

PLANNING COMMISSION MINUTES OF June 8, 2022
6:02 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, March 9, 2022, 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 at tonight's meeting are Brad Price and John Wenstrup. The Commission made a motion to excuse Lois McKnight and Lisa Evans. The motion carried 3-0.

Staff: Ms. Celsor, Planning and Comm. Dev. Coordinator; Tim Casto, City Engineer

Visitors: Mark Pottebaum, Redknot Homes; Craig Abercrombie, Abercrombie & Associates, Doug Michaels, 140 Mound Ave; Mary Kipp, 415 Mill St.; Nick Buhr, 431 Garfield Ave.

Minutes Approval:

Mr. Wenstrup made a motion to approve the April 13, 2022 minutes, seconded by Mr. Price. Motion carried 3-0.

SITE 22-04 Queens Ridge Final Development Plan, 405 Garfield Avenue

Ms. Celsor read the Staff Report into the record:

Project: SITE 22-04 Queens Ridge Final Development Plan

Location: 405 Garfield Avenue

Property Owner: CPH IX, LLC (Mark Pottebaum)
7723 Tylers Place Boulevard, Suite 137
West Chester, OH 45071

Applicant: Rednot Homes – Mark Pottebaum
2841 Woodburn Avenue
Cincinnati, OH 45206

Acreage: 2.5166

Tax Parcel Id: 210731A055P, 210731A054P, 210731A016P, 210731A056P

Existing Zoning: R-3 Single Family Residential District with a Planned Development Overlay

ADJACENT LAND USE AND ZONING

North: R-3 Single Family Residential District

East: R-3 Single Family Residential District/R-1 Large Lot Residential District;

West: MRD Milford River District;

South: R-3 Single Family Residential District

PROPOSAL

Mark Pottebaum, Rednot Homes, requests a review of the Queens Ridge Final Development Plan. The plans include twelve new single family homes and one outlot with the existing Bed & Breakfast building.

PROCESS

On March 15, 2022, City Council voted to approve the rezoning and Preliminary Development plan of 2.5166 acres to R-3 Single Family Residential district with a Planned Development Overlay with conditions. After the approval of the Planned Development District by the City Council, Planning Commission will review the Final Development Plan per Section 1169.07.B. Once the Final Development Plan is approved, the applicant will submit a Final Plat to Planning Commission for approval.

ANALYSIS

Section 1169.07.A. specifies that the owner shall file a final development plan for any specific area within the project or the overall project with the Planning Commission for Final Development Plan approval. The Final Development Plan shall show the following:

1. The area to be developed and the area to be devoted to common open spaces for the use of all residents of the area with accurate acreage for each use, courses and distances to determine the boundaries of the development parcel;
See Sheet 5 of 8. Development consists of 2.5166 acres. No common open space is proposed.
2. Final grading plans, indicating cubic footage of cuts and fills;
See Sheet 6 of 8. Estimated earthwork quantities are provided on Sheet 1 of 8. The applicant will be required to prepare Water Management and Sediment Control plans for review by the City Engineer.
3. The interior roadway system, indicating existing and proposed rights-of-way and easements and cross-sections of new or improved streets;
See Sheet 5 of 8 and Sheet 8 of 8. A 30-foot private drive will access the site. Easements shown on the plan are either public or private.
4. Site plans, floor plans, elevations, and cross-sections for all building;
The lot layout is shown on Sheet 5 of 8 and matches the revised Preliminary Development Plan approved by Planning Commission on January 12, 2022. Lot sizes range from 4,606 square feet to 12,606 square feet.

The applicant provides floor plans and elevations for the single-family home to be constructed on lot 1 in the submittal application. The floor plans appear to be consistent with the approved Preliminary Development Plan.

