

PLANNING COMMISSION MINUTES OF October 13, 2021
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 13, 2021, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call: Ms. McKnight called the Planning Commission meeting to order at 6:00 PM. Other members present at tonight's meeting are John Brumleve, Brad Price, John Wenstrup, and Lisa Evans.

Staff: Ms. Holbrook, Asst. City Manager

Visitors: See attached sign-in sheet

Minutes Approval:

Mr. Brumleve made a motion to approve the June 9, 2021 minutes, seconded by Mr. Wenstrup. Motion carried 3-0. Mr. Price and Ms. Evans abstained.

Mr. Brumleve made a motion to approve the July 14, 2021 minutes, seconded by Mr. Wenstrup. Motion carried 4-0. Mr. Price abstained.

Ms. McKnight: We appreciate everybody being here this evening. We will hear first from staff, and then the Applicant will have an opportunity to explain the request and answer any questions posed by a member of the Planning Commission. We will then open the floor to audience members who would like to comment or ask questions about the case.

REZ 21-02 St. Andrews Zone Change.

Ms. Holbrook read the Staff Report into the record:

Project: St. Andrew Zone Change

Location: 564 Main Street; 568 Main Street

Property Owner and Applicant: St. Andrew Church
543 Main Street
Milford, OH 45150

Tax Parcel Id: 210730E012; 0.143 acres
210730E011; 0.143 acres
210730E010; 0.136 acres

Existing Zoning: I, Institutional District

Existing Use: Storage and occasional meeting rooms

Proposed Zoning: R-3, Single Family Residential

Proposed Use: Residential

ADJACENT LAND USE AND ZONING

North: I, Institutional District

East: R-3 Single Family Residential District

West: I, Institutional District

South: R-3 Single Family Residential District.

PROCESS

After receiving the Planning Commission recommendation, the City Council will hold a public hearing. Following the public hearing and after reviewing the Planning Commission's recommendation, Council shall vote on the proposal. The Council may overrule the Planning Commission recommendation by a two-thirds vote of the full membership of the Council.

ANALYSIS

Residential zoning along this section of Main Street is appropriate considering the adjacent property is zoned R-3, Single Family Residential. The request is consistent with the goals and objectives in the City's Comprehensive and Land Use Plans.

The zone change will not negatively impact city services.

RECOMMENDATION

Staff supports the Applicant's request to rezone tax parcels id 210730E012, 210730E011, and 210730E010 from I, Institutional District to R-3, Single-Family Residential District.

Ms. McKnight: Any questions for staff? Is there anyone here to represent the Applicant this evening?

Mr. Soellner: John Soellner, 552 Main Street Milford, Ohio 45150. We have three parcels. We thought the best use of the property would be to rezone it residential and then sell the property to homeowners.

Mr. Wenstrup: Pam, are the adjacent properties similarly residential in character?

Ms. Holbrook: Yes.

Mr. Wenstrup: The request is to rezone those three as residential. The other will remain Institutional?

Ms. Holbrook: The rest will remain institutional.

Mr. Wenstrup: And the intent is to sell them as residential properties?

Mr. Soellner: Correct.

Ms. McKnight: Is there anyone here in the audience that would like to ask a question or make a comment regarding this? Discussion by Planning Commission? It seems straightforward.

Mr. Brumleve: It seems consistent and on plan.

Mr. Wenstrup: I like it. There's an opportunity for people to put some money into those homes and be part of a vibrant community. I want those lots to remain single residential.

Ms. McKnight: Once rezoned to R3, you can do anything permitted in an R3 district.

Mr. Wenstrup: None of those three lots are large enough to be subdivided. Are they?

Ms. Holbrook: No. The minimum lot size for a single-family is 8,000 square feet.

Ms. Evans: The house closest to the parish office has a parking lot in the backyard. Are you selling the parking lot section with the house?

Mr. Soellner: Most likely, yes.

Ms. Holbrook: If they wanted to build a single-family home on the vacant lot, they would have to go before BZA to get approval. The lot is less than 8,000 square feet.

Ms. McKnight: Is anyone prepared to make a motion?

Mr. Brumleve made a motion to recommend that the rezoning be approved as submitted to the city council. Mr. Wenstrup seconded the motion. The motion carried 5-0.

Ms. McKnight: This request is a preliminary consultation with the planning commission for a possible subdivision at 405 Garfield. Planning Commission will not be taking action on the request this evening. The purpose of the meeting is to give feedback to the developer on his proposal. We will hear the presentation from the developer. We'll take comments and questions from the floor first so that Planning Commission can listen to your comments before giving ours. We ask that you come to the podium state your name and address. Please try to keep the conversation directed to Planning Commission. Once everyone has had a chance to speak, we'll open it up to Planning Commission for questions and comments.

Ms. Holbrook: I would like to remind everyone that there is no vote tonight. The Applicant has not formally submitted. If the Applicant decides to move forward, he must apply for a planned development overlay.

Mr. Pottebaum: We were founded in 2007 and are focused on custom building and development. We specialize in residential construction on hillsides, steep sites, and very tight sites. We're building on lots as narrow as 15 feet with zero-foot setbacks. We have little over 20 employees we'll build around 40 homes this year. The average price point is just under a million dollars. So we build a complete range from 500,000 up to 2 million-plus. Some of you may have seen two of our homes in Homearama this year, and we were in Homearama last year. We're a local state national HBA member ranked as a top best home builder by consumer affairs and home builder digest. We've won many awards in Homearama as well.

Cincinnati Business Courier ranked us as the 15th largest homebuilder in Cincinnati this year, and we continue to grow. So everything that we build in Cincinnati is LEED rated, and we're going to carry those best building practices into this subdivision as well. We focus on

processes, custom building, development, and infill development. So anything from one lot in a tear down up to 30 plus lot subdivision that's what our niche is. Our team is architecture professionals, construction management, project management, interior design.

Our civil engineer and surveyors, Abercrombie & Associates, have done thousands of projects. I have Craig Abercrombie here today, who did this site plan. Lee Knupple is our geotechnical and structural engineer. He has over 50 years of experience. Kyle Klaserner, Director of Development/Construction Management, and I will manage the site development work. I've been doing this for over 15 years, specializing in urban infill developments.

One thing that sets us apart is that we specialize in LEED building on infill sites. Every single home we build in the city is LEED-certified. So that means it's energy-efficient, it's water-efficient, it's thoughtful, it's durable construction that's going to last. We carry those best building practices into every home we build, and we would do the same here. We'll certify 17 homes in the city this year, and every house we construct is HERS rated. So it gets an energy rating associated with it. LEED is a holistic approach to building a home. Again, we follow that approach for every home we build.

