

PLANNING COMMISSION MINUTES of November 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, November 8, 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 Mr. Brumleve, Ms. Evans, Mr. Price, and Mr. Wenstrup.

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

Visitors: Noelle Dumont, 227 Main Street; and Kevin Kluene, 7885 E. Kemper Rd., 45249.

Minutes Approval:

Mr. Wenstrup made a motion to approve the September 13, 2023 minutes, seconded by Mr. Price. The motion carried 4-0. Mr. Brumleve abstained.

SITE 23-12 227 Main Street, Minor Building Improvement

Ms. Celsor read the staff report into the record:

Project: 227 Main Street Minor Building Improvements

Location: 227 Main Street

Applicant Neil Barraco
5801 Stonewall Jackson Drive
Milford, OH 45150

Property Owner: Drew Myers, Watch Point LLC
227 Main Street
Milford, OH 45150

Acreage: .061 acres

Tax Parcel Id: 210710A038A

Zoning: MRD, Milford River District

Existing Use: Vacant Restaurant

ADJACENT LAND USE AND ZONING

All surrounding property is zoned MRD, Milford River District.

Minor Building Improvements

Neil Barraco, applicant, is requesting permission to paint the building and replace the existing shingle roofing on the façade with metal roofing. The property is zoned MRD, Milford River District. Modifications to facades visible from any public right-of-way in the Milford River District require approval by the Planning Commission.

The rendering provided shows the proposed color scheme. The main color is proposed to be "Simply White" with trim in "Peach Mimosa". The metal roof is proposed to be black. The color palette appears to be in keeping with the character of the Milford River District. The metal roofing is consistent with other recently approved projects at The Governor and Bishop's Bicycles.

STAFF RECOMMENDATION

Staff recommends approval of the Minor Building Improvements.

Ms. Dumont: I'm Noelle Dumont here on behalf of Neil Barraco. The vibe we're going for is beach house, all white with minimal trim. The roofing's going to be all metal awning that will be in a blackish. Above that, they're planning on adding natural wood aspects.

Ms. McKnight: That's nice.

Mr. Brumleve: Looks like it all works together.

Mr. Wenstrup: It seems like an improvement that benefits the River District as well as the applicant. I am supportive.

The Planning Commission voted 5-0 to approve the application for Minor Building Improvement for 227 Main Street.

SITE 23-13 203 Mill Street, Minor Building Improvement

Ms. Celsor read the staff report into the record:

- Project:** Cincinnati Distilling Minor Building Improvements
- Location:** 203 Mill Street
- Applicant:** Kevin Kluener
7885 E. Kemper Rd.
Cincinnati, OH 45249
- Property Owner:** Mark Stuhldreier, Contingent Holdings LLC
8130 Kugler Mill Rd.
Indian Hill, OH 45243
- Acreage:** 11,900 square feet
- Tax Parcel Id:** 210709.001
- Zoning:** MRD, Milford River District
- Existing Use:** Cincinnati Distilling

ADJACENT LAND USE AND ZONING

All surrounding property is zoned MRD, Milford River District.

Minor Building Improvements

Kevin Kluener, applicant, is requesting permission to add an awning on the second floor of the south side of the building at 203 Mill Street. The property is zoned MRD, Milford River District. Modifications to facades visible from any public right-of-way in the Milford River District require approval by the Planning Commission.

The plans provided show the proposed awning, proposed to extend along the five windows/doors along the south side of the building. The fabric is black sunbrella shade. The proposed awning matches the colors of the building and is in keeping with the character of the Milford River District.

STAFF RECOMMENDATION

Staff recommends approval of the Minor Building Improvements.

Mr. Kluene: My name is Kevin Kluene. I'm Director of Operations for March First Brewing and Cincinnati Distilling. We are requesting to be able to put on an awning and the reason for that is we get a lot of direct sun and rain facing that way. We have a ton of windows. On that second floor is an art gallery so there's some concerns about sun damage. We contacted Queen City Awning and they put that proposal together.

Mr. Brumleve: The projection of the awning – is it held back far enough that it can drip into the deck as opposed to dripping off the side of your building onto the patio?

Mr. Kluene: It is, yes. It's exactly the same length as that wall.

Mr. Brumleve: You might consider pulling it back enough that your drainage stays upstairs as opposed to dropping down those windows that you have on the lower part. You might want to consider exactly where that drip line is landing.

The Planning Commission voted 5-0 to approve the application for Minor Building Improvement for 203 Mill Street.

There being no further business or comments to come before the Planning Commission, the meeting adjourned at 6:12 PM.


Christine Celsor, Planning and Comm. Dev. Coordinator


Lois McKnight, Chair

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