighting condition as listed.

Ms. Evans: Second.

**The Planning Commission voted 4-0 to approve with conditions the site plan review application for 130 Water Street.**

**SITE 22-07, St. Vincent de Paul Addition, 815 Main Street, Site Plan Review**

Ms. Celsor read the Staff Report into the record:

**Project:** St. Vincent de Paul Addition

**Location:** 815 Main Street

**Property Owner:** St. Vincent de Paul Stores Inc  
1125 Bank Street  
Cincinnati, OH 45214

**Applicant:** Rob Painter, RVP Engineering, LLC  
6236 Centre Park Drive, Suite A  
West Chester, OH 45069

**Acreage:** 1.6607 Acres

**Tax Parcel Id:** 210721.346

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

**Use:** Retail

## **ADJACENT LAND USE AND ZONING**

*North: R-3, Single Family Residential;*

*South: B-3, Commercial, Kroger Shopping Center;*

*East: B-3, Commercial, Big Lots;*

*West: B-3, Commercial, Reilly Chiropractic Health and R-4, Multi-Family Residential*

## **PROPOSAL**

Rob Painter, RVP Engineering, LLC, is requesting Site Plan Review approval from Planning Commission to demolish the existing smaller building and construct a 14,197 sq. ft. addition to the larger building located at 813 Main Street (parcel id# 210721.346). The property is zoned B-3, General Business District.

## **ANALYSIS**

### **Setbacks and Lot Area**

This is considered a double frontage or through lot because it is abutting the Walnut Street right-of-way and the Main Street right-of-way; a 15-foot front yard building setback is required on both streets. The side yard building setback requirement is 15 feet. The applicant complies with the B-3 District requirements.

The principal structure with the addition covers approximately 36% of the lot which is less than the 50% maximum lot coverage in the B-3 District (existing building is approximately 12,000 SF and the addition is 14,197 SF).

### **Parking, Loading, and Lighting**

The applicant is providing 119 parking spaces. A parking analysis has been provided by the architect indicating that the proposed parking meets industry standards. The store will continue to operate the same hours, Monday-Saturday 9:00am-8:00pm and Sunday 10:00am-6:00pm.

A landscape area of 22 sq. ft. per parking space is required, for a total of 2,618 sq ft. in this case. Additionally, all parking and loading spaces are to be located within 125 feet of a landscaped area with 1 canopy tree and 6 shrubs required for each 10 parking spaces. In this case, the applicant is required to provide a total of 12 canopy trees and 72 shrubs. The applicant has provided a landscaping plan that meets these requirements.

The primary loading dock is shown behind the building near the north corner of the building. Trash collection is proposed to be located in this area. A furniture loading dock is shown behind the building on the south of the building.

It appears that the island in the parking lot to the left of the building is striped and not curbed/landscaped. The Fire Department has commented that a landscaped island in that area could create a problem for fire truck access. Staff asks the applicant to confirm that the island will be striped pavement.

Any new outdoor lighting will need to comply with the outdoor lighting requirements. Staff suggests that a photometric lighting plan be provided showing that the lighting level does not exceed .5 footcandles at the property line.

*I'll add there a side note that today they did submit a photometric lighting plan and it appears that the lighting in the front near the street does not quite comply with that requirement, but the lighting in the back by the residential areas does.*

#### Landscaping and Bufferyard

The 14,197 square foot addition is considered a substantial expansion and with that, the applicant is required to provide a bufferyard. Any commercial land use adjacent to residential is required to provide a minimum bufferyard of 30 feet with specified plant material outlined in Chapter 1189.10. The applicant is providing a 30 foot bufferyard between the proposed building addition and the adjacent residential areas. Some existing trees are proposed to remain in addition to new trees being proposed, however the proposed landscape plan does not appear to meet the bufferyard planting requirements. A double row, staggered planting of trees 15 ft. on center is required; or 1 tree at 25 ft.-35 ft. on center plus a double row 6 ft. hedge, or a 6 ft. wall, fence or earthmound plus 3 ft. hedge plus 1 tree at 25 ft.-35 ft. on center.

Additionally, the parking areas fronting Main Street should have a 6 ½ foot perimeter screening in conformance with Section 1189.10.

#### Elevations

The front elevation of the new addition specifies exterior cladding material to be EIFS with a masonry base. Corrugated metal panel cladding is proposed for the back and side elevations.

