

NEIGHBORHOOD MEETING MINUTES OF May 20, 2020

6:00 PM Council Chambers

745 Center Street, Milford, OH 45150

Staff: Pam Holbrook, Asst. City Manager

Visitors: Dale Roe, Hank Roe, Dan Lynch, Joe Brenner, Little Miami Event Center; Amy Brumleve, 912 Forest; Rebecca Shundich, 11 Mound; Ken Williamson, 35 Water; Darryl Donovan, 28 Wooster

Ms. Holbrook introduced the project developers, Hank & Dale Roe, and the business owners, Dan Lynch & Joe Brenner. Mr. Hank Roe stated the event center would be built atop the riverbank, south of the Little Miami Brewery. The access is through the existing curb cut and traffic light shared by the Brewery. There will be a 74 space parking lot and are considering adding the adjacent 21 stall parking lot for a total of 95 spaces. There will be a patio in the rear; we are not sure of seating capacity in the patio area yet. There is a portico drive-thru and drop off area in the front. Handicap parking will meet the Building Department and Zoning Code requirements. Landscaping will be installed in the curb island area and the southeast perimeter of the site adjacent to the residential development. The floor plan consists of the main entry. Several rooms are on the front of the building, a bride's room with a restroom, Men's & Women's restroom, a groom's room, and office. Walk-in cooler accessed through the interior and exterior of the building. A storage room and room for utilities and mechanical equipment. A kitchen is labeled on the floor plan. However, this will be a caterer's prep area where food will be brought in and staged. There are two large party rooms.

Mr. Lynch stated the smaller party room would seat about 100 people and would be used by businesses who want to have a conference or business meeting during the day. The larger room would seat approximately 200 people and would be used for events like weddings, celebrations, retirement parties. The total capacity would be about 300 people for both rooms. Mr. Brenner stated the middle section could be removed for larger events.

Mr. Roe described the elevations: There is a portico entrance with dropoff in the front. There are several fixed windows and several rollup garage doors opening up to the patio space in the rear. The building resembles the appearance of the Brewery. The steel frame building is clad with brick veneer and includes bronze trimmed windows and a metal panel roof.

Mr. Lynch stated they are constantly asked about rental space for private birthday parties and special events. We have a limit of about 30 people. This project would enable us to fill the demand for event space. This is a natural extension of our business. We are not going to do food preparation; caterers will provide food. We will be renting out space and providing our beer, wine, and liquor. It will be easy to manage because it is so close. We will have about 15 employees. Hours of operation are Monday thru Thursday close at 10 PM. Friday and Saturday it will close at midnight. Mr. Lynch stated the sound Ordinance passed by City Council dictates that the music has to end by 10 PM, Monday through Thursday, and Friday and Saturday at midnight.

Ms. Holbrook stated that the City received a number of emails from interested neighbors. Noise and traffic congestion was a common concern mentioned by the neighbors. Could you address those concerns? Mr. Brenner stated there would be bands for various events and people on the patio. The garage doors will be open. They will hear music. Mr. Lynch said the Ordinance was adopted by the Council, and we will follow it. You can't have a wedding without a band. Ms. Holbrook stated that potentially there could be a band playing at the Brewery and also at the event center at the same time? Mr. Brenner and Mr. Lynch said yes. Mr. Lynch stated this is an entertainment district, and a small minority of residents have an issue. Mr. Brenner noted that typically weddings would be held on Friday and Saturday nights and

after 6 PM, which is not a typical rush hour time frame. Mr. Lynch stated he did not feel traffic was an issue since most events would happen during off-hours.

Mr. Roe stated they would add 74 parking spaces, the Brewery has 55 parking spaces, and there is the possibility that the adjacent lot will be available, adding another 25 parking spaces. Mr. Lynch stated that they lease three other lots as well. Mr. Lynch said he had not received any parking complaints since leasing the other lots. Mr. Lynch noted the parking issue would come up once the distillery is open because they are not providing that much parking. Mr. Lynch stated they intend to patrol their lots with security guards to protect the patron's ability to park. He noted that a lot of people take an uber to weddings because they are going to be drinking. Mr. Brenner stated this would work hand in hand with the two new hotels being built.

Ms. Holbrook asked whether the liquor license they hold for the Brewery will extend to this building as well? Mr. Lynch stated yes that the Bureau of Liquor Control considers it an expansion of the current license. There will be a bar in the two private rooms, and we will be staffing with bartenders.