If you go to our website, you're going to see a lot of big modern homes. That's not the only thing we build. We build a lot of homes in Cincinnati. So by nature, we're constructing for transplants from P&G and other countries, and they love modern homes. We build different types of homes: This is a ranch featured in Homearama this year. This is a Victorian home that was featured in Homearama last year. This is a 30 foot wide home on a 40-foot wide lot.

We are taking our inspiration for this project from the Old Milford Inn and the surrounding historic homes in the development, which is important. There will be 14 homesites in the development, a 15th counting the Old Milford Inn. There's a 15th parcel that would front High Street. So 14 out of 15 will access the private drive as currently proposed. We're excited about this because the site is walkable to everything that's going on in Milford. And we've received a lot of positive feedback from potential clients to build homes.

Here's a high-level overview of the development, and I have a more technical engineer drawing here. So it's a little over a two-acre site. One thing that's important to note is we want to maintain the Old Milford Inn. It's a great historical building. We do not want to knock it down. Any historical deed restrictions do not currently protect it. We want to maintain that, though, and we've agreed with the seller to retain it for a lengthy period. So it's going to stay. With that, we wanted to carve off a big enough piece of land to sell this as a single-family home. We want to renovate the building and potentially build a two-car garage that would come off the private street. That's a relatively large parcel upfront. Our initial plan was to create a private drive that would come in off of Garfield. It allows us to provide a drive with the least slope to it. So we want to get around a 10% grade to go up the hill, which is manageable.

Lots one through nine will face the private drive. Lots 10 through 13 will front High Street, but all traffic will come from Garfield. Access to the garages will come from the private

drive. We plan to build 2,500 to 3,500 square foot single-family homes and range from the high 600s to the low 900s. So these will be custom and semi-custom homes. We want to pay tribute to the houses in Milford. That's where we're going to draw our architectural inspiration.

All the stormwater from the site, including natural runoff, gutters, anything coming off a paved surface, will be directed towards a detention system and then fed into Milford's stormwater management system. There's some runoff and an old catch basin that's not functional. So this all runs down into an old catch basin here. We're going to catch a lot of the runoff that's coming off the hill. Currently, there are many old rocks and broken bottles. We will work with the neighbor to clean that up. All the homes are accessed from a new Private Drive. Everybody will be off-street, they'll be in their driveways, they'll be in their two-car garages. All utilities are underground and street lighting, professional landscaping, are custom home construction.

We maintained a 50-foot wide building footprint. The size of lots ranges from 4,500 to 8,700 square feet. The Old Milford Inn eats up about 14,000 square feet. So current R3 requirements are a 60-foot lot width, 30-foot front setback, 25 foot rear, six-foot side, and 8,000 square foot lots for single-family.

The private drive creates one access point and removes any parking on High street or Garfield. We're proposing a 25-foot front setback, 20 to 25 feet rear setbacks, and five-foot side yard setbacks. Comparable to projects that are happening in Milford now. 302 to 308 High Street is two-tenths of a mile from this site, with four new homes built into the hillside. The lots are 5,900 to 6,900 square feet. There's a big retaining wall that is behind the site. I don't foresee needing any large retaining walls.

The Garfield project is about four-tenths of a mile 34 home sites, plus whatever they're doing with the school there. I think this side is comparable. We have a development in Dayton, Kentucky; it's about a mile and a half over the Big Mac bridge. It has views of Cincinnati, which previously was dilapidated homes, and some undeveloped land. We developed it to create a 19 home development. We have contracts to build million-dollar-plus homes at the top of the site. So we've sold everything from 550 to a million-plus so far. These homes have six-foot total in between them. This development's pretty intense. It has some retaining walls that are 20 feet tall. We manage the stormwater from the hill, similar to what we're proposing at the Old Milford Inn. There are over 400 feet of retaining walls on this project.

And here are photos of the development and the product we've built. On Hammond Avenue in Columbia- Tusculum, we built around 15 homes. This is seven of the 15. So we took an old four-unit condo building, demolished it, built seven homes on that site. The lots ranged from 20 to 27 feet wide. They have five feet total in between them. House prices in the 900s are where most of them sold. And here's the product, a lot more modern and vertical than Milford. We're not proposing anything like this, just sharing.

We're building nine townhomes in Brotherton and Oakley. It used to be four old single-family homes. We've built two different styles of townhomes here. And like everything in the city, comprehensive stormwater management, total site development. I think this is

important. So this is our design inspiration for the community. So you'll see some photos, some of these we built, some we didn't, but this is what we're trying to get at for this community.

Ms. McKnight: I'd like people to give their comments, and at the end, address questions in a summary fashion rather than have a conversation with each person that comes up.

Mr. Carothers: My name is Cole Carothers. I live at 22 High Street, directly across from the Old Milford Inn. I'm disheartened to know that it only took four years between providing Cynthia Soy with an allowance to put in a commercial inn, bed and breakfast at this site, and now we're finding that she's selling it off. We will see potentially 14 homes put in on the hillside—just a couple of comments. First, there's no intention to tear down the existing structure, which is somewhat historical. I've heard it said that this house plus ours across the street are like keystone structures for the Garfield entrance into Milford.

So I think that's aesthetically important, and I believe the neighborhood would support that notion. So I feel it's imperative that if the development company says they will not tear down the Old Milford Inn, it should be in writing contractually with the Old Milford Inn or the South Milford Association.

I can attest that her backyard at the old Milford Inn flooded with water about a year ago. It overran the banks of the lot itself and onto High Street. So I think it will be a rather intensive geological site to accommodate 14 homes. And it's my belief that may be excessive. Of course, I'm not a specialist, but I feel that he is talking about the sizes of these lots, but we can't see the structures on them. And I think it would be fair to everyone in this room and those who aren't here to see what kinds of footprints the structures will have.

The lots up the street may not be as large as ours or the Old Milford Inn. But to talk about the setting, many of the homes have more space than what appears to be the potential destruction of these larger lots to accommodate 14 single-family homes. And so I question why 14 homes? Why couldn't it be six or something that seems to be more proportional to what many of the lot sizes are in the Garfield and High Street area?

I'd like to hear other people talk about it, but I'm somewhat alarmed. I feel that the development of downtown Milford has mushroomed overnight. We have a distillery, a brewery, and a taco tequila restaurant in the old police station Latitudes. We have 20 Brix. There's a lot of commercial development going on. And I question how much saturation this small town can sustain in the name of growth and profit. So I'd like to have everyone think about that.

