

PLANNING COMMISSION MINUTES OF December 14, 2022
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, December 14, 2022, 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 and Mr. Price. The Commission made a motion to excuse Ms. Evans and Mr. Wenstrup. The motion carried 3-0.

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

Visitors: Hank Roe, 750 U.S. 50; Michael E. Jackson, 802 Center St.; Brad Roush, 4142 Airport Rd. #3, Cincinnati, OH 45226.

Minutes Approval:

The Commission tabled approval of the November 9, 2022 minutes because a quorum was not present of those who were present at the November meeting.

SITE 22-19, Temporary Gravel Lot, 5 Water Street, Site Plan Review

Ms. Celsor read the Staff Report into the record:

Project: Temporary Parking Lot Site Plan Review

Location: 5 Water Street

Property Owner/Applicant: Beauty Ridge LLC
750 US 50
Milford, OH 45150

Acreage: .52 Acres

Tax Parcel Id: 210709A006P

Zoning: MRD, Milford River District

Existing Use: Vacant Land

Proposed Use: Temporary Parking Lot

ADJACENT LAND USE AND ZONING

All adjacent property is zoned MRD, Milford River District

North: Milford Library and parking lot;

East: Cincinnati Distilling;

West: Little Miami River;

South: Little Miami Brewery.

BACKGROUND

- Planning Commission approved a Certificate of Appropriateness (with conditions) to demolish the building at 5 Water Street on February 13, 2019. A demolition permit was issued on March 7, 2019.
- Planning Commission approved Site Plan review (with conditions) for a 17,365 square foot, three story building on August 14, 2019 for the vacant site.
- A WMSC permit for site development: grading, paving, and utilities, was issued on September 19, 2019.
- City Manager Michael Doss granted a temporary site plan use for temporary parking on November 8, 2022 (see Attachment 1).

PROPOSAL

Beauty Ridge/Hank Roe, applicant, is requesting approval for a temporary gravel parking lot. The subject site is located at 5 Water Street. The tax parcel id is 210709A006P and the parcel is zoned MRD, Milford River District.

As outlined in the narrative submitted by Hank Roe, it is assumed that the existing lot would support approximately 30 parking spaces; potentially more if a valet service were to be implemented. The lot has an existing asphalt drive and parking spaces as well as a gravel surface that will be "dressed up" by backfilling existing ruts, depressions, potholes, etc. No permanent hard surfaces are proposed to be added as part of the work.

ANALYSIS

A parking lot use is not specifically listed as a permitted use under the Milford River District (MRD). Commercial Parking Garages are a Conditional Use in the MRD, however a garage is not being proposed. The only change that is being proposed to the site is "dressing up" the gravel surface.

Section 1129.02 of the Zoning Code allows the Planning Commission to permit a temporary use for a purpose that does not conform to the zoning regulations provided that a zoning certificate for such use shall be granted in the form of a temporary and revocable permit for not more than a twelve month period, subject to such conditions as will safeguard the public health, safety, convenience, comfort, prosperity and general welfare.

Engineering considerations have been provided by the City Engineer (see Attachment 2).

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. Any filling, changing the grade, or creating parking where no gravel exists requires a new Site Plan Approval by the Planning Commission.
2. A Zoning Certificate is required for using the property as a temporary parking lot. Zoning Certificate shall state that the temporary parking use is permitted for a twelve month period from the date of issuance.

Mr. Brumleve: What is the mechanism for reinstating such a temporary permit?

Ms. Celsor: If they wanted to renew it past a year, they should come back here.

Mr. Roe: Hank Roe, Beauty Ridge, 750 U.S. 50. A little bit of background about our project. We got to the point where the condos as we budgeted them were out of market pricing, so we scrapped that and we are looking at maybe a single story building with lower level parking. In the meantime, Cincinnati Distilling contacted us and asked if there was available parking. Cincinnati Distilling with their own contractors dressed up the gravel. It has been used since the beginning of November. We have a month-to-month agreement. It is temporary. I think the parking is needed.

Mr. Brumleve: Is there an intended or limited audience for access to the parking lot?

Mr. Roe: That is up to Cincinnati Distilling.

Ms. McKnight: Parking can be seen as an issue downtown. I'm not a big fan of temporary things because it's hard to make temporary things not be temporary when you want them to be, but I think in this instance it probably makes a lot of sense.

The Planning Commission voted 3-0 to approve the application for site plan review with conditions for 5 Water Street.

SITE 22-21, 802 Center, Front Setback

Ms. Celsor read the Staff Memo into the record:

Michael E. Jackson is requesting permission to construct an addition with a front setback along Pike Street of 16.88 feet which is less than the front yard setback requirement of 30 feet. The property has two front yards, one along Center Street and one along Pike Street (see section 1183.03 of Milford's Zoning Code). The proposed addition, although located within the required setback, would not be located closer to the street than the existing right side of the house.

Properties on the same block have the following setbacks along Pike Street (see Attachment 1):

- 712 Pike Street – approximately 11 feet
- 805 Walnut Street – approximately 12 feet
- 776 Center Street- approximately 61 feet
- 707 Pike Street – approximately 15 feet
- 741 Main Street – approximately 24 feet

Section 1183.05.A. of the Milford Zoning Ordinance allows the Planning Commission to permit a modification of the front yard requirement as is consistent with the yards already established:

1183.05 FRONT YARDS

- A. Smaller. Where the frontage upon the same side of the street within the same block is occupied or partially occupied by buildings with front yards, some or all of which are of less

depth than required in this Zoning Ordinance, the Planning Commission shall permit a modification of the front yard requirements as is consistent with the yards already established.

Staff recommends approval.

Ms. McKnight: Just so I'm clear what they're proposing is an addition that would not encroach any closer to Pike than the current house.

Ms. Celsor: Correct.

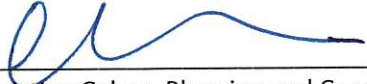
Mr. Jackson: Michael E. Jackson, 802 Center Street. We are going to add an addition - partial kitchen and sunroom - to the back of the house. We are six feet inside the side of the current building. We weren't aware of the issue until we turned in everything. We are going to build a beautiful structure. We are taking a house that was built in 1910 and we are going to make it beautiful and fit into the neighborhood. The extension of the back will allow us to have a kitchen we can turn around in and a sunroom that will be used heavily all year round. Everything will be landscaped. I have lived here my whole life, and this will be mine to live in.

Mr. Roush: Brad Roush, 4142 Airport Rd. #3, Cincinnati, OH 45226. I just wanted to get on the record that the main addition is set back from the main body of the house by about 5 1/2 feet. We are not making the condition worse. We are actually pushing it back which I think is important for future houses too. There is a small porch extension. There is a side porch there that is enclosed by windows and we're extending that about five feet but it is an open porch.

Mr. Brumleve: In consideration of his comments and everything else, this is a reasonable request.

The Planning Commission voted 3-0 to approve the front setback for 802 Center Street.

There being no further business or comments to come before the Planning Commission, Ms. McKnight made a motion to adjourn the meeting at 6:22 PM, seconded by Mr. Brumleve. Following a unanimous decision, the ayes carried.



Christine Celsor, Planning and Comm. Dev. Coordinator



Lois McKnight, Chair

CITY OF MILFORD
PLANNING COMMISSION MEETING
December 14, 2022 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
Hank Fre	750 US 50
Brad Rasm	4142 AIRPORT RD #3 CINTL. OH 45226