5. Descriptive data as to the type of building, square footage for each use, number of dwelling units in each building type;
Buildable area for the single family homes ranges from 1,767 square feet to 4,513 square feet.
6. The proposed open space system and areas to be in common ownership. Where multiple ownership is proposed, a detailed plan setting forth the manner, means, and proposed time of transfer of the land to a nonprofit entity, the means of development and maintenance, and the obligations and rights of use of such open space by all residents and/or tenants of the development;
The applicant has provided an HOA document detailing maintenance and rights of use of the common elements.
7. A detailed landscaping plan for any new residential areas, indicating all existing and proposed vegetation by species, size, and caliper; dimensions and materials and special lighting features;
No landscaping is being proposed for common areas.
8. Any modifications of the general plan data presented and approved for the Planned Development District.
The applicant is not requesting any modifications to the approved Preliminary Development Plan.

The Planning Commission shall review the final development plan and approve, modify and approve or disapprove the application for final approval of uses based upon finding that the following requirements are met.

1. The design, size, and use are consistent with the preliminary development plan approved by Council.
Staff feels the Final Development Plan is consistent with the approved Preliminary Development Plan.
2. The size of the first stage of development is appropriate and can effectively implement the development within the confines of the approved district.
Staff feels the size of the development is appropriate.
3. The location, design, size and uses shall be adequately served by existing or planned facilities and services.
It appears city services adequately serve the project site.
4. The location, design, size and uses shall result in an attractive, healthful, efficient and stable environment for residential and/or commercial development.

The project appears to be in keeping with the character of the surrounding neighborhood.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of the Final Development Plan 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. Provide Stormwater Maintenance Plan before approval of Final Plat.
3. Provide a major flood route exhibit and construction details showing no adverse impacts to the upstream neighboring properties.
4. The Covenants and Restrictions will be recorded in the County Recorder office along with the Final Plat.
5. Provide a before development and after development impervious calculation.
6. WMSC Permit is required before grading can begin.
7. Developer to comply with all bonds and sureties before final plat approval.

Mr. Pottebaum: The construction plans were provided to staff. We did have meeting with the city engineer along with fire and the other representatives staff from sanitary, et cetera. We have complied with all requests. So I think all of those are reflected in current plans. The plans are pretty detailed and thorough, so I'm not going to walk through every single detail, but I think we've complied with everything that was asked of us from city council as well. More technical questions, I will defer to our civil engineer. Craig Abercrombie is with us here today, too.

Mr. Brumleve: Okay. All right. Then in that case, we'll open the floor to members of the audience who would like to comment or ask questions about the case. Please come to the podium, speak in the microphone and state your name and address please.

Mr. Michaels: Hi, Doug Michaels, 140 Mound Avenue. I apologize if this has been discussed, this is the first meeting, but looking at the presentation, gets 11 home sites on 12 lots, the signage says 13 houses on 14 lots. So has lots gotten bigger, so forth and so on with occurring development?

Mr. Pottebaum: I can respond to that to answer your question. Yeah, the sign is the old plan and it has been updated. The lots got bigger. That was a comment that came through this whole process. So we did increase the size of the lots.

Mr. Michaels: And then there is a person in the community that has said that they have bought multiple lots to potentially build a much bigger house. Does that ... if a customer chooses to buy two lots, adjacent lots, are they able to build a larger house than the statistics that we're given?

Ms. Celsor: The final plat would need to reflect the property lines that are proposed.

Mr. Michaels: Okay. So if someone bought two lots, they couldn't build one big house on the lot opposed to ...

Ms. Celsor: Not the way it's currently being reviewed.

Mr. Michaels: So would that have to be ... come back to the planning commission or would that be something that ...

Ms. Celsor: It would be a change that would need to be reflected before the final plat was approved.

Mr. Michaels: Okay. So before approval today or after what's given, then that can't ... the plat can't be changed after multiple ... so if someone were to buy multiple properties.

Mr. Brumleve: Administratively, I mean, things can always be replatted at a later date to some degree or the other, depending on the needs of the buyers and stuff.