Ms. Bird: Hello. My name is Barbara Bird. I live at 226 Laurel Avenue, Great Space. So, some concerns I have, I lived in Terrace Park, which we all know where that is, right? Terrace park. I've lived here for ten years, so I lived there for a good 15 years. My child went to school there. When I moved into Terrace Park, it was very much like this community, with lots of nice size houses, varying sizes, lots of different kinds of people living there. And then Terrace Park started doing kind of what we're beginning to do here. Well, except they don't have our lovely area, the downtown. Something started happening, where we started having

zoning coming in and houses built 10 feet apart. And then we had small houses, and then large houses.

The small houses got taken up, large houses came in, and that used to be the tree city. If you go over there, there are a lot of huge houses on big lots, but there are mostly just houses at this point. And I believe it's now the most expensive area in Cincinnati, even over Indian Hill. So in terms of why I moved here, I can meet lots of people from different economic backgrounds. Terrace Park, you no longer have that. It's pretty much one kind of background with one group of people. And what I hear is these houses will go from \$500,000. I know my home is not worth that right now. So I am concerned that we begin this process of taking up a large lot. I was hoping it would be less expensive houses rather than more expensive houses. And are we then going to be doing that?

I know I live in Old Milford on Laurel. I have a nice-sized lot. Will it be possible that I get bought up, and a couple of my neighbors get bought up, and we'll do the same thing down there? And soon, we will look like Terrace Park, and we will not look like the Milford that I enjoy. And we won't have the diversity of neighborhood that we have at this present time. So I have some concerns that we have begun this process. The other big place where the school is developed will be where we have more density and expensive houses. And so are we beginning to move people out of the city area because they'll no longer be able to afford to live here because of the cost.

So I have those concerns, and I also think environmentally they're LEED houses, that's great, but how much land will be around them? Is there even going to be an ability to have any green space? Are there rules about having a certain amount of setback, so there can be trees in the front of the building, or are we going to lose that? And then the other thing that I do remember is I attended a meeting on Gatch street about the flooding that occurred there and how much those houses get flooded out pretty frequently. There's been nothing done about that. I mean, it's still the same way it ever was. How is this going to impact that already flood-prone area down there? I'd be concerned about living below this property and the impact that that'll have.

So those are the things I'm concerned about, is that we're building bigger houses and we're building more expensive homes on smaller lots. And are we taking away this part of the community for people?

Ms. Jacoby: My name is Brenda Jacoby. I live at 707 State Route 28 here in Milford. I have a question for Mark. So there will be 10 feet between these homes on either side, is that what you said?

Mr. Pottebaum: That's proposed. It would mean 10 feet in between the homes. The current underlying zoning is six feet between the house, so 12 feet total.

Ms. Jacoby: So, my concern after seeing the horrible destruction at Milford South is the trees. They're a vital part of sound barriers and water runoff. And so when you take all those out, and you replant these little things that won't grow, you won't see those for 20, 30 years. It just seems that it is against what anybody would want in their neighborhood—the destruction of those trees. There was someone who lives right above Milford South that said, "Behind

me at Milford South, 40 units are approved to be built, but they are all separate homes except for six townhomes. I can now see and hear Garfield Road, and 275 from my backyard and living, dining room windows with the land cleared.' So this is not just a problem of these new developments, but of the people who have lived here, having these things descend upon them.

It is depressing for us lifelong residents to see all of our little patches of woods that we have left turned into 14 or more units, subdivisions. Most residents will tell you they prefer not to have these pocket subdivisions of big homes shoehorned into tiny spaces, but we have no voice. Well, we do. Now whether it's effective, whether anybody listens is another story. Very different from the Milford of the past. And I don't know if she's here, and I didn't mean to steal it, but I thought it was important. And to hear what the ramifications are after the developer's gone, long gone. So it's not just the housing, but it's what happens to the people who live there. She now can no longer enjoy sitting out on her deck or having her windows open. That's not right.

I don't know if any of you were in that area and on the commission, but if you lived there, wouldn't you be a little upset that you don't have the peace you did have? It's sad. So I think that's all I have. I like your private access to the driveway. I think that's good. And possibly, if you had done the Milford South, it would be a little different. That thing's horrible. Okay, so that's my time. Thank you.

Mr. Bessie: Walt Bessie. I live at 436 High Street. I've dealt with the construction and the dirt and water from the High Street project. I've been on the street for nine years. There's always been a water problem. It isn't something that's just begun, but it's getting worse the more we take away. So my thing would be the schematic of how those houses sit on the street because as I look, that hill doesn't get any less from the Milford than it does up there where they put in the two houses and getting ready to put two more. And the other thing is, there's been no coordination with the sewer department and everybody else because that street has been a wreck for a year.

And there have been times where the street has been closed, and seven or eight of us residents with no notice got to come up the one-way street to get to your house because nobody can put up a sign and tell you, "The street's going to be closed today. It's going to be closed tomorrow. It's going to be closed Monday. Don't come this way." But like I said, the water coming down from there, they underestimated, they always have, and it's been a problem for years. The church dealt with it, next to me. The house that I own, we deal with it. The guy on the corner deals with it. The apartment buildings on Main street deal with it. I think there are too many houses for that spot and the area. I think the people on High Street should get a tax abatement until all this crap's done. Just my opinion.

Mr. Garrison: Jerry Garrison. I live at 920 Wallace. I've been a resident for about a year. I can see why you want to build here. It's a good place to live. I live above the four townhomes being developed, and I've watched that. Thank God they know how to build a retaining wall. I would be curious about out is the retaining walls. I'm curious about the hillside, how far you dig into the hillside because if you go past Elm, you're cutting into a lot of trees, and then you've got to dig the slope out to put in homes. These guys know how to build on a hillside. So anyway, I appreciate the opportunity to express my concern.

Mr. Buhr: Nick Buhr, I live at 431 Garfield, so it's directly adjacent to the proposed development. My wife and I own the empty lot, that grassy area there. For reference, we will share roughly 450 feet of frontage with this proposed development, and on his plan, houses one through eight, we would share frontage. I took an opportunity within our community Facebook group to offer, "Hey, let's get together and talk about this," and walked a lot, so I was the guy out there on a Sunday morning, rolling out the measurement to see where the lot lines would fall and how everything else looks. And then looking at feedback that I got across the community, it's pretty similar to what we've seen today—House density, lot frontage, how close the houses are. So I tried to get some numbers for the current community in South Milford. And also some of the frontages on Garfield.

One of the things I think I saw that was most concerning to me was the houses on Garfield, between High Street to Gatch, all the single-family homes, they're in the 50 feet plus frontage on Garfield, and that'll align with one of the zoning variances. I think Mark said he had a 25-foot frontage on one house on Garfield. So I think pushing that house back farther would better match the feel of the current community back there and give us a little bit more space to the road. Some of the other numbers I came up with in South Milford take the little blocks in that area. The house density per square foot is how I was looking at this to say like, "Okay, we got all these houses. What does it come out to be?"

