

**NEIGHBORHOOD MEETING MINUTES OF September 23, 2020**  
**6:00 PM Council Chambers**  
**745 Center Street, Milford, OH 45150**

Staff: Pam Holbrook, Asst. City Manager

Visitors: See attached Sign In Sheet.

The Neighborhood Meeting is informal and provides neighbors with an opportunity to ask questions about the proposed project.

Hank Roe: I'm going to read verbatim from the fact sheet distributed last week, the brew barn is a small facility. It's 3000 square feet, 50 by 60. It's not open to the general public. It's going to be staff only. Jim is the brewmaster; he will be operating the facility with a couple of his assistants. This brew barn does not expand the taproom currently in the existing Brewery. There is no drive-thru or retail sales, nor will the public enter the building. It'll be open during normal office hours. Jim gets started at 7:00 or 8:00 in the morning, and he works until the afternoon.

The Brewery will not distribute, can, or bottle. That's not in their business plan. There's, in fact, no room for any canning or bottling facilities in any of these buildings. Between the brew barn and the Brewery in total, we've been advertising a 5,000 barrel maximum production. I don't think they're going to hit that number. And my understanding is each building itself is currently allowed a 15,000 barrel brewing capacity, on an annual basis. But even together, they don't think they're going to hit a third of that 15,000 barrel number.

The brew barn is a permitted use in the Milford River District. It's not a conditional use. We don't have to get special permission for this use; it's a permitted use. I've heard this multiple times, that Little Miami brewing is the anchor tenant in downtown Milford. It's stimulated a lot of activity over the last three years they've been open. It's had a ripple effect, which we think is for the positive. It's shored up and reinforced a lot of businesses, got a lot of people walking around, entering other retail shops, restaurants, it's stimulated some additional development.

Little Miami received a beautification award from the Milford Garden Society. They plan on planting tens of thousands of dollars worth of landscape improvements to the site. I know we have a bit of work to do on some of the buffer yard areas, but that's in progress. I'm going to switch to a more zoomed-in view of the brew barn design. This slide is our architect's 3-D rendering of the brew barn, and it's a barn in appearance. It's got a roof pitch that changes pitch three times and has a cupola. It's hard to tell, but it's going to be a Hardie simulated cedar shake siding, so it's painted fiber cement. There are aluminum storefront windows. There's clear upper story windows, which are the ones up high near the gable, to bring some natural light into the facility.

The overhead door will roll-up. It will facilitate getting equipment in and out of the building and provide some natural ventilation.

There is a functioning grain silo, similar to what's in front of the existing Brewery. The grain will be deposited in the silo for use in the brewing operations. We are not losing any parking. This slide is the brew barn footprint and the event center.

The brew barn location was previously occupied by a conceptual parking lot that would be an ancillary parking lot for a River Roe condominium development or mixed-use development. Since we've switched gears, we no longer anticipate the need for

additional parking for that facility since it will be primarily residential, instead of a hundred percent commercial. Therefore, the private gated parking lot intended for overflow parking across the street is no longer necessary. In its place, we're putting the brew barn. Those 21 stalls were never part of the event center. We did not spaces were not noted in the narratives that I submitted in the Site Plan applications as part of the event center. There is no reduction in parking. There's an addition of about three parking stalls. So the events center always had 74 parking stalls, it will continue to have 74 parking stalls, and the brew barn will have an additional three parking stalls.

Jim, do you want to touch on the brewing frequency? How long, how many times a week that you'll be brewing there?

Jim Streleau: Typically, we are brewing two or three times in our current location, and the brew barn would probably be very typical. It might be two or three times a week during the brew cycle where we brew beer, and we're only boiling the liquid for an hour and a half. So you could look at maybe four and a half hours a week of any steam vented out of the kettle stack. During that process, there are three ingredients involved: water, malted barley, and hops, nothing else. It's pure ingredients starting from just natural ingredients and lasts for about an hour and a half during a brew day, which might be two or three times a week.

