



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

[www.milfordohio.org](http://www.milfordohio.org)

## Application for Site Plan Review/Development Plan Review

Name(s) of Applicant: DER Development Co LLC / Hank Roe Little Miami BrewBarn

Address: 750 US Highway 50  
Milford, OH 45150

Telephone Number: 513-967-7779 hroe@derdevelopment.com

Name(s) of Owner: Terra Firma Development LLC / Hank Roe  
(if different from applicant)

Owner's Address: 750 US Highway 50  
Milford, OH 45150

Property Address: Mill Street - Parcel ID: 210708.117P (2.92 AC)

Zoning District: MRD Property Size (sq. ft or acres): 2.92 Acres  
Milford River District

Proposed Building Size (sq. ft.): 3,000 Number of Parking Spaces: 3

### Check all that are included in site plan package:

Site Layout X  
Utilities X  
Grading & Drainage X  
Lighting     
Landscaping X  
Other X Building Renderings

(Office Use)  
Application Checked       

Fee: < 1 acre = \$300 xxx The specific area for this  
1-10 acres = \$500 submittal is < 1 acre.  
> 10 acres = \$700  
Fee Received



DER DEVELOPMENT CO. LLC  
750 US Hwy 50  
Milford, Ohio 45150-9702

PH. 513 831.7766  
info@derdevelopment.com  
www.derdevelopment.com  
FAX 513 831.7968

June 29, 2020

City of Milford  
Attn: Ms. Pam Holbrook, Zoning Administrator  
745 Center Street  
Milford, OH 45150

RE: Written Project Description Report  
Little Miami BrewBarn  
Mill Street

Dear Ms. Holbrook:

The following is the Written Project Description Report for the referenced Site Plan application.

## **USE & PURPOSE**

Little Miami Brewing Company (LMBC) intends to create an ancillary beer production facility to satisfy the anticipated volume of beer required for the Event Center functions. The BrewBarn is classified as a Milford River District permitted use under the category of Microbrewery and will be an Accessory Use building to the Event Center principal structure. The anticipated BrewBarn output will be less than 5,000 barrels per year, well short of the 15,000 barrel maximum the ordinance allows.

## **SITE NARRATIVE**

The proposed 3,000 sf Little Miami BrewBarn will be located southeast of the existing Brewery and east of the proposed Event Center approximately 250' from the edge of the river. The footprint is within the limits of the formerly proposed 21 space private, gated parking lot as previously shown on the Event Center site plan. Similar to the proposed Event Center, the BrewBarn will be accessed from Mill Street at the existing traffic light, thru the Brewery's front parking area, the newly constructed driveway and landscaped median. Parking will only be necessary for Brewing staff therefore only three parking spaces will be provided including one accessible space. Please note that the Event Center has a net zero change on parking space count with this proposed development. On the northwest side of the building, a 24' tall x 9' diameter grain silo will be located which is a functioning element of the brewing operation and also dual-purposes as the signature structure designating the home of "today's" brewery. This silo will be an exact match to that of the existing Brewery's except an alternative paint color will be selected. An 8' wide concrete walk connects the rear of the BrewBarn to the Event Center parking lot for transporting kegs and various sundries. No bike racks have been shown as they are not practical to this use, in addition to the fact the Event Center has its bike racks located within 100' away. A landscape plan has been provided with this submittal indicating the extents of trees and other



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plantings. An existing oversized dumpster enclosure is located within 60' of the BrewBarn that will be utilized for the minimal trash being generated but more importantly it will also conceal spent grain storage containers. All spent grain is stored in typical wheeled, covered trash bins and will be picked up regularly by a local farmer for livestock feed.