Mr. Michaels: Okay. That was my next question. Would that come before the planning commission?

Mr. Brumleve: It depends on what stages gets implemented at.

Mr. Michaels: Okay. Just wanted to make sure. Okay. Thank you.

Mr. Pottebaum: Yeah, I have had clients, potential clients, request that. So I guess we're not far enough now where I'm ready to do that yet. So my view of that is it would provide lesser lots with lesser density. So like I said, we'll cross that bridge when we get there. I don't think I'm there.

Mr. Brumleve: Okay. So that'll be replatted at that point. Okay.

Mr. Pottebaum: Yeah. And/or those lots consolidated.

Mr. Burr: Hi, I'm Nick Burr, 431 Garfield, I had a couple quick questions to Mark and kind of a more in general comment, I think on some of the development of the city, just some of the stuff I'm saying. I think the way I'm looking at this correctly is the parking along High Street that's directed by the end will not be going away, and then the sidewalk will be addition to the farther on the north end of it. Just kind of want to clarify that. Otherwise, a couple other questions within the sewer easement that was on the plat. Are they able to build structures there, sheds, porches? Just kind of ... I know they're kind of grading the setback [inaudible] A more general note, not really on Redknot at all, but there has been a lot development in the city. I think it kind of goes in contrast what we're seeing up on South Milford. They basically mudded up Garfield one day and then they came in a couple days later with silt screens and they flooded the storm sewer and then mud and now they're doing hay bales. So it's nice to see someone come in and approach this like we're going to try and manage it from the beginning instead of going whackamole with muddying up our community. Not to harp on them a little bit more, but same with High Street in South Milford. They're giant mud pits. You drive down Garfield and you got a 20 foot tall pile of dirt that's not going to be there long term. Why is it still there? That's something they can be removing now so the residents won't have to look at it, don't have to deal with it. Anything with High Street, they haven't touched that development for six to 12 months now. It's not hard to throw in grass seed down, at least make it look nice. I

mean, that's something you see from the city, just walking down by the governor, by the park, et cetera. Does the city really have a means to help monitor the development, or do they face relying on residents to call and say, "Hey, this doesn't look right." So that was kind of my two comments.

Ms. Celsor: I'll address the sidewalk question you had first, the parking along High Street and the sidewalk. The current plans show the sidewalk along High Street up until the point where it would interfere with the parking on High Street. So the way it is now, the sidewalk would not continue down all the way. The parking would remain as is.

Mr. Burr: Okay. Thank you.

Mr. Abercrombie: I can answer some of those questions. Craig Abercrombie with Abercrombie Associates. We're the civil engineer working for Redknot homes. We had a meeting a few weeks ago with staff and we did discuss the sidewalk. City engineer and planning staff had some concerns about losing those parallel stalls. And I think we came up with a pretty creative way to allow those to stay and still fit a sidewalk in and leave that existing wall on the end property. So we've got that drawn up. It's not in the plans that you have. And then the question on easements, public sanitary, sewer, and storm easements, a structure like a house cannot be placed inside them. Decks, driveways, those things can be in those easements. But it's at the owner's risk on if they would've to repair that pipe in the future or whatever. But there's notes that'll be on the final plat that address what you can and can't do.

Mr. Brumleve: Yeah. I think also we ... I think some of the accessory structure questions go to the HOA covenants that seem to have been put in place. And I think you'd be better to ... you'd be probably been more familiar with what those covenants are and might want to talk to that.

Mr. Pottebaum: We do not ... we will not allow shed. We have whole list of stuff that's going to be prevented, but some of them are sheds and kind of out buildings. So those will not be permitted in the development. If it's an attached deck, porch, et cetera, that would, that would follow a zoning code.

Mr. Wenstrup: What response might you have to his general comment about the flow of mud and water and stuff while you're doing the construction, particularly because once it leaves your property, it's running right downtown, you know what I'm saying?

