

**PLANNING COMMISSION MINUTES of September 13, 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, September 13, 2023, 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 were Ms. Evans and Mr. Price. Mr. Price made a motion to excuse Mr. Brumleve and Mr. Wenstrup, seconded by Ms. Evans. The motion carried 3-0.

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

**Visitors:** Tom Sparrow, 18 Main Street.

**Minutes Approval:**

Mr. Price made a motion to approve the September 13, 2023 minutes, seconded by Ms. Evans. The motion carried 3-0.

**SITE 23-11 18 Main Street, Minor Building Improvement**

Ms. Celsor read the staff report into the record:

**Project:** MainStreet Social Minor Building Improvement

**Location:** 18 Main Street

**Applicant:** Keisha Sparrow

**Owner:** Ash Patel

**Tax Parcel Id:** 210709.007C

**Zoning:** MRD, Milford River District

**Proposed Use:** Restaurant

**ADJACENT LAND USE AND ZONING**

*North, West, South: MRD, Milford River District.*

*East: R-3, Single-Family Residential.*

**Minor Building Improvements**

Planning Commission will review a request for Minor Building Improvements to paint the exterior "Tricorn Black" and to add outdoor seating at MainStreet Social, the new restaurant at 18 Main Street. Outdoor dining areas and modifications to facades visible from any public right-of-way in the Milford River District require approval by the Planning Commission.

There appears to be at least four feet kept clear for pedestrians from the edge of curb to the dining area. This meets the ADA requirement and Zoning Code requirement specified in section 1167.11 (K)(3).

The proposed exterior color is in keeping with the character of the Milford River District. "Tricorn Black" is the same color of the exterior of The Beauty Bar. Staff supports the idea of outdoor dining; however the whiskey barrels are a bit bulky for the sidewalk. Staff recommends a more minimal separation material between the patio area and the pedestrian walkway.

### STAFF RECOMMENDATION

Staff recommends approval with the condition that the barrier be changed from whiskey barrels to a more minimal separation material in keeping with other sidewalk dining areas in the Milford River District.

Mr. Sparrow: We are looking to improve upon the building. The building is a little bit old so we would like to paint it tricorn black. As far as the outdoor seating, the sidewalk down there is much wider than the rest of the sidewalks in the city. We felt that the whiskey barrels would be a suitable barrier, something that we can use to put flowers on and things of that nature to kind of dress up and tie in with the trim of the building as well with the colors we have stained and what the trim will be to use for the outdoor seating.

Ms. McKnight: So with regard to the colors, is the whole exterior going to be black?

Mr. Sparrow: There's a lot of detail. The majority of the building will be the black and then the trim will be in a trim color. The trim color will be the color that it is at the top of the building currently.

Mr. Wenstrup joined the meeting at 6:09.

Ms. McKnight: So let's talk about the whiskey barrels. Is there a tie-in with the theme of the restaurant?

Mr. Sparrow: So it's a bourbon bar. So the whiskey barrels go along with the bourbon bar.

Mr. Wenstrup: I read the recommendation about the barrels. The barrels do take up a lot of the sidewalk and we'd like to create a clear path for people to walk through so they don't have to wind through things. I also understand it's the bourbon place and you want to reinforce that. A barrel takes up a lot of space.

Mr. Sparrow: It does. And I won't disagree with that but the thing that I will say the sidewalks there are much wider than the sidewalks on the rest of the street.

Mr. Wenstrup: I, personally, would like to see a straight line so a person can see the sidewalk go straight through. If you want to do barrels some other way, barrels are huge and they're really right in the logical path.

Mr. Sparrow: I think when they set them up they just put them there. I don't know that they actually took into consideration paths, walkways, and things of that nature. I think there may be enough space to take those barrels and move them in and give you what it is that you're asking for.

Ms. Evans: What about two on each end and then a fence down the front?

Mr. Wenstrup: This path right here that's what I want clear.

Mr. Price: Bourbon barrels look bulky to me. I saw them when you had them out.

Mr. Sparrow: I understand that they may look bulky, but it ties in with the establishment.

Ms. Evans: I think that if you had four, two at each end and a fence on that straight shot, I think you would even have more table space, more seating space.

Ms. McKnight: What I would like you to show staff is a scale drawing. I want to see the building, the curb, the trash can, the tree, where the barrels are going to go and how your tables are going to lay out. If you're going to have four tables, I'm assuming they're four four-tops, so that we can see how much distance you have from the front of the building to the barrels, room for your servers. I want to see how that's going to lay out. It would be really good for the record to show how this lays out.


Mr. Sparrow: The other reason we were going with barrels is because it gives us a solid surface on the top for flowers.

Mr. Price: I personally feel like if you were going to do flower arrangements on all eight of those, that goes a long way for me to softening to the idea of the eight because then it's a barrier, a softer look.

Mr. Wenstrup: I'm not objecting to the barrels, I'm objecting to the placement, not because it's against our rules, because it doesn't take into account what we should be thinking about more and more is the people who come to visit our city.

**The Planning Commission voted 3-0 to conditionally approve the application for Minor Building Improvement for 18 Main Street. Mr. Wenstrup abstained.**

There being no further business or comments to come before the Planning Commission, the meeting adjourned at 6:35 PM.

  
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Christine Celsor, Planning and Comm. Dev. Coordinator

  
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Lois McKnight, Chair



CITY OF MILFORD  
PLANNING COMMISSION MEETING  
September 13, 2023 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
TOM SPANOW	18 MAIN ST MILFORD OH 45150