The maximum height permitted in the B-3 district is 45 feet. The new addition is approximately 25 feet at the highest point and falls within the maximum allowable height.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the application for Site Plan Review with the following conditions:

1. City approval is contingent on review and approval by City Engineer, Fire Department, and any other applicable local, state, and federal agencies.
2. Provide a landscape plan for staff approval detailing the 6 ½ foot perimeter screening required for the parking areas fronting main street.
3. Specify type of lighting fixtures and provide a photometric lighting plan for staff approval.
4. Provide drainage map showing the existing drainage area flowing towards Walnut Street and the proposed drainage area.
5. Provide exhibit showing the total existing impervious area and proposed impervious area.
6. Signage is to be approved separately as a Zoning/Building permit.

Mr. Brumleve: Christine, in your second condition of staff recommendation, you mentioned the six and a half foot perimeter screening required at the parking areas fronting Main Street. Can you expand on that a little bit so I can better understand what that should be looking like according to section 1189.01?

Ms. Celsor: Yeah, let me pull that up. Give me a minute here. I think that issue needs to be worked out exactly what that's going to look like, but I can tell you what the requirement is from the zoning side of it.

Mr. Ross: Hi, name's Josh Ross from RVP Engineering. 6236 Suite A, Center Park Drive, Westchester, Ohio. Looking at Christine's staff comments and recommendations, we agree with everything that she stated. Then for her recommendations, I talked to the landscape architect and then as well as Mike Dunn at SVDP. We were in agreeance to

doing the double row staggered planting of trees, 15 feet on center as required as opposed to the mound and fence so that will be handled.

Then for the six and a half foot perimeter screening, the way I read the code and talked to Christine today was that between the pavement of our parking and the pavement limits of Main Street, we have about 18 and a half feet. What our idea for that is behind the walk there, we will do some trees and plantings just so that if someone pulls in head first that headlights, it'll try to diminish the headlights as much as possible.

As far as the light fixtures and the photometric sighting plan, it's a busy business right now. We finally got that in and sent that to Christine. For that, we're utilizing everything that's existing. We're trying to minimize as much of an impact as possible. As far as what's in front of the existing building, that'll just be the same as it is. New coat of paint, make it look nice.

Where the expansion is, we're trying to utilize as much of that asphalt area as possible and then also create more green space as well so our actual impact is net positive as far as gaining green space as opposed to what was there. In that respect, the plans to keep that as much as undisturbed as possible.

For the lighting, we'll utilize all the existing poles and just update the fixtures to make sure that we're hitting that half foot candle at each property line so that we're not spreading light exposure off of our property. Then we're adding some wall packs to the proposed building just for security and making sure the back of the building's lit so that you don't have any loitering or things like that after hours.

Ms. McKnight: Because we didn't get a chance to see the photometric plan on those wall packs, are they shining out? They shining down?

Mr. Ross: Down 90 degrees, shining down, yeah.

Ms. Celsor: I did find that section. That's under buffer yard requirements. When a parking area associated with any zone or land use except single family residences is proposed to abut any public or private street, a minimum buffer yard of six and a half perimeter screening easement with, and then there's specific plant material required.

Mr. Brumleve: It's the width that's the six and a half feet?

Ms. McKnight: What I heard you describe, you're willing to provide the landscaping, but it sounds like it would be in the right of way and not on your property.

Ms. Celsor: Obviously if it would be something in the right of way that would, all the city departments would need to be okay with that. I think that needs to be worked out. I mean, if they could provide it on their property, that would be preferred.

Ms. McKnight: Clearly that would change the site plan.

Mr. Ross: Yeah. The way we looked at it was with it being the walk there, we would just come off of that back walk and kind of center it between our curb and the back of walk since that's just a green space area.

Mr. Brumleve: As it relates to the section 1189.1, you're going to see what that is requiring and then be compliant with that?

Mr. Ross: Yeah. We won't do anything that's not compliant.

Ms. Celsor: It may be that in this case it doesn't make sense to do what's exactly specified in the code, so I would think we would allow some flexibility there. I mean, we want it to look nice and provide a little bit of separation between.

Mr. Ross: Yeah, because I mean, the big thing for me as a designer, if you look at the existing, it's three sites. You've got the existing building and then that used to be the Pizza Hut and the UDF and they've since built the secondary building. You have technically five access points to their property. It kind of looks like your mixed bag as it currently sits. With this plan is to eliminate two of those accesses, cut it down to three, and then the way that parking worked out was it's a nice continual flow, like it was meant to be there and not an afterthought. As if it was an original build all at one time. That's the reason why we extended the parking there.