## **BUILDING NARRATIVE**

The proposed 50' wide x 60' long (3,000 SF) BrewBarn will be a wood framed structure enclosed with a painted metal panel roof along with exterior walls clad in painted fiber cement shake siding panels. The eave height will be 16' tall on both the east and west sides ascending up a graduated roof slope consisting of 6:12, 8:12 and 12:12 pitches. The roof will be topped out with a daylight-functioning cupola adorned with a copper roof and weathervane. Dutch style eaves turn the corners on the gable ends. The front elevation on the north side features aluminum framed storefront windows, a storefront entrance door & sidelight and a 10' x 12' fully glazed, sectional overhead door as required for moving in the brewing tanks. Clerestory windows are placed in both upper gables for natural lighting and breaking up the mass of the gable. The west elevation facing the Event Center parking lot will be two large, fixed storefront windows for display of the brewing tanks. The selection of a barn design for this building helps define it a secondary building, an accessory type. Architecturally and operationally, the BrewBarn's theme ties well into the Little Miami Brewing campus as a complimentary structure to both masonry buildings – the existing Brewery and proposed Event Center.

Please do not hesitate to contact me with any questions.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Wm. Hank Roe'.

Wm. Hank Roe  
Project Manager



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745 Center Street  
Milford, OH 45150

RE: Written Project Description Report  
Little Miami BrewBarn  
Mill Street

Dear Ms. Holbrook:

As per 1167.08 Application Requirements, provided are existing conditions Color Photographs.

Please do not hesitate to contact me with any questions.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Wm. Hank Roe'.

Wm. Hank Roe  
Project Manager



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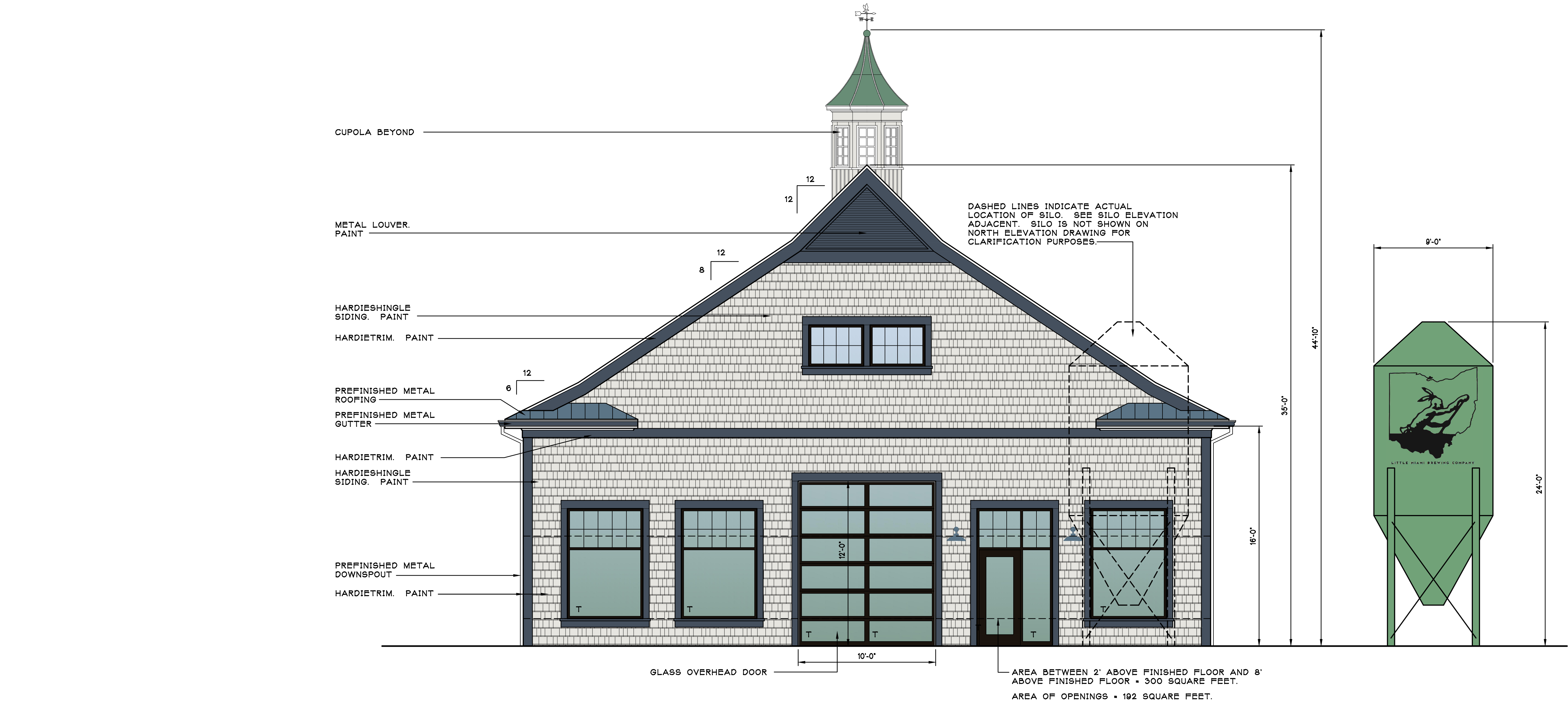