So the housing of South Milford ranges from roughly 9,800 square feet per house to upwards of 12,800 square feet per house, just as an aggregate average in that area, with lot frontages of 50 to 100 feet and a lot depth around 125 feet. Min lot size is about 0.14 acres or 6,200 square feet, which again is less than the current R3 zoning requirement. Going into Mark's proposal, it averages out around 7,850 square feet per house with this min lot around 0.1 acres, 4,500 square feet like you mentioned. Min frontage is 50 feet, consistent with what we have in South Milford currently on some of the houses, specifically along Mound, and the min locked depth is around 90 feet.

So a lot of the acreage variation you get is on the depth, not necessarily the house's frontage. Jumping onto the next page, what I had done, I took his proposal and said, "Okay, well, if we wanted to match some of the numbers from South Milford, what does this look like? So going from 14 houses down to roughly 12 homes can give you that larger setback onto Garfield. Then it also takes the average lot size would be around 7,700 square feet with a min lot size around 5,000 or 5,500, depending on how the community is laid out. On that setback point, one of the zoning ordinances I found was 1107.04. It states that houses need to have a 50-foot min setback to an arterial street. I would define Garfield as an arterial street getting in and out of the city and in and out of residential zones. Many people I talk to are very adamant about making sure we have that farther setback along Garfield to match where the in is, and then my house and up the street as well.

Going down to that 12 house number I came up with, it allows the lot size to get a little bit bigger in the 55 to 60-foot frontage, the acreage would be a little bit larger, and it would bring the density around 9,200 square feet per house, which is closer in line with the 9,800 that we have in parts of South Milford now. The big thing I know is we all care about the trees. I love looking at the trees. The modified one I put together cuts down on some of

the houses back in that cul-de-sac because that's really where the bulk of the trees are—maybe allowing for saving some of the larger trees.

If you go down to 11 houses, everything gets a little bigger, more spaced out, et cetera. The last couple of pages on here are just pictures of what it looks like along High Street. And then there are pictures of Cindy's property. She gave me permission to walk up there. Those are all standing roughly where the cul-de-sac would be, just looking out through where the houses would be. And that's all I have.

Ms. Liles: Jen Liles. I live at 375 Hickory Street. I just had a couple of questions and comments. One unique characteristic about our neighborhood is how the garages are built. They are usually behind the homes and detached. In the newer builds, the garages are in the front. And so you're seeing a lot more garage than you do in our traditional style of homes in our neighborhood. So I'm curious where the garages would be for these homes.

I'm also curious about how the owners choose the style of home that is built. Will they be able to make it a more modern build, or will they be restricted by a more traditional style of home that would fit the neighborhood? And how are you going to work with them on that if they prefer one style over the other that might not match the surrounding homes? I appreciate your inspiration from the Old Milford Inn and the Carothers home. I think that's important. I agree that's a gateway for one part of our neighborhood, and I would appreciate that being maintained. Thanks.

Ms. Huang: Jill Huang and I'm at 142, Laurel. I think the scope of this project is just way too big. And I think we want to keep our town unique because that's why we live here and these houses all look the same, and I just don't think they fit where we live. I'm also a tree person, and I'm a wildlife person. And I think that we're just taking away every square inch. It seems like we're taking too much away from what our town's all about and why we like to live here. And I think I'm hearing everybody saying the same thing. It's just too big for where we are. We already have the Milford South happening, and we have a drainage problem. My neighbor was kayaking in my front yard not too long ago. We have drainage issues on Laurel. I know that this would cause some more drainage issues for us.

I hear all the same things from neighbors. So I wonder with a show of hands who's against this project to make it quick because we're all saying the same thing. We all love where we live, and we think this is just too big for where we live. So I think it would be a massive mistake if this goes through. Thanks.

Ms. Linser: I'm Becky Liner. I'm at 134 Cleveland. Are there any sidewalks on the access road, or will there be any walkable area? Is it going to be a community? And are there things we can do to present itself that way? The other thing that I'm concerned about is looking back at the history of what we went through with just when the brewery went in. Remember all of the pushback from the houses up around the area. Many people were very upset about that. Are the merchants protected by a green space that would eliminate so many trees if we put in a very dense neighborhood up on that hill? Are we opening ourselves up to this foghorn of noise coming from the merchants to Wallace? I don't know how the trees work as a sound barrier. I know they work as a protector of the hillside itself.

The roots and everything hold that hillside together, and without them, things start sliding. And we all know about the soil in Milford, how loose and clay ridden. I'm not exactly sure what it is, but I know it's not like Ekaterinburg or somewhere like that, where you can put a house hanging off the side of a hill, and it goes into hard rock and will never move. Things move here as just part of our geography in the natural area. So, those are just the two points. Can it become a community? And is there a way that we know what will happen to the sound and that barrier? Will it create a huge conflict between the development on Main Street and in the city with the merchants and the neighborhoods? That's all.

Mr. Lyons: Hi, I'm Bill Lyons. I own the property at Three High Street. I've only been there for three years. And it was a rental property before that. But ever since I've moved in, it is just nonstop building that's going on. And you talk about, "Can you hear stuff and everything?" I can attest to it. There isn't a night that goes by that I don't hear everything that's going on down at that brewery. I get all kinds of traffic past my property. I live at the corner of Mill Street and High Street. And it just seems like it's never-ending. They get done building one thing, and they start building something else. And when's it all going to stop? When are we just going to be a city and enjoy the city instead of worrying about piecing more stuff into the little space that we've got left? Thank you.

Ms. Lyons: Debbie Lyons. I live at Three High Street. I grew up in that house. I went back to live there in 2009 with my mother. The noise and traffic down in that area are now just from all the building, the event center, the distillery, the brewery, the new restaurant next door to me that will be a taco restaurant. I feel like I'm in the middle of a parking lot sometimes, from where the house sits. The brewery's employees park up on High Street now. They park in the parking lot next door to us. It's crazy down there. I just want to say I'm against all this. I don't think it's a good decision. I don't think it's right. And I've seen the water runoff when it's been raining and flooding down into Milford, down into Main Street even. So I just don't know where all this stops either. It's too much.