Ms. Evans: Is the pharmacy going to have a drive through people? Will people be driving around the building at all or no?

Mr. Ross: No, you'll park go in the main entrance and then there'll be a waiting area and then there'll be some offices to service as needed.

Ms. McKnight: The trash dumpster is going to be...

Mr. Ross: On the, I guess, northeast corner in the back. Yeah, so there'll be two loading docks as far as for semis, 53 foot trailers and there'll be a trash compaction and a dumpster.

Ms. McKnight: Okay. I believe we require the trash area to be screened.

Mr. Ross: Yeah, I think there's an existing fence that already runs back there.

Mr. Brumleve: I note the color palette is in the range of blues that are consistent with the branding for St. Vincent de Paul. The metal siding that covers the rearward portions of the building, what is that going to be? What's your intent as far as that color goes?

Mr. Cornelis: Hi, Stefan Cornelis. 1621 Mansfield Street, Cincinnati, Ohio. In regards to the colors, they will be used on the front of the building. The back of the building, the corrugated metal panel will be a sort of a gray, neutral metallic look.

Mr. Brumleve: Okay. Will the orange and red windows be permitted to remain?

Mr. Cornelis: We're opening up the blocked windows to be transparent, to provide transparency to the stores. Then the pharmacy will be located all the way at the east end.

Ms. McKnight: Josh, could you explain the loading areas on either side of the building, how those are going to function?

Mr. Ross: Yeah, so for the eastern side of the building, that would just be sort of similar to big lots when you get deliveries that are of larger stature. Will be larger semis that would come in, back in, make their delivery and then leave out that main entrance since it's built for these semis. On the eastern side, it'll be a four foot typical loading dock for those larger trailers. On the Western side, it'll be a two foot dock for a regular pickup truck in case they're dropping off a sofa or a kitchen table. That way it's easier for them to back in and get it out. Then there'll also be some dropoff bins for clothing and other items like that.

Mr. Brumleve: The trash, the dumpster area. I know it's behind the screen wall and everything else. I know this is a little bit downstream of where we are right now as far as the question goes, but can you tell me about the hours that might be used in the pickup of that dumpster?



- Mr. Ross: Typically for businesses like that, they try to do that early and late. I think that's usually even before residential pickup. I think they're doing it super early.
- Mr. Brumleve: Since it backs up to residential, super early might not be advantageous. I'm just asking. Actually, this is a bit off the rails as far as utilizing existing lighting, which is something you said, there are I think two or three ghost lighting standards in the vacant lot behind, in the lot behind the building.
- Mr. Wenstrup: Jim Wenstrup with St. Vincent de Paul. 1125 Bank Street, Cincinnati, 45214. As far as the ghost lights, I know which ones you're talking about. That was an old, there was a car lot there originally, so if you wish that to go away, we can get rid of it. Yeah, that's an easy one.
- Ms. McKnight: Can you speak to the trash collection?
- Mr. Wenstrup: Yeah. We have trash service currently with Rumpke and we have called numerous times and we think we've finally got that ironed out. I know there's a noise ordinance in Milford and we are very adamant about making them adhere to that. I've called many times and they've gotten better at it, so we haven't had for about a year that I'm aware of.
- Ms. Evans: My question is a landscaping question. Not installation, but maintenance of. Things have been a lot better since the new building. I think everything's been cleaner looking, but this summer I just felt like the landscape was not taken care of, mowed every two weeks. Weeds grown to the bushes. So if all this new stuff is put in, is there a plan to maintain it?
- Mr. Wenstrup: We have a contract with someone who does that and also does snow removal. And he has some other jobs as well. So, I mean, we do have professional landscaper... We will address that. Promise.
- Mr. Brumleve: And expanding on the landscaping. And going back to the same thing, the space between the building and Walnut. What is your vision for the future there?
- Mr. Wenstrup: We plan to leave it as is. We don't have no immediate plans to try to build on it. I know it's zoned commercial, but we have no plans to build on that.
- Ms. Evans: I'm glad you're adding the pharmacy. That will be good service for people.
- Mr. Wenstrup: Yeah. We recognize the need not to do a commercial, but we have a charitable pharmacy downtown on Bank Street, and we found out that we have people coming from Brown County, Adams County, Clinton County, all the way downtown. So for us to put this out there, it's going to be roughly 2,500 square feet, it's going to really lighten the load on those people. And we've got collaborations with Bethesda North Hospital and some other things. So it's, yeah, we're happy to see it going in too.
- Mr. Ross: I just wanted to make sure that from Christine's report it said that it was a 14,000 square foot expansion. That was the preliminary number, I think that is up to 19. So just so you guys are aware of that.
- Ms. McKnight: All right. Is there anyone in the audience that would like to comment on the St. Vincent de Paul application? You're up. Please.
- Mr. Engler: I noticed on the building, that tall family apartment that overlooks the parking area that's there now. My main concern was that the last drawings that I saw, well, the last time that they had presented the expansion, they were going to be putting the

