



City of Milford

General Administration
831-4192
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

Application for Conditional Use

Name(s) of Applicant: Beverly Corsmeier

Address: 5958 Shallow Creek Drive

Milford, Ohio 45150

Telephone Number: 513-623-7756

Name(s) of Owner: Toebben Companies
(if different from applicant)

Owner's Address: 541 Buttermilk Pike, Suite 104

Crescent Springs, KY 41017

Property Address (if assigned): 1001A Lila Avenue (Old Johnny's Toys location)

Property Parcel ID number: 210725.001

Zoning of Property: Commercial

Proposed Use: Indian Motorcycle dealership includes retail and service

Lot Size: Strip Center - Space is approximately 14,000 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):

Indian Motorcycle of Cincinnati will be an "All about the brand, history, heritage and its exciting future". This location will be more than a dealership, it will be a destination. This destination will include new and used Indian Motorcycles, clothing and gear; a museum of early and later model vintage bikes (1901-1953); and service for all Indian motorcycles 1901 to present; We envision a place for people to gather and share the camaraderie of the brand and motorcycling. In addition to daily visitors to the onsite coffee/soda bar, the location will be designed to include space for events such as bike/car shows, music, rides and more. A destination for motor enthusiasts and anyone who loves American motorcycle history. We also envision this having a positive impact on restaurants in the immediate area.

For those reviewing this application that do not know the Indian brand and immediately think of the stereotypical biker image, we are here to change your way of thinking. Indian riders tend to avoid the "biker trash" appearance and antics. Motorcycle exhaust is much quieter and riders are more of a community that interacts with other brand enthusiasts.

Our application request is that we be granted approval to display and service motorcycles. We will be using the space in the rear of the building as a service bay. Without a service area, we can not do business. This should have no impact on the other tenants in the building.

We believe Indian Motorcycle will be a strong anchor for the Milford Shopping Center and will provide increased traffic for businesses in the immediate area as well as be a magnet for other businesses to fill the vacant store fronts.

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 _____



Milford Shopping Center

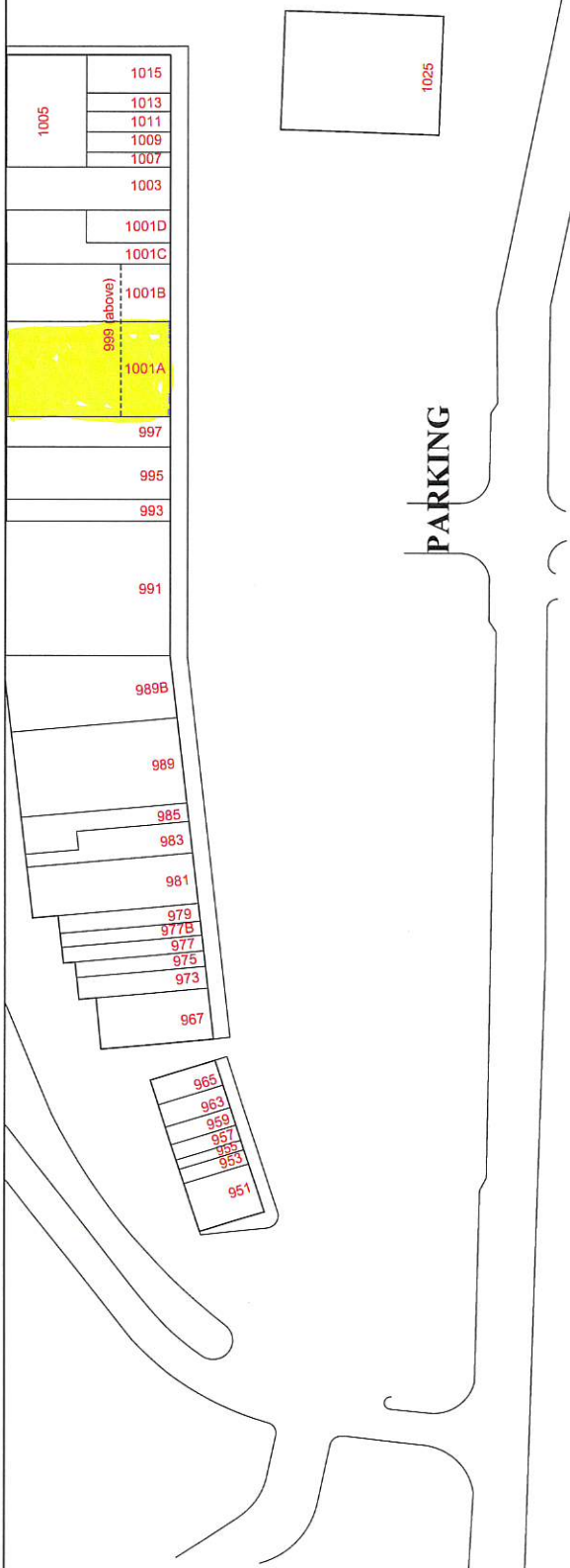
Milford Shopping Center is an established **community retail center**, originally built in the 1950's, that has received a complete exterior renovation. Recent updates also include an electronic reader board for tenant advertising. The center has abundant parking, accessibility to Greater Cincinnati's major beltway I-275, and it draws from surrounding medium-income areas and nearby affluent neighborhoods. Long term tenants include Chase Bank, LaRosa's and Busken Bakery.

859-331-1560
TOEBBEN
 COMPANIES
www.toebben.com

Trade Area Demographics:

1 Mile	3 Mile	5 Mile
Population.....	6,745.....	27,746.....
Average Household Income.....	\$53,776.....	\$92,698.....
Home Ownership	56.73%.....	76.11%.....
		80.55%.....

MILFORD SHOPPING CENTER



US ROUTE 50

951	Phantasm Vapors	2,740
953	American Family Insurance	820
955	Dunaway Hair & Nails	700
957	Two Men and Truck	900
959	Available	1,150
963	Classy Eyebrows	1,157
965	Busken Bakery	1,200
967	Chase Bank	5,705
973	LaRosa's	4,100
977	Valetone Cleaners	1,415
977B	Felonious Fitness	3,800
981	Available	7,250
983	RoTech Healthcare	2,622
985	Maya's Mexican Restaurant	5,000
989	Available	10,502
989B	Available	9,337
991	RDI Marketing	20,307
993	RDI Marketing	3,394
995	Available	6,992
997	Available	3,255
999	Available	3,300 (2 nd floor)

1001A	Available	13,966
1001C	Available	9,969
1001D	SonRise Church	3,452
1003	REM Ohio	4,396
1003B	Crossfit	4,508
1005	Christ Community Church	7,475
1007	Bureau of Motor Vehicles	1,740
1009	Twice New Consignment	2,050
1011	Clermont County Title Office	1,445
1013	Citifinancial	1,920
1015	Academic Solutions	1,253
1025	Milford Greenhouse	Out-lot
	One Small Garden	Out-lot

