

PLANNING COMMISSION MINUTES OF August 10, 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, August 10, 2022, 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 and Mr. Wenstrup. The Commission made a motion to excuse and Brad Price. The motion carried 4-0.

Staff: Ms. Celsor, Planning and Comm. Dev. Coordinator

Visitors: Tracy Warner; Alec Vianello; Dave Frye, 25 Elm St.

Minutes Approval:

The Commission tabled approval of the June 8, 2022 minutes because a quorum was not present of those who were present at the June meeting.

Mr. Wenstrup made a motion to approve the July 13, 2022 minutes, seconded by Mr. Brumleve. Motion carried 3-0. Ms. Evans abstained.

SITE 22-10, 1110 Main Street, Conditional Use

Ms. Celsor read the Staff Report into the record:

Project: 1110 Main Street Conditional Use

Location: 1110 Main Street

Property Owner: Scott Professional Properties
1106 Main Street
Milford, OH 45150

Applicant: Jennifer & Brett Simpson Jenny & Brian Stollmaier
7507 Pinehurst Drive 5402 Timber Trail Place
Cincinnati, OH 45244 Milford, OH 45150

Acreage: .23 Acres

Tax Parcel Id: 214632.031

Zoning: O, Office Business District

Use: Clinic

ADJACENT LAND USE AND ZONING

North: B-3 General Business District

East: O Office District

West: O Office District

South: O Office District

PROPOSAL

Jennifer & Brett Simpson and Jenny & Brian Stollmaier, applicants, request approval for Conditional Use to operate a clinic at 1110 Main Street. The property is zoned O, Office District. Clinics are a conditional use in the Office District and require approval by the Planning Commission.

A clinic is defined as a facility used for the care, diagnosis, and treatment of sick, ailing, infirm and injured persons and those who are in need of medical and surgical attention, but who are not provided with board or room nor kept overnight on the premises. This use may include, but is not limited to, offices for doctors, dentists, chiropractors, psychologists, and psychiatrists.

The proposal calls for two licensed clinicians to work in the building, each treating one patient at a time. Jenny Stollmaier is a Physical Therapist specializing in treating shoulder, neck, back and sacroiliac joint pain and dysfunction. Jennifer Simpson is a Clinical Social Worker who specializes in treating PTSD. There will be possibly one patient in the waiting room for each clinician, for a maximum total of 6 persons in the building. The property contains 14 parking spaces.

STANDARDS FOR ALL CONDITIONAL USES

In review of a conditional use application, the Planning Commission shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

- A. The conditional use is consistent with the spirit, purpose and intent of the Comprehensive Plan, will not substantially and permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.
- B. The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of Chapter 1195, Conditional Uses.
- C. The requirements set forth for each specific conditional use will be met;
- D. Minimum standards for parking and loading areas shall be as required in Chapter 1187, Off-Street Parking and Loading Requirements;
- E. Minimum Standards for landscaping shall be as required in Chapter 1189, Landscaping and Bufferyard Requirements; and
- F. The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, stormwater facilities, water, sewer, and schools.

ANALYSIS

There are no specific standards specified in Chapter 1195 Conditional Uses for clinic uses. Planning Commission will evaluate this project using the standards for all conditional uses as outlined above. The

applicant proposes to locate the clinic in the existing building. The maximum number of persons anticipated to be in the building at any one time is 6. The existing 14 parking spaces should be sufficient for the proposed use. The applicant appears to be able to satisfy the standards for conditional use as specified in Section 1195.04, and the proposed use is in keeping with the neighboring properties.

STAFF RECOMMENDATION

Staff recommends approval of this conditional use application.

Ms. Warner: I'm not actually the applicant. My name is Tracy Warner. I'm with KW Commercial, 7210 Turfway Road in Florence, Kentucky.

Ms. McKnight: Can you tell us any additional information about the application?

Ms. Warner: Not really, it's pretty straightforward. It's been operated as a clerical office up to date, since the previous owners or the current owner has had it. Like it said, they're just going to change it to a clinical, which is not actually treating the spine. It's physical therapy, not doing surgery or anything, any medical procedures. And then also, the therapy, mental therapy with PTSD.

The Planning Commission voted 4-0 to approve the Conditional Use for 1110 Main Street.

SITE 22-11, 25 Elm Street, Minor Building Improvements

Ms. Celsor read the Staff Report into the record:

Project: 25 Elm Street, Minor Building Improvements

Location: 25 Elm Street

Applicant Dave Frye and Regina Miles
25 Elm Street
Milford OH 45150

Property Owner: Dave Frye and Regina Miles
25 Elm Street
Milford OH 45150

Acreage: .1596 Acres

Tax Parcel Id: 210710C101A

Zoning: MRD Milford River District

Existing Use: Residential

Proposed Use: Residential

ADJACENT LAND USE AND ZONING

All adjacent property: MRD Milford River District

PROPOSAL

Dave Frye and Regina Miles request Design Review to demolish the existing garage and replace with a new garage. Modifications visible from the public right of way in the Milford River District require approval by the Planning Commission. The existing garage is in a state of disrepair. The proposed garage is a wood frame structure with metal or wood exterior siding and a metal roof. The roof style is not clearly explained in the application. The siding is proposed to be dark gray and the roof is proposed to be light brown. The new garage is 12 feet by 22 feet, similar in size to the existing garage, and it is proposed to be in the same location.