Mr. Pottebaum: Yeah. I mean, it's tough. And we build on a lot of hillsides, and it's the number one thing we battle. Especially when you get weather like we've had the last three months, it's a fight. As much preventative work as you can do is the best, and that's what kind of Craig set us up for success in terms of silt fencing, erosion control, et cetera. It's a daily management and I'll have a construction manager on site every single day monitoring it. I'm not saying it won't happen, because it will. Eventually dirt will get on the road and we'll have to clean it up right away. But we will be actively managing it.

Mr. Wenstrup: So yeah, I guess that was more in the nature of it. Will you be proactively or reactively managing it?

Mr. Pottebaum: Well, I'm going to try to do as much proactive as I can, but inevitably some bone head is going to unload an excavator and pull some dirt out in the road and then we're going to clean it up right away.

Mr. Wenstrup: Okay.

Mr. Abercrombie: I'll add one thing. Assuming we've obtained approval tonight, we're actually applying for the water management and sediment control permit through the city engineer. And so our plans will ... actually the plans I have here reflect the standards required for silt fence erosion and that sort of thing. And that'll be reviewed by Mr. Casto here, assuming we receive approval.

Mr. Wenstrup: Did you ... I want to make sure I understand this. You designed the water management whole ... the water management that you have when it joins the system that we have in the city of Milford. Is the city of Milford system adequate to handle that once it gets to it? Have you made that assessment?

Mr. Abercrombie: Yeah. We haven't made that assessment, but we meet the detention requirements for the city to hold the post-developed flow back to the pre-developed rate. So there's going to be a large underground detention system in front of lot one. That's on our plan. It's in the plans you have that meets those standards for volume release rates and that sort of thing.

Mr. Brumleve: Does that detention system attend to the water coming on site from, shall we say, generally to the Northeast that is coming on site through that swell?

Mr. Abercrombie: Yeah. We're picking that up in a pipe that'll actually ... it won't go through the detention system, but it'll route around and connect into the city system. So we're not required to detain flow from other properties offsite.

Mark Pottebaum: We are picking it up with a headwall and piping it straight into the storm water management system.

Mr. Brumleve: Okay. I see. Now I understand the fine point you're putting on that. Okay. Do we have any additional comments or questions from the audience?

Speaker 3: So with the High Street project, we did experience some drainage issues as well as some collapsed pipe, which the city beared the cost of repair. If their plan doesn't work and it overwhelms or damages our storm sewage drainage, would the developer be responsible for that, or is the city going to continue to pay for those types of repairs?

Mr. Casto: So for the High Street, when we were looking at how the storm sewer was going to work there, that's when we uncovered the collapsed storm sewer. So that wasn't necessarily damage created from that development. That was an existing failure of the city's

infrastructure. So that developer didn't have infrastructure, functioning infrastructure to tie into. So that's what caused that project in the city expense for that. I think you'd said if there's damage caused by the developer ...

Speaker 3: It just seemed like where they parked their trucks is where it started collapsing and going down the hill. Wasn't there before the development, the street started going down the hill. They started parking their trucks, construction vehicles and stuff like that. Then we did start seeing the erosion down the hill going down towards Main Street, as well as it looks like the pipes collapsing.

Mr. Casto: Yeah. So the pipe there, and we had videotaped this before construction had started, so we knew that we had an issue there. It was actually a stone, stacked stone box culvert that, a hundred years, give or take, that we could run a camera up for a small portion of that. And then after that, it was collapsed. And we're not sure when that was collapsed. So that was kind of a pre-project pre-construction discovery, and there was some back and forth on contribution with the developer through that, and then we had the city project to repair that.

Speaker 3: Okay. While you're up here, I don't know if you're the right gentleman to talk to, but haven't heard anything about traffic studies. I know ... I overheard you saying there's not requiring a traffic study. This is not a reflection of Redknot, but is a question for the city. By the time you look at south Milford development, you look at this as well as the development traffic studies weren't required for those individual ones. But when you look at the macro of all that, I think a traffic study is needed. Or if we continue to bring in these little small things within the same geographic area, which we are, the traffic issue is not being addressed.