With the current wind directions, it's usually blowing upriver or downriver. It's not going east or west. I haven't had a single call from people saying this is disagreeable. It's a short window of time.

Hank Roe: Considering traffic. If anything, this is a less invasive traffic concern. We won't have the 21 parking stalls with all of the vehicles going in and out. Jim, how often do you receive a tractor-trailer load of grain?

Jim Streleau: Two times a year.

Hank Roe: Since there's no distribution, we don't have any trucks that will come and go hauling kegs to other restaurants or bars around town. They'll be wheeled onsite with a dolly.

Jim Streleau: Correct, we're not buying beer where many trucks are coming in. We're not sending beer out in cans and bottles and kegs. It's all onsite.

Hank Roe: So if anything, this is a less invasive traffic condition. I'm going to the floor plan and elevations of the brew barn.

John Wenstrup: Which side is facing the backyards on Mill Street?

Dan Lynch: Camargo Country Club has a similar building with a quaint Tudor barn kind of [crosstalk 00:00:10:44]. It's their driving range building.

Hank Roe: This is a bird's eye view of the floor plan of the brew barn. Here is the front elevation where the concentration of windows is. These large circles are tanks. So we've got five, six, seven, eight, nine tanks. There's a restroom that will service the two or three people who'll be in there, and there is a walk-in cooler to cool the kegs once the beer is made and transferred to kegs. There's no taproom. There are no tables or chairs for the general public.

Darryl Donovan: The first question is when you guys were planning the events center, why didn't you consider adding that as one unit when you applied for the events center?

Dan Lynch: Planning Commission approved the event center in June. We were closed at the Brewery, with our expanded taproom and addition for March and April, so we had no sales data. We just had this new addition done. We had no idea what the sales would be, so we didn't realize that there would be a need. From the beginning, we thought that the current Brewery could produce enough beer to suffice for the event center. We didn't get sales data until June, July, and August. And those numbers were up 40 to 90% over last year, even with COVID. We didn't know because we didn't have the history of the sales data.

Darryl Donovan: What's the square footage of the original building?

Dan Lynch: 4,300 square feet.

Darryl Donovan: I know that I saw quite a few different beer trucks show up at times to deliver beer before any of this was going on when it was the original brew facility. And I know that from the meeting that possibly you're going to lose one of those sources. So my comment is, I think you knew you were going to need more beer for the event center. You needed more beer for the original facility. I do know that.

Jim Streleau: We have 16 taps in the Brewery. So I can only make four beers at a time. So when we first opened up, I would make four batches, and make another four batches. So I got those eight beers on tap. Each batch of beer takes two weeks to make. I can't rush mother nature. We were swamped in the beginning. By the time I get those next eight batches of beer completed, those first eight batches were gone. So I was just replenishing my eight beers from the start. We did have guest beer coming in. Once we got caught up, and I got all 16 beers on tap, I could maintain. There's a camaraderie with most craft breweries, just a very close-knit group of people who like to have guest beers on tap and share the love. We do that every once in a while. You go into our place now, we have 16 beers on tap, and they're all beers that we made.

Dan Lynch: Wine, liquor, ciders, and seltzers are delivered weekly. We get food deliveries for pizza. But I've been clear that we didn't have the sales data. If somebody wants to say we should have known, that's all conjecture. We didn't even know when we reopened, with COVID, if the public would come back. They came back in droves. They felt comfortable at our facility because it's outdoors and social distance, and we follow the rules. So that's what happened and why we didn't propose a brew barn when the event center was approved.

Darryl Donovan: Many brewing facilities are in a different district than what you are, which is one of the best scenes of probably any brewery in this city.

Dan Lynch: I think the Little Miami Brewery campus is the envy of Cincinnati. It's not the only one that's near downtown. You've got Narrow Path in Loveland. You've got Brink, down in College Hill. Many breweries are sitting next door, Big Ash Brewing over on Beechmont

Avenue, Nine Giant, and Pleasant Ridge. We're not the only Brewery that's near residential.