ANALYSIS

The scale and proportions of the design are harmonious with the neighborhood. The proposed colors of the garage match the house and the color palette is in keeping with the character of the Milford River District. The proposed materials of metal or wood exterior and metal roof are typical for an accessory structure, however this structure is located in the Milford River District which specifies that building materials shall be visually appealing, high quality, and durable. Vinyl and aluminum siding are not permitted in this zoning district. Wood siding and composition shingle roofing may be preferred to metal as the building materials.

STAFF RECOMMENDATION

Staff recommends approval of the Minor Building Improvements with the following conditions:

1. Building materials shall be wood exterior siding and composition shingle roofing.
2. Roof shall be gable style.

Mr. Frye: Name's Dave Frye. I live at 25 Elm Street, Milford. We wish to just tear down the old garage and build a new one. I actually have it built and placed in place. The shingle wasn't going to be metal. That's what they have on the picture. We were going to do shingles, so it wasn't going to be metal. We were going to try to match our shingles up, but we have architectural shingles so they aren't going to be exactly the same, because they don't make them anymore. But the color will be close. The pictures that were given of the garage with what we turned in are not exactly the same as what we want to purchase, and if you wish, I could show you what we're looking to get.

Ms. McKnight: So, what are they going to make the exterior out of? What material?

Mr. Frye: The exterior will be wood siding.

Mr. Brumleve: A lap wood siding, like a T1-11?

Mr. Frye: Yes. That's the one thing they did not have on their pamphlet, was the outside. They gave me pictures of the inside, of how the construction goes on the inside. The outside, they gave me a picture and I already had the pamphlet from them. It's in there.

Mr. Brumleve: So does it run horizontally or vertically?

Mr. Frye: It runs vertically.

Mr. Wenstrup: The garage presently has what sort of floor in there?

Mr. Frye: It has a concrete floor.

Mr. Wenstrup: Okay. So this shows a wood floor.

Mr. Frye: It's going to sit right on top. It's going to be about a 4X4 taller. It sits on 4X4s. It's actually put on a platform.

Mr. Wenstrup: They just bring these in and put them there?

Mr. Frye: Yes, correct.

Mr. Wenstrup: So will you be keeping a car in there?

Mr. Frye: Yes, we do have a car that we're putting in there and they have the flooring rated to be able to hold that car.

Mr. Wenstrup: Okay. Help me with the dimensions again.

Dave Frye: It's going to be 12X22. The 22's a rough estimate. I'm going to get an exact estimate. The current garage is 10 1/2 X 22, a couple inches off.

Mr. Wenstrup: Yeah, I drove by and looked at it. Do you do anything in the garage?

Mr. Frye: No, it has a car, it's for storage.

Mr. Wenstrup: Your car, maybe some tools?

Mr. Frye: I'd probably put the lawnmower in there.

Mr. Wenstrup: Okay. The last question is, are you going to demolish the building or are you going to have it demolished?

Mr. Frye: We're going to demolish the building. I have a couple young sons that are going to help. We're going to get a permit for the dumpster and take everything out.

Ms. Celsor: And just to add, there is a demolition permit required before you begin it.

Mr. Wenstrup: Being a veteran of demolition, one of my favorite things. That probably has lead paint, if it's from the '40s, so take extra caution for anybody demolishing it, because you can aspirate that.

Dave Frye: Okay.

Mr. Wenstrup: You said there was a different material than what we assumed there was, is that right?

Ms. McKnight: It's a shingle, not metal roof.

Mr. Brumleve: He also clarified that was pictured on the brochure being the T1-11 siding is what is being supplied.

The Planning Commission voted 4-0 to approve the Minor Building Improvements at 25 Elm Street, subject to the conditions as detailed in the staff report.

There being no further business or comments to come before the Planning Commission, Ms. Evans made a motion to adjourn the meeting at 6:23 PM, seconded by Mr. Brumleve. Following a unanimous decision, the ayes carried.



Planning and Community Development Coordinator



Ms. McKnight, Chairman

CITY OF MILFORD
PLANNING COMMISSION MEETING
August 10, 2022 6:00 p.m.

SIGN IN SHEET

| NAME | ADDRESS |
|---------------|---|
| TRAUG WARKER | 7210 Turtaway Rd. Florence Ky 41042 |
| Alec Vianello | 135 Wilenwood Ln, Terrace Park, OH, 45174 |
| Dave Frye | 25 Elm St Milford |
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