Ms. Holbrook noted the following City comments and asked whether there were any issues with complying:

#### LMBC Event Center City Comments

1. Provide crosswalks through the parking lot from Main Street/Mill Street to the event center.
2. Add bicycle parking.
3. Ground floor front façade at least 50% transparent.
4. Submit a lighting plan.
5. Applicant to coordinate with Duke for any utility crossings.
6. Applicant to prepare no rise certificate along with supporting calculations. Any project in a floodway must be reviewed to determine if the project will increase flood heights. An engineering analysis must be conducted before a permit can be issued. The community's permit file must have a record of the results of this analysis, which can be in the form of a No-rise Certification. This No-rise Certification must be supported by technical data and signed by a registered professional engineer. The supporting technical data should be based on the standard step-backwater computer model used to develop the 100-year floodway shown on the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).
7. A minimum of 14 feet thru clearance required under the canopy.
8. Fire Alarm and Sprinkler system required.
9. Fire Hydrant to be located within 75' of FDC.
10. Knox box (4400 Series) required.
11. Automated gate to have knox key override switch.
12. Driveway in front of building and under the canopy to be marked "No Parking, Fire Lane."
13. Address number to be displayed on building per Code requirements.

Item #1 Response: Mr. Roe stated they created a 5' sidewalk next to Mr. Chesley's Building that leads directly to the parking lot at the event center. He said that it is a good idea to have a crosswalk through the parking lot.

Item #3 Response: Ms. Holbrook stated she had several people comment about the front façade, and although it is a nice looking building, it would help to soften up the front a little bit as required in the Milford River District. Mr. Roe stated they provided brick infill, which was used to help break up the frontage. Ms. Holbrook stated that it would be a comment on the Staff report and could be discussed at the Planning Commission.

Item #6 Response: Mr. Roe noted the No-Rise Certificate is currently in process. Ms. Holbrook stated that there were several concerns from neighbors about the impact of this project on the river. The City Engineer will be at the Planning Commission meeting in June to answer any questions.

Item #7 Response: Mr. Roe stated they show 16' under the canopy.

Mr. Roe stated he did not have any problems with the staff conditions.

Rebecca Shundich, 11 Mound Ave., stated that this would be her top choice of anything to build on this property. This is better than a residential project. The City needs it, and it benefits the City. She questioned whether other areas in the City were looked at for this project. Mr. Brenner stated that they preferred this location because of its closeness to the Brewery. Mr. Lynch stated the Brewery and the event center tie together. Mr. Brenner stated that it is a very nice backdrop to hold a wedding. Ms. Shundich asked if the property markers could be placed back on the trees? Are there any more trees coming down? Mr. Roe stated there would be nominal clearing, but there is a 30-foot buffer yard required between this project and the residential area that will be kept vegetated. There is a parking problem, especially once the distillery is open. She noted that she works at the Milford Library on Water Street, and many elderly people use the library. Ms. Shundich asked if the parking lot lights could be redirected downward or turned off after the facility closes. They are very bright. Mr. Lynch stated the lights should be on a timer, but they will check on that.

Darryl Donovan, 28 Wooster Pike, stated he supports what they are doing. He asked with the Sound Ordinance are they now allowed to keep their windows and doors open. He lives directly across the river from the Brewery, and the sound carries across the river. Mr. Donovan stated he wanted to see the business be successful because it is good for Milford, but I want to work with you. As was noted at a previous meeting, you said to call if we had a problem. Mr. Brenner and Mr. Lynch said yes, you could call us. We have tried to end the weeknight music even earlier than the Ordinance requires. Mr. Lynch said they are very aware that there are residents in the area, and we have tried to respect that. The Ordinance gave us plenty of leeway to be good citizens, and we intend to do that. Mr. Brenner stated their goal was to turn down the music so people could have conversations. Mr. Donovan asked if the event center would be an extension of the Brewery on the nights it is not rented out. Mr. Brenner and Mr. Lynch stated no, it would have to be staffed, so there is no intention for it to be used in that way. At the Event center, there will be a manager on duty during events.

Ms. Holbrook reviewed the emails that came in.

Email from Kelly Addy:

1. Ms. Holbrook said there appears to be a misunderstanding about the number of people that can occupy the space. The applicant said the building would hold approximately 300 people. Mr. Roe asked for clarification, are rental halls a permitted use. Ms. Holbrook said yes, it is a permitted use in the Milford River District. The use does not require conditional approval.
2. Mr. Lynch stated the sound Ordinance continues to be rehashed over and over. However, the Council has addressed this issue by adopting a noise ordinance. Ms. Holbrook stated that when the Planning Commission originally approved the Brewery, one of the conditions was that the windows and doors had to remain closed when music was played. This condition was in effect until the Council adopted a noise ordinance.

Email from Rachelle Rapp Dickerson:

1. What accommodations will be for parking? It is not fair to have brewery customers park on Mound. Ms. Holbrook agreed and stated that we would not want to be directing people to park on Mound. Ms. Shundich said that during significant events, her street is taken up by visitors parking on Mound. Ms. Holbrook stated that the Brewery could identify overflow parking areas to their customers.