Darryl Donovan: I'm not saying near residences. I'm saying near the river. I'm saying what helps you a lot is being on the river.

Dan Lynch: We've got a great location.

Darryl Donovan: Right, and I think a lot of this would have been avoided if we had just been aware of what was going to come. I think if you created that design or that kind of craftsmanship on the events center, that might even be a little better than what you're going to see on the river. The 10,000 square feet is a nice size event center.

Dan Lynch: The brew bar is just 3000. It's 50 by 60.

Darryl Donovan: Exactly. So if it's that small, why didn't we put it with the events center?

Dan Lynch: We didn't know. I've answered that three times. I've said we didn't have the sales data. How would we have known that we needed it? You don't know you need it if you think you can produce it out of your current building. I've said this, I've repeated it over and over. And everybody wants to say that I should have known that.

Darryl Donovan: I'm not saying you should have known-

Dan Lynch: We had no business coming in March and April. We were flat on our back, barely able to make payments on what was due like every other restaurant and bar in the city.

Joe Brenner: We could never have predicted the amount of increase that we had. [crosstalk 00:19:41]-

Dan Lynch: We had a 90% increase over last year for the summer months. Almost double.

Darryl Donovan: Well, it's not going to last forever. But I'm just saying it could have been prevented.

Tim Dunn: How many tanks are in the current Brewery, just out of curiosity?

Jim Streleau: 14.

Tim Dunn: I guess the other question is, once you decided you needed it, why site it on that spot on the property? What's the advantage? It looks like it's away from the Brewery. It'd be moving barrels around. Why is it almost as close as possible to the backyards?

Hank Roe: Because it was the only available space to put it.

Tim Dunn: Why couldn't it be anywhere?

Hank Roe: Because we would interrupt the design for the event center.

Dan Lynch: There's an issue with fire trucks coming in for the event center. There was no other place it could go.

Rebecca Shundich: Hi. Again, we're happy with the brewing company, the event center, and the parking. We feel that an additional building is just overbuilding, period. That's the gist of the neighbor's concern that you're going to go over the limit and change the whole neighborhood, frankly. I have to say some of these things. These were discussed at the planning commission earlier this month. Multiple principal uses are not permitted, which we've discussed. So I'm just going to state that. [crosstalk 00:21:45] The code's approach to accessory uses appears to assume only one principal use. As we've discussed previously and everyone conceded at that meeting. The Brew Barn is not an accessory use to the event center or the Brewery.

Hank Roe: Pam, can you comment on that?

Pam Holbrook: The Milford ordinance does not limit the principal uses on a lot so that you can have multiple principal buildings on the lot. [crosstalk 00:22:17]

Hank Roe: Is there precedence?

Pam Holbrook: There's a precedence of multiple buildings on lots in Milford.

Mary Rutledge: Pam, can you give us an example?

Pam Holbrook: Yes. The Kellerman site on US 50 has four buildings on one lot.

Mary Rutledge: Is that in a residential area?

Pam Holbrook: No, but I'm just talking about what the ordinance allows and doesn't allow. So, there is nothing in the regulation that prevents multiple buildings on a lot.

Rebecca Shundich: Yes. And I understand that it's not against the ordinances, and I don't have as clear an understanding as you or my lawyer has about building the building. It's how the application has been submitted. Chapter 1169 of the zoning code addresses planned developments. It does not provide a path to prevent construction, but it is expected that the developer must go through the planned development process. It is not a mixed-use as a conditional use.