Mr. Brumleve: Actually I'm going to talk to that. There's a threshold that has to be crossed before it becomes mandatory.

Mr. Casto: Yeah. So there is a threshold. And yeah, so individually these projects, each applicant that comes in with these proposals, they're not meeting the threshold for an individual traffic study for that development.

Speaker 3: Sure. And I 100% agree with that. It's just that as a city, if you look at a lot of little small projects aren't required, they're now big projects, which I think as a city ... once again, if you look at south Milford, beyond Cleveland, things of that nature, the edges are starting to collapse. The traffic is coming through there and us as a taxpayer, unfortunately, I think we are going to be supplementing these little small projects that are coming in that aren't requiring. Just a statement, not looking for an answer. Okay. Thank you.

Mr. Brumleve: I have one question and I'm glad you both are here because it's going to become a tag team question. One of the things that the ... one of the characterizing features of the development, and I know we didn't talk about this earlier because it really hadn't come up until we had seen it on plans, and that is, there's a sizable, I should say, of historic grade, large, enormous oak tree at the corner of your property. And I was wondering, usually you don't get to the point where you're marking that it's going to be removed

until you've decided it has to be removed. That's obvious. So I was just wondering, were there any alternatives that were available to you as far as trying to prevent removing that capital size tree?

Mr. Pottebaum: Are you talking about the one that's in lot one?

Mr. Brumleve: Yeah.

Mr. Pottebaum: The tree is at risk as it is anyway. A lot of big limbs falling off. But with that said, that's right where the storm water management system's going. So there's there's no way ...

Mr. Brumleve: I was asking, was there any malleability involved there?

Mr. Pottebaum: It's just ... yeah. That's right into that two things. It's right into the home footprint for lot number one. And then the second thing is it's exactly where we need to put that storm water management system. So I think the way I viewed it is there's another beautiful tree that's in front of what used to be the Old Milford Inn at 405 Garfield. I'd rather keep the healthy big tree and get rid of the tree that is failing and put more storm water management system over there.

Mr. Brumleve: I see.

Mr. Wenstrup: Would you be able to put ... once your storm water system is in place, we'd be able to put trees back in that general area at all, to keep the streetscape green?

Mr. Abercrombie: With that type of system, you really don't want to put trees because it's these pipe haunches that are perforated and it has gravel backfill around them. Landscaping's fine.

Mr. Wenstrup: The roots will find their way ...

Mr. Abercrombie: They will find their way in there over time. Kind of the same reason we don't put trees on dams for detention basins. You don't want those roots kind of starting to erode the functionality of it. We do have a pipe going around the large tree that's staying. And we took a lot of caution in our design to make sure that tree isn't impacted because it's a beautiful tree.

Mr. Brumleve: Well, and it's ... I understand that as soon as you start getting into the canopy line of the tree, it's pretty much a goner anyway. I understand that. But I was just was wondering if it's ... it's a five foot diameter tree.

Mr. Pottebaum: Yeah. It's a big tree. And it's the driveway location, the low part of the site where the detention needs to go.

Mr. Brumleve: Right. I just wanted to know ... I wanted to have that aired so it had been talked about.

Mr. Abercrombie: And regarding that other tree, we have a pipe going around it. I didn't want to do that, but the storm sewers aren't very deep through there. So we had to go around that tree

to pick up depth to tie the pipe in. So it wasn't my original ... the original preliminary plan, I wasn't piping around that, but storm sewers were just kind of a ... they're at a bad elevation for our tie in. But that tree in front of Milford is ... we are going to be very careful and cognizant. If, when they started excavating for that pipe, if they do find the roots, we do have some room to push it towards a house floor if we have to.