Mr. Carothers: I think one of the big concerns is the erosion and deterioration of the hillside in general. And I question whether cutting out the hillside below will affect some of the existing properties above it because you'll lose stability in that hillside. And I'm sure the engineering will be as intensive as it can be. But I am constantly amazed at what we see along the hillsides of Columbia Parkway and Mount Adams. And I don't know what the grade our hill is relative to Mount Adams in terms of a percentage of slope, but I expect that with a deteriorating hillside, you're going to find more water coming down off the hill, as it does naturally. But also, with the increase of the construction at the bottom, you'll find that even Garfield Avenue will become something of a sluice emptying onto Main Street.

So I believe that the problems of development compound in ways that we cannot even foresee. And this is, I think, a concern that since I've been here, 1989, I've found there's more water coming down it seems almost every year. And just a couple of years ago, when it flooded Cindy's backyard and went over the walls onto High Street and then down onto Main Street, it was a wake-up call. So I think it's time to pay attention. Thank you.

Ms. Miley: I'm Shelly Miley. I live at 232 Laurel Avenue. I wanted to talk a little about the traffic. I don't know about anybody else, but I've ceased trying to get down Main Street most days, even weekends. It's so busy, and it's so thick. I live on Laurel, so if I'm coming from 275, I have

to go down Main and try to turn left. I frequently can't make that turn. So I either have to back up and attempt to get up to High Street, which is sometimes closed, or I have to go around the other side down closer to the river and come back up. So I've just stopped doing all that altogether, and I go the back way home.

But our thoroughfares are getting so clogged, and they're so busy, and I know it's only going to get worse. Once the whole Milford south is done, it will be even heavier. If this were to go in, it'd be even worse. I have big concerns about the traffic. I also have concerns about not feeling like the same community we moved into. I'm concerned about these prices, and I would not be able to move into one of those. And that's concerning to me that, I don't know, it just the feel of our neighborhood seems to be changing. And I guess that doesn't have to be a negative thing. It's just a different thing. And I think I like it the way it is, and that's why I moved here. So those are just some thoughts. Thank you for listening.

Mr. Oliver: Hi. Tim Oliver, 209 Laurel Avenue. One of the questions I would have is, let's say this project goes through and everything is built, what sort of long-term protections are there for the taxpayers in the community from that standpoint. We mentioned Columbia Avenue. If we start having long-term problems with that hill, if the people on Wallace start seeing slippage and their property's coming down, the builder's gone. He's got his money from the houses that he sold. Are they going to come to the taxpayers and say, "You have a multimillion bill to try to refurb that hill and put everything back in place or build additional retaining walls"? Is there some way contractually we can keep them involved over some time to say, "Hey? Look, I know you've done all the engineering, I know you've probably done a great job of it, but it's nature, and you don't know what's going to happen"? Can we have some protection to mitigate that risk?

Ms. McKnight: Thank you. I know you're here to take information, and you don't have final plans. I'm not asking you to crystal ball anything. But if there's anything you'd like to comment on based on what you've heard, we'd like to listen to what you have to say.

Mr. Pottebaum: I will try to hit these in no particular order. Old Milford Inn demolition. You're right. Nothing currently protects that property. But Cynthia and I had the foresight and the love for the Old Milford Inn that we did write it into our private contract that we are not going to demolish the Old Milford Inn. And even more so, we're going to invest more money into the Old Milford Inn, so it's going to be there for many years to come. We build many homes in Hyde Park, in Oakley, Columbia-Tusculum, where you see a lot of teardowns. You don't see teardowns of higher-priced homes that have been renovated. So what we're doing is preserving the Old Milford Inn. So we're doing that contractually for a period of time. And we're also doing it with the renovations that we're putting into the building. Around 20 years is the initial protection. It'll be a private residence. Yes. It will no longer be a bed and breakfast.

Sure, just like any home in Milford. And that wasn't a limitation that Cynthia or I had to put on the property, but we did. Stormwater control. I will come back to that and Craig here at the end. So there was a lot of discussion regarding the size of the development and why. There are 13 new homes up top. There is a 14th parcel here. So it's 13 additional homes

up here. The 14th is the Old Milford Inn. There are several things we could do with this site. We thought this was the greatest and best use. It does several things.

It controls all this stormwater that's coming off the hill here. You can kind of see how this natural creek bed is here. It controls all that, catches it, puts it down into a detention basin where it'll release into the city stormwater management system. That alleviates the problems you guys have now, and you're seeing now. Again, Craig will talk more about that. Not only are we going to catch all that stormwater, but we're also going to catch all the stormwater that hits every single roof, we're going to take it down into the gutters, and we're going to put it into the same detention basin. We're going to take all the drainage that hits every foundation and goes into their drain [inaudible 01:17:51] along their foundation and put it into the same stormwater management system. All the runoff from this street will be caught in the same stormwater management system.

So we're removing a tremendous amount of water, including a lot of water that's coming to what will be our property from other properties. That system's not cheap. It's a big part of this development budget. Another part of this development is this private drive, which I heard comments that people like the private drive. That private drive is expensive. So what I'm getting at is the project's development and economics. If we put a private drive in, do extensive stormwater management, and bring utilities to the site, building fewer homes doesn't make sense.

So I can do other things per right under the current zoning code. One, I can dig into the hill here. We all know how steep this is along High Street. So super steep grades. So we're talking 20, 25% grades all along High Street as we come down here. We could do something similar to what was done down the street, which is we could cut the hill and put a big retaining wall in. And I could face a bunch of houses on High Street, get the proper frontage and the appropriate densities. I could put another lot or two. We could build several homes. I don't think that works in harmony with the area. It does not control the stormwater. It doesn't take cars off of the street. I'm putting more cars onto the street. I'm putting more curb cuts. So all of a sudden, I have a curb cut every 20 feet or so for a driveway. So I didn't think that was the best use. But if I do that, it takes the expense of the private drive off me running utilities up the hill, catching all this stormwater off the hill. It doesn't achieve the goals of what is suitable for the site.

So hillside building. We set up the development like this because it harmonizes with the hillside. From my experience in construction, I know we've built 30 plus homes. In Cincinnati, you go in front of the zoning hearing examiner. You have a hearing about hillside building. There are whole sets of rules and regulations around hillside building. So we're very versed in that. And one thing that we focus on is we try not to cut the hill if we don't have to. Right? This brings a private drive up a natural grade. We have to do some grading up here. But this works with the grade because we can get a nice long private drive up here. And then we can work with the hillside. We're building out over the hill, and we're not cutting the hill. There will be some cuts. They will not be nearly as great as what you see down the street. So it works in harmony with the hill. As I said, this drive ends up becoming around a 10% grade.