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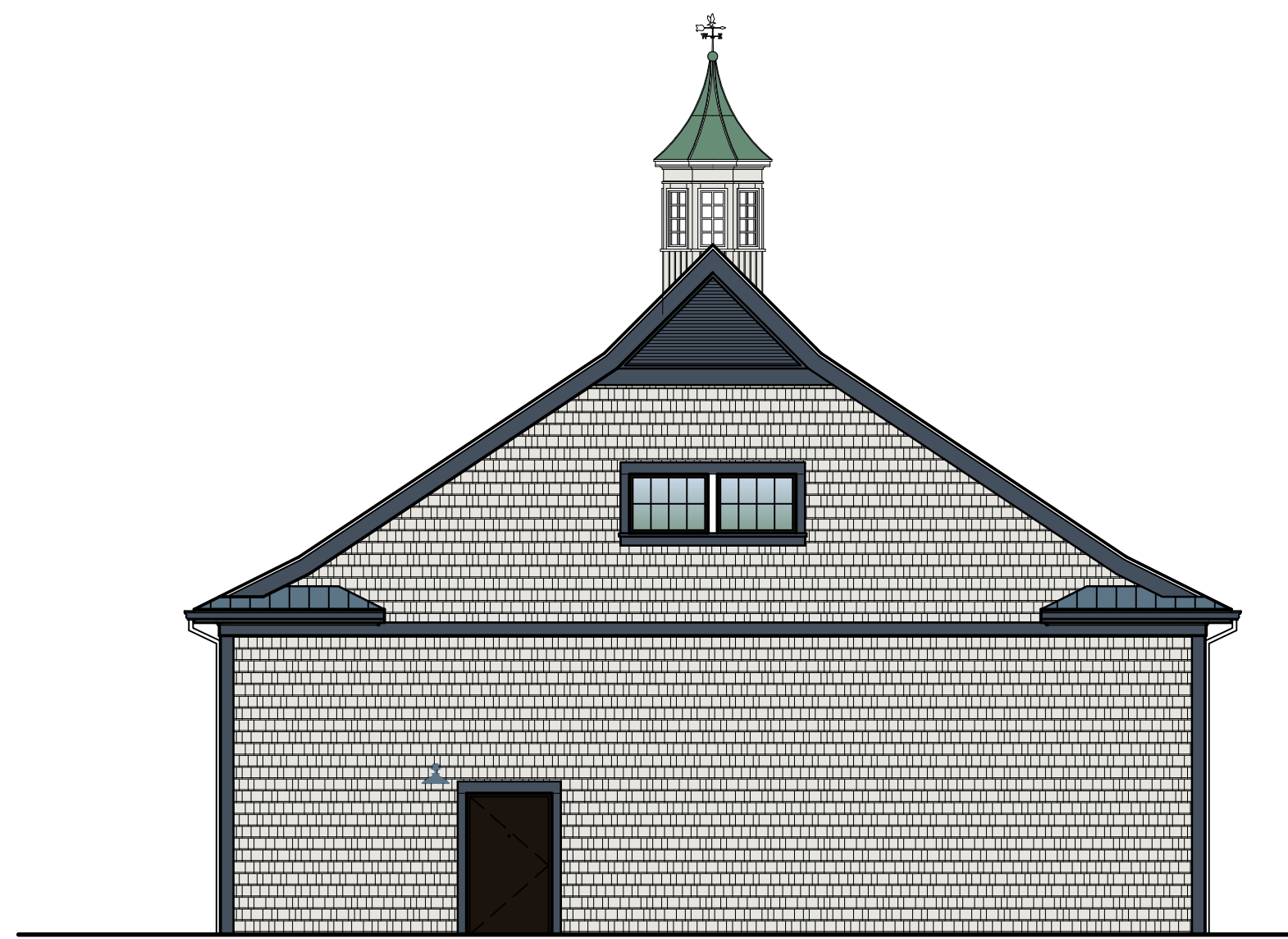