dumpsters and the loading docks where the parking area is now. It was so nice to see the parking area rather than the loading docks and a wall. And I'm more concerned about where the loading docks are going to be now. Are they going to be on that side of the building?

Ms. Evans: It's close to the Big Lots. There'll be a small loading dock behind your apartment building.

Mr. Cornelis: One comment on the loading dock. One of the big reasons to do this alteration and addition to the building is so they can have indoor processing space, which they currently don't have. Everything happens outdoor and that's what you might be seeing, a lot of people kind of dropping off stuff, leaving it outside before it goes in. This new building will provide 4,000 square feet of processing space. So the loading dock in the back will pick up any deliveries inside, process it, before it gets put out on the floor.

Mr. Combs: Good evening. Brian Combs, Director of operations with St. Vincent de Paul. So 1125 Bank Street. So obviously we started with the smaller store down in Milford quite a while ago and we expanded because we needed a newer one back in 2018. And we had the opportunity to buy the larger, which we expanded to. Currently we have eight thrift stores with St. Vincent's de Paul. And we employ 350 employees and serve as a social enterprise to support over our mission and with basic needs, with rent, utilities, and pharmaceuticals, which we plan to bring to the Milford store with this pharmacy. Which this year alone, we provided over 70,000 pharmaceuticals to people in need this year through our two pharmacies. So that's one of the big things with this expansion is bringing this pharmacy where we can support this Claremont County, Brown County and Adams County out here. And 27% we're with our we Western Hills and then 73% we're with our one on Bank Street. So I appreciate you guys listening and taking the time this evening and hopefully this all goes through and we get this all done.

Ms. McKnight: Anybody else that would like to comment on the plan?

Mr. Adams: Rucker Adams. 911 Walnut Street. It's quiet back there. I mean, we really have a quiet street. Since they've been there, I've not heard anything. I hear more from Big Lots than I do from St. Vincent de Paul. As far as that property you're talking about, with the ghost lights in, everybody walks through there. It's like a shortcut. I don't think anything should happen to it because people walk through there constantly. Now I think with the pharmacy and his apartment building, there's a lot of older people, it's going to be kind of convenient for them to walk in there. But like I said, I live on Walnut Street, I never hear nothing. I mean, even Big Lots ain't that bad. So I think it's going to be good for the community. Good.

Mr. Brumleve: Okay. In consideration of the presentations and the discussion we've had and the questions that have been answered, I'm really thankful actually that you all are a member of our community, have been forward thinking in what you've tried to accomplish with the plan. And I'm really pleased with what I see thus far.

Ms. McKnight: I echo what everybody else had said. It's a great service for the community. I like how your plans have evolved from that plan we looked at several years ago. It's a great reuse of the large building that appeared to not have a use. And I think it's all good. So we've got the photometric plan, but it looks like it needs some adjustments, right? We've got a landscape plan, but it needs some adjustments. Correct? Yeah, I guess maybe the revised photometric plan and the revised landscape plan. And I'm fine with those plans

being submitted for staff approval. They don't need to come back to us, so. All right. Anyone prepared to make a motion?

Mr. Brumleve: I'd like to move for approval of the application of the site plan with the conditions as outlined by staff, one through six. With the minor modification to condition number three, that it be a compliant photometric lighting plan. But we already kind of know that's headed that way anyway. But we should throw that word in there.

Mr. Price: I second.

