

PLANNING COMMISSION MINUTES OF May 10, 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, May 10, 2023, at Council Chambers, 745 Center Street, Milford, OH 45150.

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

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

Visitors: Linda Yokel, 601 Wooster Pike, Terrace Park, 45174, and Steven A. Yokel, 100-104 Main Street.

Minutes Approval:

Mr. Brumleve made a motion to approve the April 19, 2023 minutes, seconded by Mr. Price. Motion carried 3-0. Ms. McKnight abstained.

SITE 23-03 100 Main Street, Minor Building Improvement (Continued)

Ms. Celsor: I'll just give a brief recap. At the last meeting some samples were presented, some material samples for the awning and some paint chips for the colors and it was requested by Planning Commission that a rendering be provided that showed what the awning would look like on the building to get an understanding of the scale of the pattern and what that would look like.

Ms. Yokel: My properties are 100, 104, and 106 Main Street. I have the renderings finished. As you see many of the colors blend. 104 will remain what I would call the tomato color and the 100 will be the one that changes. I've changed the colors according to what the architect recommended and to use less of the rose and add the color creamy. Every place that is tan or creamy originally will remain that way. So I've taken away almost all the rose colors.

Ms. Celsor: I have one question just for clarification. Are you proposing to change the colors for 104 Main as well as 100 Main?

Ms. Yokel: The body of 104 stays the same. I will be changing the shutters. I will be freshening up all the cream that's already on it and the panels that are on the bottom. I just want to change the trims.

Mr. Brumleve: So you collaborated with somebody to bring the patterning of the pinstriping together at the same scale it would live on the building?

Ms. Yokel: That's right.

Mr. Price: Do you have the fabric sample that you had?

Ms. Yokel: Yes I do.

Mr. Brumleve: It's not about that a particular color is called a particular thing. When these things come before us we are looking for an understanding and presentation that it will present itself in a balanced manner and that it is moderate to the rest we see in downtown Milford.

Ms. Evans: This makes me feel better than I did last week, seeing it on the building.

Mr. Price: Like I said to you before, I like the paint combination. I still think the fabric, the pinks and the oranges, are awfully bright for me.

Ms. McKnight: I think with the color of the building, my eye sees less of the brighter colors.

Mr. Price: I don't disagree with you on the rendering, but when I look at the fabric, that's to me a significantly more saturated hue than that. On this, I agree with you and what I see is orange. I think the darker building helps that but when I'm sitting with this in front of me, I see that pink in a very different way than presents here.

Mr. Brumleve: I'm thankful that you're providing a more in-context look at it.

Taken as an accent piece to the building, considering its context and everything, I think it will balance out. The fineness of the striping helps me.

Ms. Evans: I think it will make it blend with the other building better so that will make a big difference in itself.

Mr. Brumleve: As on overall impression I see a plan here that seems balanced.

Ms. Evans: I think it's going to be an improvement.

Ms. McKnight: I think given time it will be another nice part of downtown.

Mr. Price: The only comment that I would make is if you have lots of people wanting to do awnings with that kind of a color palette. That's part of my concern is, you ok this and two buildings down Forager decides that they want to do an awning...it's an unintended consequence potentially, because I look at the way the whole street looks. In and of itself, I like the paint and I liked the way you had it rendered before. I didn't have any issue with that. My only thing is the fabric.

Mr. Brumleve: We are going to be made held to account for the decision we make on this as to whether or not we approve the improvements, and these are in consideration of the kind of balance that's being portrayed to us. We do have people that are looking to us for guidance and to look out for the welfare of the City generally. I find that in consideration of the presentation that's being made in this rendering, I would like to make a motion to approve the building improvements with consideration of the improvements to 104 be concurrent.

The Planning Commission voted 3-1 to approve the application for Minor Building Improvement for 100 and 104 Main Street.

Ms. McKnight: Any other business to come before Planning Commission?

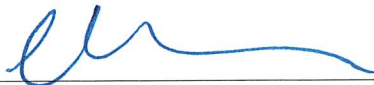
Ms. Celsor: We received an email regarding the temporary parking lot that was approved requesting that there be some more permanent fencing or a wall. I believe he is talking about where there's a temporary orange fence. Since that was approved here, I just wanted to bring it up for discussion.

Mr. Brumleve: I don't think we talked about the fence at any point.

Ms. Evans: If we sent them an email and said if you could clean up the site a little bit and maybe change the orange to a different color fencing.

Ms. McKnight: The maintenance, the upkeep of the lot hasn't seemingly been a priority.

There being no further business or comments to come before the Planning Commission, Mr. Price made a motion to adjourn the meeting at 6:50 PM, seconded by Ms. Evans. Following a unanimous decision, the ayes carried.



Christine Celsor, Planning and Comm. Dev. Coordinator



Lois McKnight, Chair

CITY OF MILFORD
PLANNING COMMISSION MEETING
May 10, 2023 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
Linda Gittel	601 Wooster T.P. 45174
Steven A Yoked	100-104 Main Street

