

PLANNING COMMISSION MINUTES OF February 8, 2023
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, February 8, 2023, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call: Mr. Brumleve called the Planning Commission meeting to order at 6:02 PM. Other members present were Ms. Evans, Mr. Wenstrup, and Mr. Price. The Commission made a motion to excuse Ms. McKnight. The motion carried 4-0.

Staff: Ms. Celsor, Planning and Community Development Coordinator.

Visitors: Liz Dykes, 112 Main Street, Augusta, KY 41002; Melanie Shea, 5409 Timbertrail Place; Tricia Hudson, 471 Breezy Lane, Cincinnati, OH 45244; Dale Roe, Roundbottom Development, 750 U.S. 50.

Minutes Approval:

Mr. Price made a motion to approve the November 9, 2022 minutes, seconded by Mr. Wenstrup. Motion carried 4-0.

The Commission tabled approval of the December 14, 2022 minutes because a quorum was not present of those who were present at the December meeting.

SITE 23-1, 19 Water Street, Conditional Use

Project: Howard Hanna Real Estate Services

Location: 19 Water Street

Property Owner: Round Bottom Development Company Ltd.
750 US Highway 50
Milford, OH 45150

Applicant: Howard Hanna Real Estate Services
5409 Timber Trail Place
Milford, OH 45150

Tax Parcel Id: 210709A005P

Acreage: .115 acres

Zoning: MRD, Milford River District

Proposed Use: Real Estate Office

ADJACENT LAND USE AND ZONING

All surrounding property is zoned MRD, Milford River District

PROPOSAL

The applicant is seeking approval to operate a real estate office on the property located at 19 Water Street. Parcel id is 210709A005P. The property is zoned MRD Milford River District. Offices when located on the first floor are a conditional use in the Milford River District which may be permitted upon approval by Planning Commission.

No changes to the building or site are being proposed.

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 an office use. Planning Commission will evaluate this project using the standards for all conditional uses as outlined above. The applicant proposes to locate the office in the existing building.

Section 3.25 of Milford's Comprehensive Plan states that "office land uses positively contribute towards the overall City tax base. However, too many office users in a retail and dining district can become unbalanced and generate less foot traffic, as compared to a district that is heavier on retail, dining and entertainment uses." Staff believes that this small real estate office will not have a negative effect on the downtown area.

STAFF RECOMMENDATION

Staff recommends approval of this conditional use application.

Mr. Wenstrup: There is not new space there, so what business is being replaced?

Mr. Roe: Dale Roe, Roundbottom Development, 750 U.S. 50 Milford, OH. The existing tenant was an electric bicycle facility.

Mr. Wenstrup: How big is the space?

Mr. Roe: It's about 750 square feet. Then you have a restroom in the back and the library occupies part of that rear and we do have parking in the rear that is exclusive of the Millcroft.

Ms. Evans: We do this because it's a balance. We have plenty of retail right now, entertainment, food, and all that so it's a good mix.

Mr. Wenstrup: How many people will work out of that office?

Ms. Shea: We will probably have three to start out with and ten eventually, but they won't be there every day.

Mr. Brumleve: Is there adequate parking available?

Mr. Roe: In the back of the property, it's deeded to this building. There's about five stalls there and then the rest of it is about forty or fifty but that's leased on an annual basis to the Millcroft.

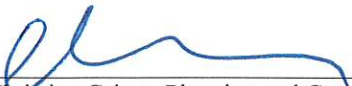
Mr. Wenstrup: Am I correct in thinking that a real estate office is a nine to five, nine to six operation.

Ms. Shea: Normal hours are nine to five.

Ms. Dykes: I'm Liz Dykes I am Howard Hanna Real Estate and I actually own three other offices currently. I just wanted to let you guys know a little about us. Our other locations we are currently operating are New Richmond Ohio right on Front Street, Maysville Kentucky on Market Street, and Augusta Kentucky on Main Street so our business model does really well getting immersed in the community. We do a lot of events that aren't just real estate.

The Planning Commission voted 4-0 to approve the application for conditional use for 19 Water Street.

There being no further business or comments to come before the Planning Commission, Mr. Price made a motion to adjourn the meeting at 6:16 PM, seconded by Mr. Wenstrup. Following a unanimous decision, the ayes carried.



Christine Celsor, Planning and Comm. Dev. Coordinator



Lois McKnight, Chair

CITY OF MILFORD
PLANNING COMMISSION MEETING
February 8, 2023 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
Liz Dikes	112 Main St Augusta KY 41002
Melanie Shea	5409 Timber Trail Place Milford OH 45150
Traci Hudson	471 Breezy Ln Cincinnati OH 45244