6/16/20 PRELIMINARY PLOT

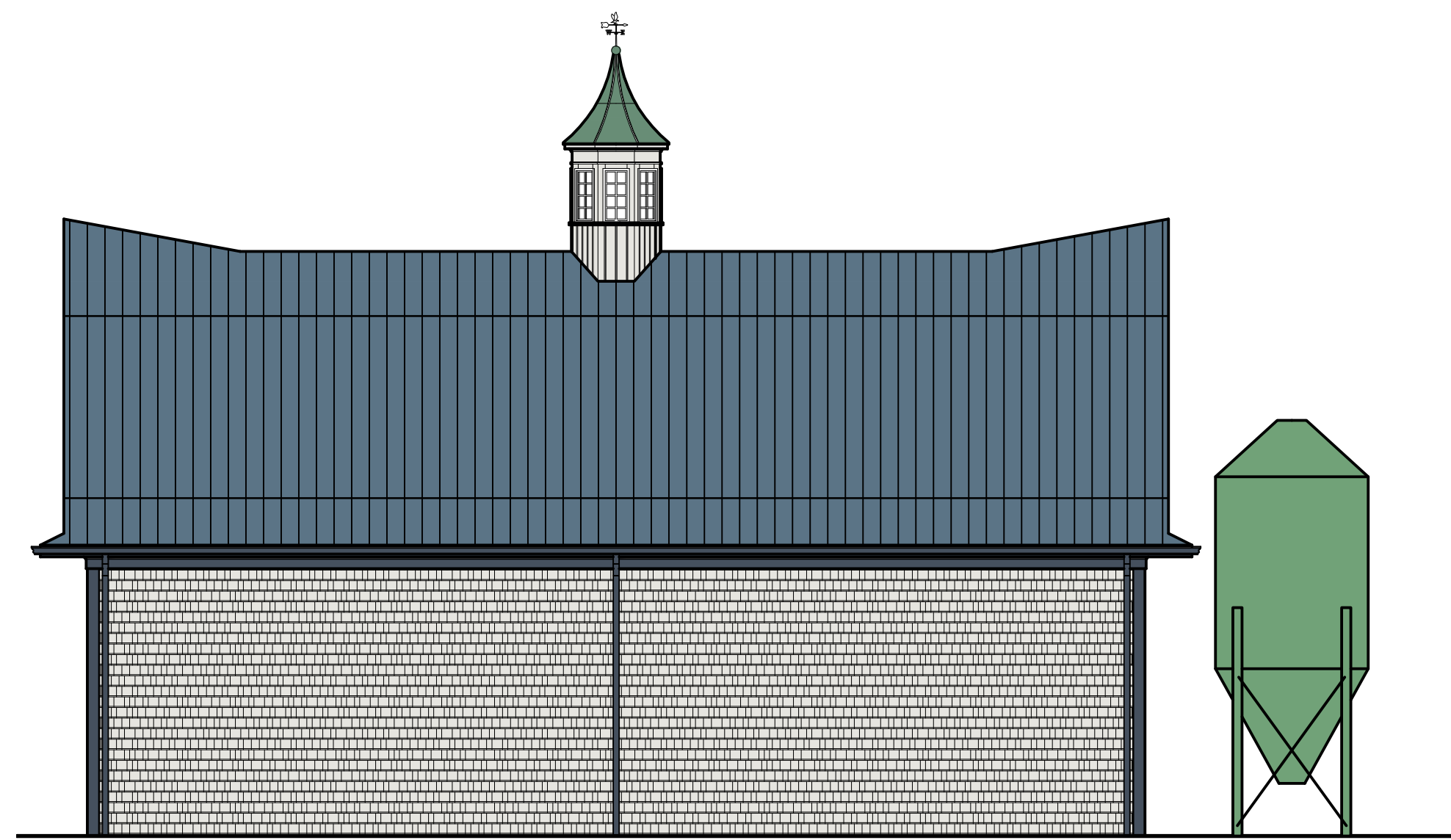


**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

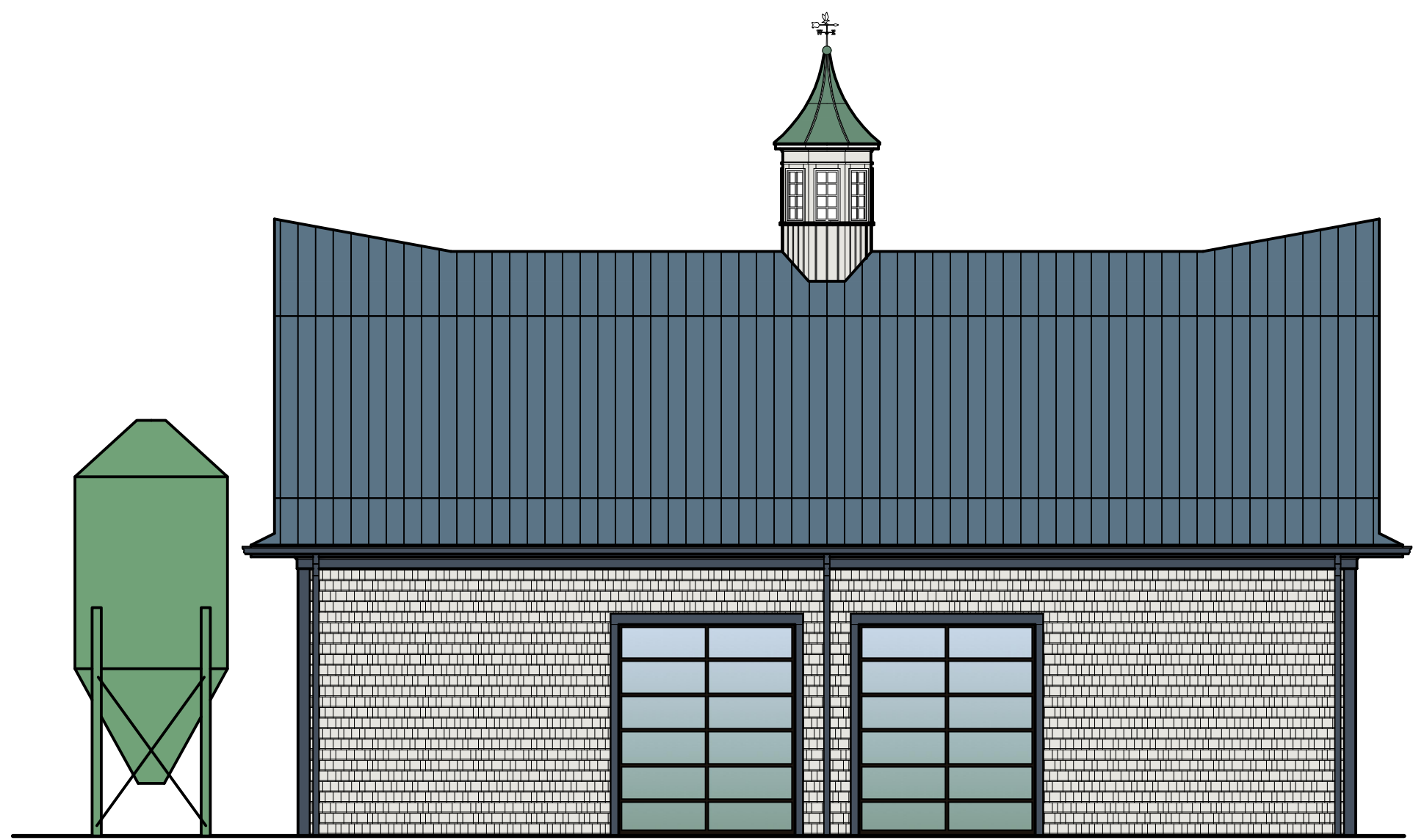
**SILO ELEVATION**  
SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**Proposed Brew Barn for:**  
**LITTLE MIAMI BREWING CO.**  
Mill Street  
Milford, Ohio 45150