Somebody asked a question about Mount Adams, Columbia-Tusculum. We're dealing with 20, 25, 30% grades, much, much greater. The difference between 10% and 30% grades is night and day. This construction is going to stabilize the hillside. I'm getting rid of a lot of the overburden on the hill. All of these foundations here will come back to the hill. The back wall acts as a retaining wall. It is structurally engineered. The footers on that wall can be three to eight feet wide. It has a lot of structural metal in it. It's all designed by our structural engineer, who is also a geotechnical engineer. He follows that project all along. So he stamps our plans. He follows the project. We dig the hill, he comes out and looks at the soil and signs off on it.

Part of what creates the density is maintaining the Old Milford Inn and then the private drive. So one of the things that we responded to is we wanted to get this private drive to the right size to get fire trucks up the hill if they need to. So this private drive is what creates a lot of the density issues.

Speaker 3: When you say private drive, does that mean those people are responsible for the maintenance?

Mr. Pottebaum: That's right. They'll plow it and maintain it. The HOA will take care of that drive.

The garages. So the garages for lots one. Well, lot one will most likely face Garfield. Lots two through nine, the garages will face the private drive. Lots 10 through 13 garages will face the private drive as well. So [inaudible 01:23:35] functional front of the home will be on High Street, it will be a full-width home with a proper kind of elevation. It'll maintain that city feel. It's not going to be cut up by garages with this plan. If I cut the hillside and put a retaining wall in, I'll end up with a product more similar to what is down the street. I have to put the garage in front of the house. Right? Because it's a garage plus three or four floors of living.

I don't want to build four floors of living here. I'd like to build a garage plus one or two, and that's the product we're going for. We're not looking for four floors of living similar to what's down the street. We've built many of those homes, but that's not what I'm looking at building here.

Style of homes. I, the developer, restrict it. So I know if we're going to sell a product that people are excited about, and they are. The overriding piece on that is it'll be in the covenants and restrictions for the HOA. So ultimately, I don't think a mixed product in a modern home sells in Milford. So that's what's creating kind of the traditional facades of the home. Sidewalks. There will be a sidewalk on High Street. So we'll continue the sidewalk. There will be a small retaining wall to build that sidewalk. We want this to have a community feel, so there will be a development sign. There will be landscaping. You'll have the sense that you came into a community. That's what we're looking to establish.

Price of the homes. It's expensive to build a house. It's just how it is. I mean, it's expensive to build right now. Just like everybody saw the appreciation in your homes, there's been some inflation in building materials. So the price of these homes is not anything greater than what's sold down the street. With that, I want to bring Craig up and talk about stormwater control.

Speaker 3: How long will the driveways be in these homes?

Mr. Pottebaum: Well, as currently proposed, the driveways are 25 feet long. They go from the private road to the house. And that's important because we wanted them long enough to park cars there if you wanted to or had guests.

Speaker 3: Will there be other guest parking?

Mr. Pottebaum: You know what? I haven't thought through all that, and I haven't laid out all the homes.

Speaker 4: Since I've been in Milford, my biggest complaint is High Street as a cut-through street. And it's not maintained like Laurel and Mound and all those nice little streets. We're like the illegitimate stepchild down through there. And so when you say you're going to cut through it. Because that hill, right, once you get past a certain amount, is not a 20-degree slope. It's probably a 40 or 50 degree along High Street going up there.

So what maintains that hill with those houses and stuff on there? And the aesthetics. Right now, it's covered with ground cover and dead trees. I'd like to see what High Street looks like? When will we make High Street part of the community that [crosstalk 01:28:18] it's pretty and it's not just a cut-through street where everybody's avoiding Main?

Speaker 4: And then the sewerage thing, the sewerage. The street is torn up. I had to call the city because the plates were sitting so high. So it has been a constant battle of cleaning the street. It doesn't feel like there was preparation in getting rid of the stormwater. Is Garfield going to be torn up just like High Street for the last year and a half? We already got a bottleneck of traffic that comes through our street and comes out Garfield. All you got to do is stand out there in the morning and watch the traffic come down. So the water management, I appreciate that. But what does High Street look like? That's my concern because I live on High Street. My house is on High Street. I'm not on Mound, Laurel, or Garfield.

Mr. Pottebaum: Yeah. This cleans all that up. So we're going to have our fronts of the homes on the High Street. So we're going to have a sidewalk there. This is a topographical survey. So this is accurate. It shows grade lines. So I can tell you on this end, my retaining wall's going to be around. We're going to have to build a retaining wall to build the sidewalk. It'll go around from eight feet down to zero feet. And I'll need to put that in to put the sidewalk in. That'll be engineered. It'll be designed by my geotechnical engineer, who's also a civil engineer. With that, too, we will have steps from the sidewalk back up to each home. So it's not just going to be the hillside. It's going to be landscaping, and somebody's front door, it's going to be a porch, it's going to be clean, it's going to be nice. That's with this plan.

And then the other thing is, is you asked about how we're cutting in for sewers. And this is all to be developed. I'm bringing sewer lines up the hill that will branch off into other homes. If I cut the hill and put a bunch of garages on High Street, I'm going to come back in and tap every single time I build the house. I'm not going to run one main line up the hill. So I think this cleans everything up for you. As far as our work on Garfield, we'll have a little bit of work on Garfield to cut the road, but it's probably one time, and we're done.

Mr. Pottebaum: So construction is intrusive. We get that. We're not going anywhere; I'm too young. I'm going to be building for a long time. So we do these projects all the time.

Mr. Carothers: So the private drive accesses every home from the back.

Mr. Pottebaum: Well, from the back of 13 through 10, from the front of nine to two.

Mr. Carothers: Nine to two, the fronts of the home face the private drive?

Mr. Pottebaum: Yes.

Mr. Carothers: And where are the garages for those homes?

Mr. Pottebaum: They'll face the private drive.

Mr. Carothers: But there won't be any, you say, in terms of guest parking. There may not be enough space on this private drive or those driveways to accommodate extra cars. Where will they go?

Mr. Pottebaum: They would have to go down on Garfield or Heart Street.

Speaker 4: That's typical of any neighborhood, though. You can go anywhere, and there's no parking if they're having a party.

Mr. Carothers: I mean, as it is, Garfield and Mill Streets are two main thoroughfares. [inaudible 01:32:20] in and out of Milford during rush hour traffic. Now it's almost like six days of the week.

Mr. Pottebaum: Well, I think that's why this is important, though, and I want to state that point again. This private drive puts all of the cars into garages. Plus, if somebody's having two guests, they park in the driveways. If I cut the hill this way, which I could, I'm going to face this way, and I'll have parking here, but I've just eliminated all of this curve frontage here. So no. I mean, there would be two cars essentially per home.