2. What protections or easements will be for the riverbank? Ms. Holbrook said the City Engineer would review flood plain and stormwater plans submitted by the project engineer.
3. Does the City have any guidelines for the kinds of groups that could rent the space? Mr. Lynch stated they plan to allow celebrations, weddings, corporate events, and understand that it would be a bad reflection on their business to rent rooms for controversial events. He noted they have turned away groups that wanted to rent the Brewery.

Mr. Donovan expressed concern about the parking once the distillery is open. He suggested a valet service. Staff noted that the Council passed a golf cart ordinance last year. Mr. Roe asked if there had been any movement to proceed with additional City parking at the end of Water Street as a partnership between Mr. Stuhldreier and the City? Ms. Holbrook stated she did not recall if that had been put in the 2020 City budget, but since the COVID 19 event has occurred, Staff has been instructed to stop all unnecessary spending. She said that the Council is very interested in creating additional parking spaces in the future. Mr. Lynch said that the Brewery has more parking than any other business downtown. Especially when compared to the parking provided by the Millcroft, and they have a higher occupancy rate. Mr. Donovan stated he is not trying to be critical towards any of the businesses, but if Milford wants to have an entertainment district, then parking will be vital. Mr. Lynch said they had provided parking for their facility. He noted Silver Spring House in Loveland used to shuttle people back and forth in a six-person golf cart. Mr. Lynch said there might be a shared valet service that can be worked out with Mr. Stuhldreier. Ms. Holbrook stated that Council is aware of the parking issues. Mr. Lynch, there may be a business opportunity for a shuttle service.

Email from John Savage:

Mr. Savage has concerns about noise. Ms. Holbrook noted that many people seem to be unaware that the Council passed a noise ordinance that supersedes any conditions placed on the project during the Planning Commission review. Mr. Savage was concerned about the rollup doors and the number of people that may be outside behind the building. Ms. Holbrook stated that there is concern about how this project will impact the residents on Mound Avenue. She said that a 30 foot vegetated buffer is required in the area adjacent to residential so that should help reduce the sound amplification. Also, some of the existing vegetation will remain and is evident in the Landscape plan.

Email from Kathleen Stocker:

Ms. Stocker is adjacent to the Event Center. She requested that music be limited to inside the building, which would significantly reduce the sound that will affect them. Ms. Stocker requested that the property markers be placed so that they can have a better understanding of where the project limits are. Ms. Holbrook asked if the property markers could be identified so everyone feels comfortable about where the limits are? Ms. Holbrook said that neighbor, Pat Chandler mentioned this also. Ms. Shundich said there were pink ribbons on the trees at one point but were removed.

Email from Rick Amato:

1. What music events will be planned? Mr. Lynch addressed this earlier in the meeting.
2. Will all events be held indoors? Mr. Lynch said it is an indoor event center, but there will be people that flow outside, and there will be seating outside. Ms. Holbrook asked if there would be any bands outside? Mr. Brenner said they don't plan on that, but they don't want to say no. He said at a wedding, the DJ and band are typically inside. The noise ordinance is based on time of day. Ms. Holbrook said the noise ordinance is regulated sound during the time of day. Mr. Lynch said they get nervous if painted into a corner regarding what will or won't happen in the future. He said people are renting the event center for a particular purpose, and they don't want to put too many limits on an event. It is a competitive business, and we won't be the only place in town. We have to be careful about what we commit to. Ms. Holbrook said that it is in their best interest to be careful and considerate of their neighbors, Council adopted a very generous, lenient noise ordinance, but they can revise it if necessary. Any revisions would place more restrictions on sound amplification. Mr. Lynch stated they

are sensitive to that. Ms. Holbrook said Council and Staff have to balance the concerns of the business and neighborhood, and both are very important. If neighbors are consistently complaining to the Council, it will wear thin and push the Council into making changes to the noise ordinance.

Email from Stephanie Savage:

1. Stormwater issues will be reviewed by the City Engineer.
2. Google earth shows grading on site as early as 2017, do they have permits? Ms. Holbrook said they receive a WMSC permit several years ago and have had it renewed several times since then.

Email from Ms. Hausman:

Not in favor of the project and is worried about the traffic and noise.

Email from Ms. George:

Happy with the addition of restaurants and shops. However, she feels an event center would not be appropriate due to traffic, noise, and parking.

Email from Barbara Adams-Marin:

She expressed opposition to the event center. Not appropriate for the area.

Ms. Holbrook said all comments have been forwarded to City Council and Planning Commission.

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Assistant City Manager