Mr. Pottebaum: We will have ample opportunity to landscape around that home too. And we will have an opportunity to place trees too, but just not specifically over top of the storm water management ...

Mr. Brumleve: Oh yeah. As soon as you get on top of the vaults, that would be problematic. Let's see.

Mr. Wenstrup: Why ... just curious, are we ... we do have an individual home site plan included with this paperwork. Is that ...

Mr. Pottebaum: It's representative of a home that we were designing, and that was a request of staff. We will submit actual plans as they come through for the request of I think you all, or city council. I forget where that arose. But as they come in through permitting, we will submit for approval. That is just a preliminary version of a plan that we're working on for lot one.

Ms. Celsor: I think we wanted to give planning commission an idea of the elevations.

Mr. Wenstrup: Right. So this isn't something we are making any act on.

Mr. Pottebaum: No. It's changed since then, even.

Mr. Brumleve: Yeah. And actually that lot number one is not really characteristic of a lot of the other lots anyway.

Mr. Pottebaum: It's not. It's larger.

Mr. Price: I have a question about the existing house on Garfield. Are you guys going to clean up the flower beds and the ... for growth?

Mr. Pottebaum: I do have a lawn company who is supposed to be maintaining. I was out today and it's a little longer than I'd like.

Speaker 2: They haven't been there for four weeks.

Mr. Price: Nick's been cutting it.

Mr. Pottebaum: Oh, okay. I didn't know that and I appreciate that. I signed a contract. [inaudible] I'll follow up with them.

Mr. Wenstrup: I move that we approve as submitted by staff.

Mr. Brumleve: With the following conditions one through seven.

Mr. Wenstrup: Right.

Mr. Price:

I second.

The Planning Commission voted 3-0 to recommend approval of Queens Ridge Final Development Plan

Mr. Brumleve: That brings before us any additional business for this evening.

Mr. Wenstrup: Since we have a city engineer here, I have a question. I had a resident in particular ... names are terrible for me. I had a resident. I don't remember the name. I'll tell you who was. But on Garfield between High Street and Main Street, there are two retaining walls with sidewalks on the outside. And they're in really horrible shape aesthetically and structurally. I said, "Well, I'll mention that when I see the city engineer and ask him if there's any plan to paint them with purple paint or ... " one's painted bright yellow like it's an emergency lane and then the other one's crumbling and it's been patched and it just really looks poor.

Mr. Casto: Yeah. So we've talked with city staff about trying to patch those, trying to get whatever remaining life that we can get out of those walls. I'm familiar with those. It's a matter of priority and how far we want to take, take things in terms of how far we go with that. It's kind of like pulling a string. If we get into to remove those, it becomes a road, a storm, a sidewalk.

Mr. Wenstrup: Oh, it's everything?

Mr. Casto: Yeah. It touches upon everything. And then there's potentially ADA issues and considerations too. Once you're into a project like that ... So the thought was patching that, and we've had some conversations about what may be a future streetscape project that we could do there, which having deficient ADA conditions ... poor condition makes those type of projects a bit more likely from a fund ... being fundable.

Mr. Wenstrup: Yeah. Well, it is a gateway to the historic Miami little river district. I always ... I don't know what to call it because I've called it many things. But it is a focal point and it is a ... we need to protect the sidewalk. We need to protect the people coming down. I think at the time it was built, it was built pretty thick. I don't know that you need that today to be in compliance, but then the sidewalks might have to be changed to be ADA. But just to make sure, that's something that's in consideration for the downtown overall infrastructure at some point?

Mr. Casto: Yeah. So that's been kind of ... as we look at ... because we've walked that downtown corridor area. And if you've walked through there and you see heaving and the sidewalks and you get into the details of things, there could be a considerable amount of work if we were to look at a master renewed streetscape in the downtown area. And it becomes a much bigger project overall.

Mr. Wenstrup: We have a lot of uneven sidewalks?