REV. DATE CKD

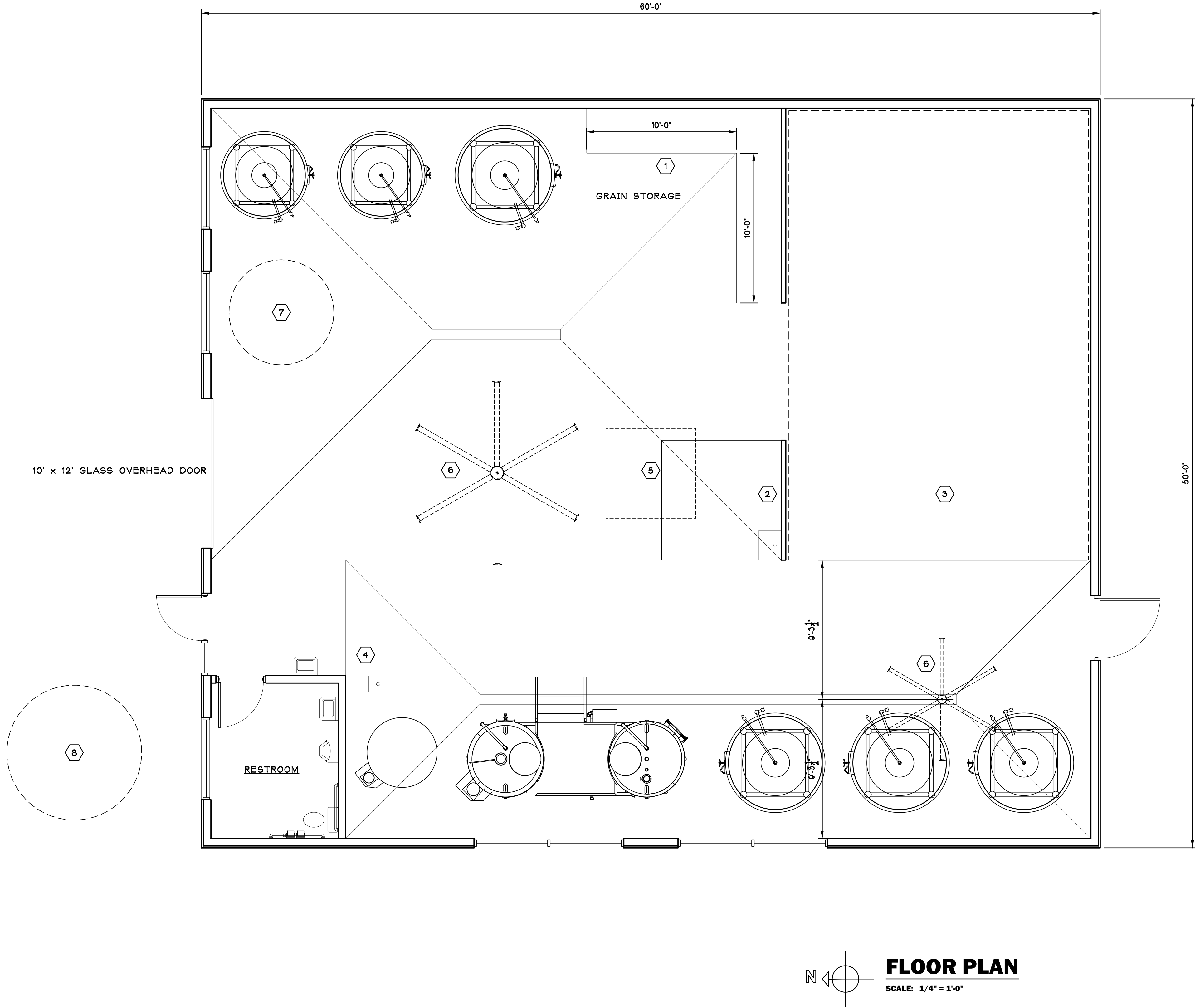
Drawn By: Checked:

Preliminary  
Not For  
Construction

Date: Job No:

**A2**  
of:





**KEY NOTES:**

- 1 STAINLESS STEEL SHELF AT 6" A.F.F.
- 2 KEG WASHER BY TENANT.
- 3 WALK-IN COOLER.
- 4 EMERGENCY EYE WASH AND SHOWER.
- 5 CUPOLA ABOVE.
- 6 FAN ABOVE.
- 7 FOEDER TANK.
- 8 GRAIN SILO.