**The Planning Commission voted 4-0 to approve the application for site plan review with conditions for 815 Main Street.**

**SITE 22-14, The Governor, 231 Main Street Minor Building Improvements**

Ms. Celsor read the Staff Report into the record:

**Project:** The Governor Minor Building Improvements

**Location:** 231 Main Street

**Applicant** Neil Barraco  
231 Main Street  
Milford, OH 45150

**Property Owner:** Neil Barraco  
5801 Stonewall Jackson Dr.  
Milford, OH 45150

**Acreage:** .057 Acres

**Tax Parcel Id:** 210710A038C

**Zoning:** MRD Milford River District

**Existing Use:** The Governor Restaurant

**Proposed Use:** No Change

**ADJACENT LAND USE AND ZONING**

*All adjacent property is zoned MRD Milford River District.*

**PROPOSAL**

Planning Commission will review a request submitted by Neil Barraco to add a black metal hanger rod canopy to the front of the building. The property is zoned Milford River District. Modifications visible from the public right-of-way require approval by the Planning Commission. The proposed canopy appears to be in keeping with the character of the existing building and the Milford River District.

## STAFF RECOMMENDATION

Staff recommends approval of the Minor Building Improvements.

Mr. Barraco: Neil Barraco, owner of The Governor Diner, 231 Main Street. As you all know, outdoor seating in Ohio is pretty important, and we're just looking to approve upon that experience for our diners. We get a lot of sun in the morning and in the afternoon. And the canopy is something that I think is going to just really help the experience, but also make the front of the restaurant look a lot nicer. We have a carry-out window in the front, so all of our carry-outs... Everybody on the weekends and on busy nights, funnels through that carry-out. So this allows shelter for them. Also, people waiting to seat, will have now cover, and then a couple tables out front will have some shade from the sun and shelter from the rain. So something that we've wanted to do for a really long time, and I think it'll just be a benefit for us and a benefit for anybody that's coming to dine with us in the outside.

Mr. Brumleve: The awning will face the prospect of blocking your logo and signage up there to some degree, at least as it relates to people on the sidewalk. Are you planning on adding any additional small signage to each end of the awning? In order to flag out the fact to people on the sidewalk, or anything like that?

Mr. Barraco: There's no plan as of yet, just because I don't know how much that is going to block the logo as is. But something that we've definitely considered, and if it is an issue, that we will address it and add some additional signage.

Mr. Brumleve: I like the graphics you have right now.

Mr. Barraco: I painted them myself.

Mr. Brumleve: I do actually have a question for Christine. I think this would be the first rigid awning we would be seeing on Main Street. Was there any kind of prior regulation about that that caused all the awnings to have been canvas thus far?

Ms. Celsor: Not that I'm aware of.

Mr. Barraco: So I haven't checked all the other streets, but coming from our house, or coming from the restaurant, I did notice that Common Sense does have a metal sloped awning.

Mr. Brumleve: It appears there's a precedent, in other words.

Ms. Evans: Good. Well, I think you said it'll last a lot longer and look nicer longer.

Mr. Price: It's closed, right? I mean, the top of it's corrugated and shaded?

Mr. Barraco: Yeah.

Mr. Price: How does that drain?

Mr. Barraco: So there's an eight foot kind of facade over the front, and then there's a slight pitch on the inside, so the water will run off. And based on details, it appears that there are channels at each end of the corrugations, one of which may be utilized as a catchment from those corrugations. I'm presuming that's probably going to be taken advantage of with some sort of downspout at one of the corners in order to accomplish that.

Ms. McKnight: All right. I think it looks good. I think it'll be a nice improvement. Anyone prepared to make a motion?

Mr. Brumleve: I'd like to move for approval of the minor building improvements.

Mr. Price: I'll second.

**The Planning Commission voted 4-0 to approve the minor building improvements for 231 Main Street.**

**SITE 22-15, 208 Main Street, Preliminary Consultation**

Ms. Celsor read the Planning Commission Memo into the record:

Venancio Martinez is requesting a consultation with Planning Commission to review a preliminary site plan for a proposed new restaurant located at 208 Main Street. Tax parcel id is 210710A031C.

In accordance with Section 1127.02 of the City of Milford's Zoning Ordinance, a preliminary consultation may be held with the Planning Commission to discuss the general concept, use and design of the proposal. Planning Commission is being asked to provide feedback regarding the applicant's preliminary plan.

The applicant has submitted a formal application for Site Plan Review which is tentatively scheduled for the November Planning Commission meeting. If the applicant decides to move forward, Planning Commission will review the application for approval or disapproval at a future meeting.

Ms. Heil: I'm Deanna Hyle with City Studios Architecture, 1148 Main Street, Cincinnati, Ohio 45202. We've been working with Venancio on this project for the last month or so. They might have to come up and help me with some details, but generally the building is on a site that extends from Main Street to High Street and it is a slope site, Main Street being low and High Street being high.