Mr. Casto: There's some heaving with the street trees. My understanding too is as we're removing the street trees for ... as they die or what, the root systems are so intertwined with the underground utilities that we can't even overexcavate a previous stump or a root system and plan a new tree, that it's just so ... So bound up, it's a spaghetti network of everything. And we're starting to get limited with what we're doing and there's even the Duke project that was there, even as they were excavating around an underground electric utility, we had electrical fire, I believe, in two structures on Main Street. Just the density of ... and unknown utility lines that are out there, that that's ... anytime we're going to get into that area, those are the type of things that we're going to uncover and come across and deal with.

Mr. Wenstrup: Well, I appreciate you enlightening me, and I think it's nice that people sometimes just ask because they want to know, and I can see where there's more to it than meets the eye.

Mr. Price: If you get to that, because that's the part that's right along the side of my building, the drainage issue just ... and you're probably aware of it, but in the winter, that set of steps, I can't keep it from being icy, frozen ... because the gutter drains under. But I mean basically, from the building to the curb is up and it overruns and ices and ices and ices. When we have the ice storm this year, it was probably 10 days before and I had to take a pickaxe and ...

Mr. Wenstrup: It is a safety issue.

Mr. Price: Right. Because I'm never sure from my building owner standpoint, should I touch it or should I leave it alone? This year I left it alone because it just got so completely out of hand. So if you get to the point of doing it, I don't know what the solution is for the drainage, but ...

Mr. Wenstrup: And that makes ... is there a point where that might be addressed, a time?

Mr. Casto: Yeah. So as a part of a ... if there was some type of a larger streetscape project, typically when we're coming in, we're looking at storm sewer system, the trunk line and that and the sizing, and there's usually an opportunity, an additional line to pick up roof drains that we can collect those and also tie those into the system as well. So usually you have that kind of a parallel smaller system to be able to capture those things. So that would be an opportunity, especially as you're replacing sidewalks and everything's opened up, that you can kind of capture those and get those back underground in a pipe network and into the storm system.

Mr. Wenstrup: Is there ... other than the city funding it with taxpayer dollars, is there county, state, federal matching funds for those kind of infrastructure projects?

Mr. Casto: Yes.

Mr. Wenstrup: Okay.

Mr. Casto: Yeah. Federal funds would be an opportunity to get large federal funds, especially talking with Mike with kind of the expansion of the transportation bill and the additional dollars

that we're anticipating that's going to be coming ... starting to flow through the federal government, that's going to give us opportunities to position these projects in a favorable opportunity to win funding for those.

Speaker 3: So I was on Main Street the other day during a heavy downpour and there's a property ... it's not the fountain place, but it's the hair salon, Tonya, that's between it and her downspouts literally go into a drainage pipe into the wall, the retaining wall, and it shoots out onto the sidewalk and into the street. I guess as a ... I mean, I'm ... I couldn't run my downspouts into the sidewalk in front of my house. I'm surprised that a business is able to do that.

Mr. Brumleve: So that may have been a longstanding condition. I don't know.

Speaker 3: So I mean, how do we address that with the city? Is that something I need to fill out a complaint thing type thing, or what is the responsibility of the city to check with the property owner to make sure that they're not ... the drain water's not going out into the public sidewalk, which it is on Main Street, which is surprising that we would allow that for such a ...

Ms. Celsor: You could put in through the city's website, report that.

Speaker 3: Okay.

Mr. Price: Motion to adjourn.

Mr. Wenstrup: I second.

Mr. Brumleve:
All in favor. Aye.



Planning and Community Development Coordinator



Ms. McKnight, Chairman



CITY OF MILFORD
PLANNING COMMISSION MEETING
June 8, 2022 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
Doug Michaels	140 MOUND AVS
Tim Casto	The Kleingers Group
Mark RABEBAUM	2841 WOODWIN
Marty KIPP	415 Mill Street
NICK BUHA	431 GARFIELD