Speaker 3: I think that's an ongoing issue with [inaudible 01:33:04]. Not to mention that you've got [crosstalk 01:33:25] people. And then you've got to [crosstalk 01:33:27] brewery, the distillery. Where do those people park?

Mr. Buhr: Can I make a quick comment on the parking? I live on Garfield. I see when people park on Garfield. The only times I ever see a significant amount of long-term or even daily parking is when we have big events downtown. So art affair, or the Porsche rally or October Fest. For the most part, there's not significant parking happening on Garfield daily or even on a weekend basis. I haven't made it up that far. I don't know if it will happen in the future. Maybe the event center causes issues. But right now, I'm not walking out of my driveway, and there are another ten cars on Garfield." Right? I may see one or two if someone is going to a neighbor's house, but outside of the city planned events, I don't see a lot of parking. At least for my stretch of Garfield between High Street and Wallace.

Speaker 3: On High Street down by [inaudible 01:34:23].

Mr. Buhr: You're saying overflow may fall onto Garfield.

Mr. Pottebaum: That would make the most sense. If they were overflowing, you walk down the private drive and return to Garfield.

Speaker 4: There's limited parking. [crosstalk 01:34:39] about 10 feet away.

Mr. Pottebaum: No, you can't see it, but the Inn's penciled in right here.

Speaker 1: [inaudible 01:35:04] right here. Of course, he can.

Mr. Buhr: Probably 54 feet to the house on [inaudible 01:35:05] 13.

Mr. Pottebaum: To the property line or the house?

Mr. Buhr: Yeah, the actual house.

Mr. Pottebaum: The garage is a three-car garage.

Ms. Linser: Are those garages going to be like the stick-out garages?

Mr. Pottebaum: No, it'd be a part of the structure.

Ms. Linser: I mean, how so many of these new houses these days, the entrance sits back, and there's this big thing out front, which is that mammoth garage?

Mr. Pottebaum: No, they'll be incorporated into the house, the [inaudible 01:35:51] of the house. I'm not saying it won't stick out a little bit. There's not enough depth to these lots to put a 20-foot garage and then build a house behind it. There's not enough room.

Speaker 3: But will the garages face the front of the house one to nine? And the facade of the house will have a garage here?

Mr. Pottebaum: Yeah. One to nine.

Speaker 3: Like one through nine, where's the front of the house [crosstalk 01:36:24].

Mr. Pottebaum: They'll face the private drive.

Speaker 3: So they all face that way? The ones on High are facing-

Mr. Pottebaum: All the garages will face the private drive. The front of the house will create a front facade on 10 through 13 that will face High.

Mr. Buhr: Did you have any comment on the Garfield setback being an arterial street in a 50 foot [inaudible 01:36:50]? [crosstalk 01:36:50] for variance there.

Mr. Pottebaum: No, we're not looking for a variance. We're 25 feet there. It's the underlying zoning.

Mr. Buhr: So it's 50 feet on an arterial street, which I think Garfield would be defined as arterial.

Mr. Pottebaum: We'd have to look into it.

Speaker 3: Has anybody done a proper study?

Mr. Pottebaum: We have not with this project. We're in the preliminary stages of this project.

Speaker 3: Because we have the Milford south traffic issues, though. So [inaudible 01:37:24].

Mr. Abercrombie: I'm Craig Abercrombie. I'm the civil engineering and land surveyor on this project. The city engineer can certainly request or require a traffic study on the traffic. I'd be surprised because of the number of units.

Ms. Holbrook: It is required for this.

Mr. Abercrombie: I'd be shocked if it has much effect on the AM and the PM afternoon peak for that amount of houses. But if it's required, it'll be provided by Mark.

Speaker 8: I hope one is done because FC Cincinnati hasn't even fully been operating. We haven't seen any of the tournaments or hosted events that all the hotels were built for. Not all of those folks will travel the loop to get to it. Many will come through downtown Milford and eventually slip through our neighborhoods, from Mill to Garfield. We've had traffic studies done when [inaudible 01:38:29] was talking about building additional, and there's already so much traffic flow from that and the buildup of River's Edge coming around [inaudible 01:38:38].

Mr. Abercrombie: We will do a traffic study if planning wants a traffic study.

Speaker 8: Well, I hope, because it's historically underestimated.

Mr. Abercrombie: I know the planning commission is familiar with stormwater management, and it comes up in seemingly every meeting you have for a zone change. I would argue that the drainage will be better if this project happens at the end of the day. Some uncontrolled drainage from the east will be picked up and piped into the storm sewer system. We'll have an underground detention system here, likely what's called a StormTech system. That also helps meet the water quality regulations that came into effect about 15 years ago. All the roofs and hard surfaces will be conveyed to that underground detention system.

Mr. Buhr: You do all the water work, but the city main can't handle it. What happens then? Will the city be forced to upgrade like they're doing on Sycamore?

Mr. Abercrombie: The city engineer has the right to have us study hydraulically downstream. Again, that'll come up during the Planning Review Process.

Speaker 11: Can I say something? I think so many of the concerns that everybody has voiced here tonight go back to more significant problems that the community has in general, like traffic. These concerns are not specific to this development but the whole community. Parking and traffic and the storm systems What can it currently handle? My question would be, what's Milford doing to get ahead of this? Because we know there is more coming. We know that FC, the traffic is going to pick up. We know that Milford South's site will add more to our current system.

What is the city doing to be proactive and ensure the infrastructure's in place for what we know is coming? I think what they're doing, their little corner, will make it look better on High street, and they're going to try to take care of their little corner, but they can only do so much as the developer. I think that the city needs to be a little bit more proactive.

Mr. Abercrombie: I will add, I've been doing this about 25 years full time, and our detention regulations just came into play in Cincinnati in the 1980s and '90s, so you are seeing a lot of older areas that developed all this increase in hard surface and roofs back in, you know, '60s, '70s, '80, '90s, and that's why the detention requirements came into play, and rightfully so. I couldn't even imagine doing a project like this, now a two-acre site and just having no controls for downstream. The regulations have gotten a lot more stringent in my career.

Ms. McKnight: Well, I think we've heard from the audience. We'll now hear from Planning Commission if you have any comments or questions.

Ms. Evans: Can I address the pipes and parking? I'm sitting on City Council. We have been doing a lot of underground work with the pipe system because of the new water tower that we're trying to put in because it will have a lot more pressure. We have a lot of old lines in Milford, so we have been looking at that and doing a lot of upgrades underground, and we're still working on the parking issue. That's part of the reason we bought the bank property downtown to try to salvage some of that parking and still trying to decide what we're going to do with it to create more parking. We are addressing both of those things.