**GENERAL NOTES:**

- 1 INSTALL METAL LINER PANEL ON INTERIOR WALLS OF PRODUCTION AREA.



29 HIGH STREET  
Milford, Ohio 45150  
513.752.7800  
Fax: 513.752.7833  
www.KBAinc.com

**SHEET CONTENTS:**  
PRELIMINARY FLOOR PLAN



**Proposed Brew Barn for:**  
**LITTLE MIAMI BREWING CO.**  
Mill Street  
Milford, Ohio 45150

REV. DATE CKD

Drawn By: Checked:

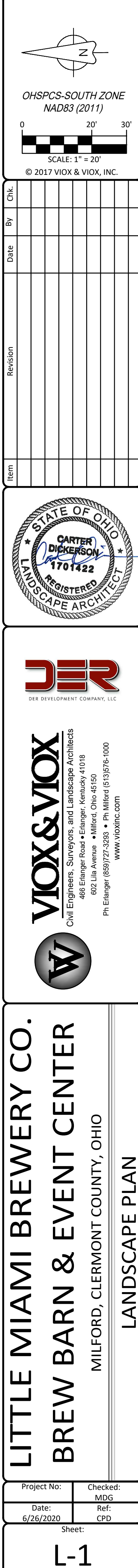
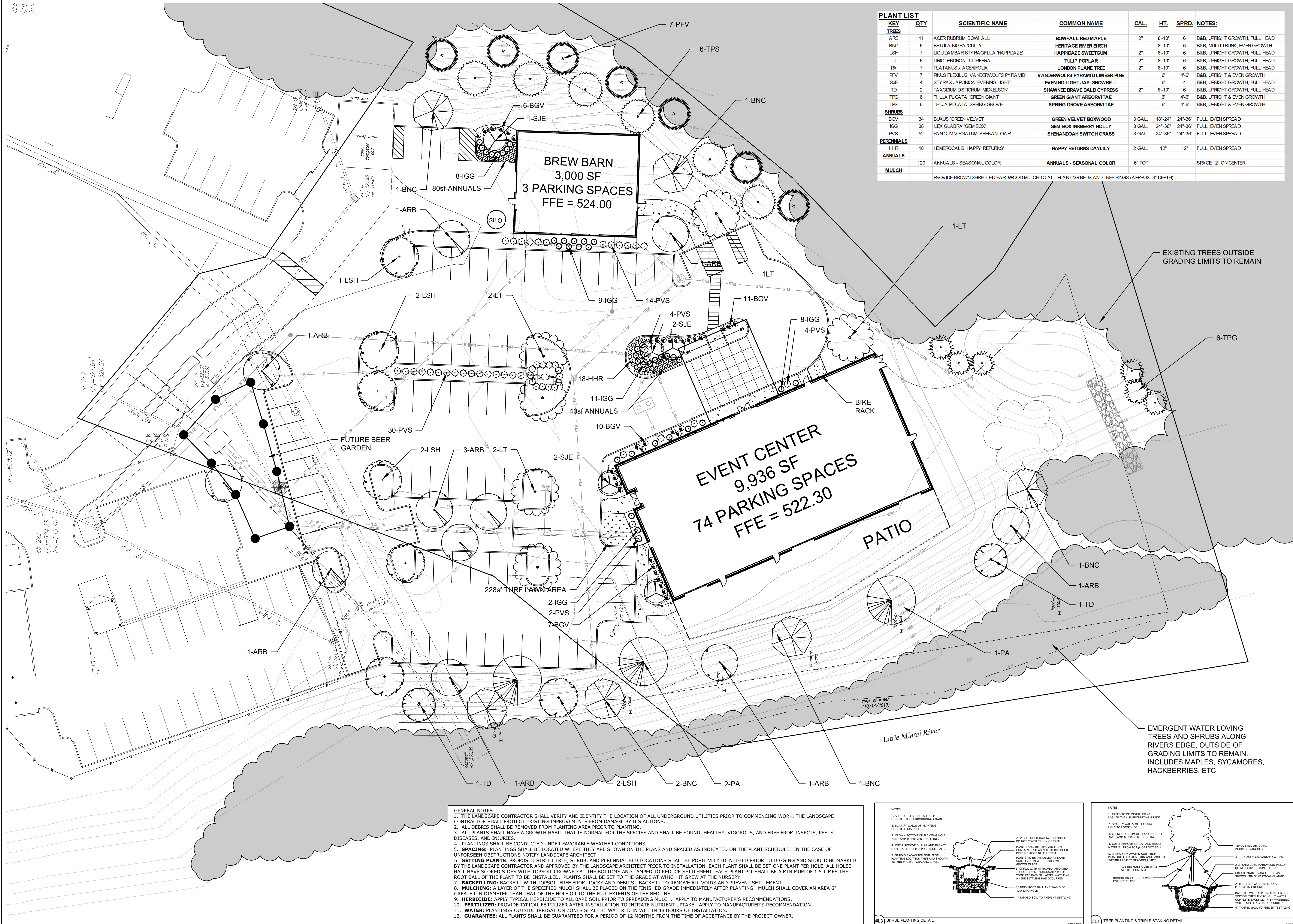
Preliminary  
Not For  
Construction