The building is situated between two existing buildings on adjacent lots. Everybody has the drawing packet. I'm happy to explain in more detail. Generally the building is about 44 and a half feet wide and about 75 feet deep. We've situated the building on the site so that it's set back from the sidewalk a little bit because just like the previous case when they were talking about restaurant, the vitality of the sidewalk and having outdoor seating is very important to our client and I think also to the neighborhood.

I know that in the design guidelines they talk about buildings being set along the sidewalk as are other buildings on that street. We felt it important to pull it back. However, we have designed a pergola that holds corners and holds a planter along the sidewalk. So the intent is still there, but allows for some outdoor seating.

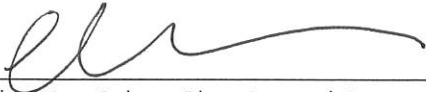
The design is a very simple building that fits into the historic buildings on the street. It's brick faced, has lots of glass, so we have our transparency along the front, which is a requirement and there are concrete retaining walls along the side.

It is a difficult site. His building will actually built into the site and then we'll have to have a retaining wall on the back with parking up high for his employees. It was important to our client that there was actually space behind the building so that his employees can go in and out. They can do deliveries and you can explain more of what the restaurant will be and how it'll function. But that was important to keep that in the back of the building rather than having those sorts of things in the front of the building.

Mr. Woensel: City Studios, same address, 1148 Main Street. In terms of the height and the volume of the building, we try to copy the same height that is down the street at the building next door.

- Ms. Heil: The dumpster is up High, next to the parking. It is proposed to be screened with a fence. We haven't gotten into the details of that yet, but we know that screening is a requirement. And then also some landscaping on the either side of the parking.
- Mr. Brumleve: Some planning questions or at least a question of utilization. The level parking area that's up on High Street, is it meant to relate to use of the restaurant?
- Mr. Martinez: It's for employee parking and more so than our patrons just because it's so difficult to find on the street. So yeah, it is a little bit inconvenient, but it being staff, I'm okay with that, if it works for everyone. It's not for the patrons.
- Ms. Heil: And we are not required by zoning. We are not required to have parking, so we aren't providing patron parking.
- Ms. McKnight: So how do you get the trash to the dumpster?
- Ms. Heil: Walk around.
- Mr. Martinez: So, Venancio Martinez, 7894 Lane, Cincinnati, Ohio 45255. In regards to that question, we've thought about maybe some way of incorporating a stairway or something like that. But the functionality of that, just to work out with winter, is it going to be covered, is it not? Who's going to be in charge of maintenance of that and also liability aspects of that. And also it would've cut down on the space facing the street, which would've just reduced our availability of seating. It's only 3,340 square feet, so it's kind of on the smaller side footprint for restaurant. It just unfortunately wouldn't have enough space.
- Mr. Brumleve: I do see what appears to be, shall we say green space, between the parking spaces and the retaining wall. And I'm sure the retaining wall is located where it is for engineering purposes. I understand that. But I mean a bolt-on steel stairway going up that face up to that elevation comes to mind. I'm not saying you should or should not, but in shall we say avoiding risk, you also take on a risk with taking the trash all the way around the block in order to get to your dumpster. I just was kind of curious as to how you weigh that.
- Mr. Martinez: I mean, in some cities, you just see urban areas, see them put on rollers and just roll it around continuously. And it is, like you said, it's a trade-off and it's something we can evaluate further down the road. But just as of now with the complications of the site, this one made sense.
- Mr. Brumleve: Yeah, just when you go about casting that retaining wall, I just think that might be your opportunity to integrate that.
- Mr. Martinez: Then it'll be something we'll evaluate, certainly.
- Ms. Evans: I like the idea of staff parking.
- Mr. Martinez: So I want to speak a little bit more on the concept. So this is going to be a modern taqueria/cantina. So you're going to have upscale environment as you can see by building. We're going to handcraft the cocktails, scratch kitchen with limited menu, more counter service. This is kind of step forward and concept wise, it's not your standard fajitas and premix. It's something I think they'll fit the area very well with what you see, the energy you have there with the brewery, distillery.

There being no further business or comments to come before the Planning Commission, Ms. Evans made a motion to adjourn the meeting at 7:27 PM, seconded by Ms. McKnight. Following a unanimous decision, the ayes carried.



Christine Celsor, Planning and Comm. Dev. Coordinator



Lois McKnight, Chair





CITY OF MILFORD  
 PLANNING COMMISSION MEETING  
 October 12, 2022 6:00 p.m.

SIGN IN SHEET

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