Mr. Wenstrup: You heard the people speak. We kind of think it's important that when new people move in the neighborhood, they enhance the community rather than detract, and they've told you some things that they felt were detracting and so forth, but I think the noise is going to be an issue for some people. Sound doesn't travel through buildings, so that might improve the noise. I don't know how that works, but I think that's a good thing. Forestation's important. Trees are essential in development, so as we go, we want to make sure that the minimum of viable trees are removed, and the maximum of beautiful trees are restored or replanted.

Sidewalk, High Street's it's always been my mission of having a sidewalk that goes down High Street to have a neighborhood feel. I think it's the dividing line between residential and commercial and retail, and it's a beautiful opportunity. I hold a lot of hope for that to be beautiful. The density of the lots, I see the point that they've brought up, and I would suggest to Nick to share a copy of this with him because he spent some time thinking about it, and I think his concerns are valid.

The High Street is really between this downtown and this neighborhood. That's kind of more seasoned if I can say that, and it seems like we've got streets where maybe the city needs to step up too, together with the developers, bring that area up to par. Like when we had Apple Street, the guy said, I've had a hole in the street for a year. How did that happen? Who's in charge of that? But if we all cooperate, take these things into account; anybody who owns real estate in Milford has the right to develop it. The fact that you develop it with a conscientious eye toward the rest of the community is highly respectable.

As a preliminary meeting, I imagine you've heard things that you thought you'd hear. You heard things you didn't think you'd hear, but it seems like everybody could at least talk and even remain civil, which is good, so I look forward to seeing it more as you develop it. There is a fire hydrant in the middle of the sidewalk, and it's in an unfortunate spot because it's hard to have a continuous sidewalk that's appealing there. You might want to look into that.

Mr. Pottebaum: I appreciate all the feedback.

Mr. Brumleve: As far as LEED is concerned, what benchmarks are you hoping to achieve?

Mr. Pottebaum: We won't physically certify these homes, so I want to make that clear. They will be built to LEED standards, and they will have a HERS rating associated with them. The only reason we're not certifying is there's an additional eight to \$10,000 expense to pay for the physical piece of paper to get that rating.

Mr. Brumleve: I just wanted to understand the context of [crosstalk 01:47:46] your presentation in that regard.

Mr. Pottebaum: If we did certify these homes and pay for the piece of paper, they would be gold or platinum, which are the two highest levels.

Ms. Holbrook: This is a planned development process. That is how you accommodate the zoning variances. It's not going before the Board of Zoning Appeals. The planned development process allows for variation in the zoning to allow for a better site design.

Speaker 15: That only applies to this specific project and would not apply to the rest of our neighborhoods?

Ms. Holbrook: That's correct.

Speaker 15: I'm worried about precedent.

Ms. Holbrook: This would apply in this particular case. Whatever conditions variances he asked for would only apply to this specific project.

Ms. McKnight: I haven't lived here as long as many of you, but I've lived here longer than some of you. When I moved in about 30 years ago, nobody was building in Milford. I chose to move to have my home here, and I'm sure some of you can echo that same feeling. I'm sure that's why he's looking to build here because he knows people will like the idea of living in

Milford. Part of that is thanks to what people have done on their private properties, and part of it's thanks to the city for the incentives they've provided to improve things downtown and encourage development.

I can't say, "Well, I hope development stops," because when the development stops, then Milford stops. I can't say today that 14, \$900,000 homes are what Milford needs, but I'm happy that people want to build here. People want to invest their money in Milford to bring more people here. Now, I understand the concern about: once you've got a good number of houses that are expensive and people are willing to live there, and you know, that's good, but then does that incentivize someone who may live in a less expensive home to say, well, I'll sell mine, and somebody can build a new one? They might. This is still America. And if I own my house and want to sell it to somebody and they want to build something that meets zoning, they can. It's hard when you're the little house built next to the big house in Montgomery or Terrace Park or wherever you're looking, but that can happen. I don't know that it'll happen due to this development, but it might. I understand your efforts to create a neighborhood feel for your community. I appreciate the steps and the expense you'll have for the Stormwater management system. And that costs have to balance somewhere. You're not a not-for-profit business.

I appreciate that, but you've heard what people have said about the density, about maintaining the character of Milford. I like that you seem to be attempting to choose home styles that will be more in keeping with the south Milford neighborhood. That's a plus. Tonight's not the answer. Tonight's just the beginning of a process. Hopefully, you have a lot more information to go back to and continue to refine your proposal. It would be a significant development for the city, so we will be very thoughtful as we look at anything that you bring forward in the future. I don't know that I've told you anything you didn't already know, but I just wanted to let folks know we hear you. There are things that we can do as Planning Commission. There are things that Council can do. We have to react to what's brought in front of us.

Mr. Wenstrup: If I can piggyback on something, you said the goal is to enhance community, but not at the expense of others. That's just a good neighbor thing, and I see that intent in these things. I owned a home on Cleveland Avenue. I recently moved because I don't need as many bedrooms. People consistently are reinvesting in their homes. Many of the people I see in the room have spent time making their homes, restoring their homes, or beautifying their homes. How do you retain the architectural integrity and design and feel but pack in shotgun houses? I think a lot of where you'll get buy-in is when you get to the actual design part. Is each home designed specifically for each homeowner?

Mr. Pottebaum: It'll be a little bit of both. Some require that we build a custom home because of the terrain, but similar to other developments, even if we have one floor plan that works for two through five. All are going to have completely different facades.

Mr. Brumleve: Architecture is site-specific. Your response to this thus far has been appropriate; you see each site individually and need customization either for speculative purposes or for client reception. We can't take a Cleveland Avenue house or a Forest Avenue house and plop it on any of these pieces of property and have it appear appropriate there. This does have the flexibility and malleability to put different types and styles of houses in what is relatively

higher density. If there was ever higher density in the city, it should be near downtown Milford instead of high density on Forest Avenue. This seems like an appropriate right-sizing of house size and house customization, house fitting to each site-specific, but that remains to be seen.

We've got a process ahead of us. It's not the last time we will review it.

Ms. Evans: I know we're not very far in the process, but it'll be much better to visualize once we see what it will look like?

Mr. Pottebaum: Yes, we can do that. Appreciate it, everyone.

Ms. McKnight: Thank you, everyone, for coming. We appreciate your input. Pam, do we have anything else? Any other business? All right. Is anyone prepared to make a motion to adjourn?

There being no further business or comments to come before the Planning Commission, Ms. Evans made a motion to adjourn the meeting at 8:00 PM, seconded by Mr. Wenstrup. Following a unanimous decision, the ayes carried.

Assistant City Manager

Ms. McKnight, Chairman