Date: Job No:

**A1**  
of:



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2079	100	100	100
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2081	100	100	





1. Owner: TERRA FIRMA DEVELOPMENT, LLC
2. TOTAL AREA = 2.9161 ACRES
3. CURRENT ZONING - B-2/MRD
- MIN LOT AREA -N/A
- MIN LOT FRONTAGE - 50 FT AT R/W
- MIN FRONT SETBACK - TO MATCH OTHERS IN THIS VICINITY
- MIN REAR SETBACK - TO MATCH OTHERS IN THIS VICINITY
- MIN SIDE SETBACK - 0 FT
- 30' SETBACK ALONG PL ADJOINING RESIDENTIAL.
- ANY EXISTING VEGETATION REMOVED
- NECESSARY FOR CONSTRUCTION IN 30' ZONE TO BE REPLACED WITH PERMANENT LANDSCAPING
- MAX BUILDING HEIGHT - 45 FT
4. WATER - CITY OF MILFORD
5. SANITARY SEWER - CITY OF MILFORD
6. STORM SEWER - PRIVATE
7. GAS - DUKE
8. ELECTRIC - DUKE
9. TELEPHONE - CINCINNATI BELL
10. CABLE - SPECTRUM COMMUNICATIONS



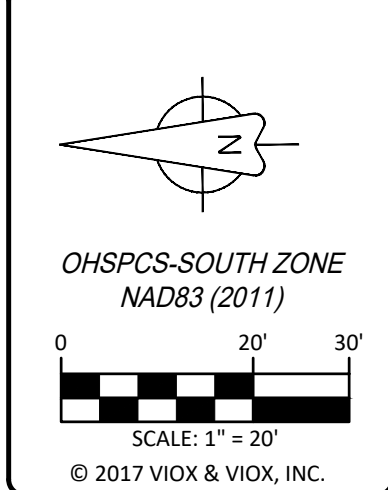
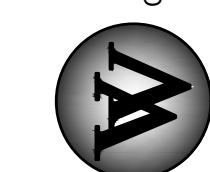
LITTLE MIAMI BREWERY CO.  
BREW BARN & EVENT CENTER  
MILFORD, CLERMONT COUNTY, OHIO  
LAYOUT PLAN

Project No:	Checked:
Date:	MDG
6/26/2020	Ref:
	THA
Sheet:	
1	







[illegible]

## UTILITY PLAN

Project No:	Checked: MDG
Date: 6/26/2020	Ref: THA
Sheet:	