Pam Holbrook: They haven't applied to be a planned development. [crosstalk 00:23:40]

Rebecca Shundich: Well, I'm just putting forth what the lawyer asked me to put forth [crosstalk 00:23:43] so that if something needed to be changed before the October meeting, which would be helpful to everybody. Other considerations, even though the fact sheet that went out, can be misleading in some places. Even though you consider it a small footprint at 3,000 square feet, there are at least 12,996 square feet of building space and thousands of square feet of parking with very little uncovered lot space. I do not remember ever the new condo development, which has been approved by the bridge, that parking was never assigned to those condos. When the event center was getting

approved, it was assigned, and it was retail. It was going to be retail. So, I know that it was always a possibility; we would have 90 something spots. [crosstalk 00:24:36]

Hank Roe: It's not stated that way in any of the narratives.

Rebecca Shundich: That's okay. As discussed before, the zoning administration was incorrect and accessory and principal use are still an issue. The Brew Barn does not add to the parking for the complex. There is no net change in the parking based on the Brew Barn application, and it involves removing 21 potential parking spaces from the lot.

I'm concerned when you have these facts in the fact sheet. I have a long list of comments from Judy Gatch, even when you make these comments about how much you're going to brew and what time you're going to brew. There is absolutely nothing to stop from changing the very next day unless it is a condition of approval, and that's what the neighbors would need from you to believe these facts. Otherwise, they're just statements made that can be changed the next day.

The stuff that smells at the Brewery, I believe, is partly the refuse and the garbage and what comes out of it. There would be trucks for pickup and trash. Would the waste be kept in the building, [crosstalk 00:25:56] outside of the building? The other brew sites you mentioned by residences, but I've met a couple of people who live near there and smell the Brewery. They do smell the brewing. So, I'm not saying they say it's good or bad. They didn't move, but they do smell it.

Joe Brenner: They smell it now?

Rebecca Shundich: No. Other people from some of the brew sites in Cincinnati.

Joe Brenner: On Mound Avenue?

Dan Lynch: In three years, we've never had one person complain about the smell.

Rebecca Shundich: I said, I do not.

Hank Roe: She's referring to the other breweries near other neighborhoods.

Rebecca Shundich: When you mentioned all those other breweries and all those other sites, I'm letting you know that some of those residents smell those breweries. That's all I'm saying.

Jim Streleau: I will address your situation.

Rebecca Shundich: So, the trash pickup, because that's what smells.

Jim Streleau: Are the spent barley-

Rebecca Shundich: Is it going to be outside?

Jim Streleau: It will be outside, but it gets picked up within hours of being used, [crosstalk 00:26:45]. The spent grain may be there for three days. It typically takes about a week to 10 days before it gets a real stench. We have a local farmer who recycles. Our byproduct is a

supplemental food for his cattle, pigs, and chickens. So, we get free waste disposal, and he gets free food.

Dan Lynch: The spent grain is put into containers with liners and lids that are strapped shut. You never smell any spent grain.

Jim Streleau: That's my number one complaint going to breweries myself. It is the lack of cleanliness. We are hyper-clean, and I don't have any leakage whatsoever.

Rebecca Shundich: And I can believe you, but again, I would expect that it would be in a condition for approval. That's how we would like it written.

Jim Streleau: I would have no problem writing that down.

Rebecca Shundich: I'll do just a couple of things from Judy Gatch, the neighbor who could not attend. She has medical conditions. How would it affect the river? Is anything going down into the river at all?

Jim Streleau: Absolutely not.

Rebecca Shundich: Nothing's connected to the sewer pipes?

Jim Streleau: Nothing.

Rebecca Shundich: So, those big pipes were for the event center that went in?

Hank Roe: Yes, there's less hard surface, less roof area, less pavement area with this proposal than there was with the parking lot. So, there's less runoff than what was provided with the event center plus the side gated, private parking lot.

Rebecca Shundich: Okay. This is from Judy Gatch, number six per zoning administration, blah, blah. The Brew Barn is a permitted use. No. Does not distribute bottle or cans. What would make that change and start distributing?

Dan Lynch: Well, I can tell you right now, that is not happening. We're fine with that condition. We're all in our fifties. We're too old to be dealing with distributing bottles and cans across the city. That was a condition for getting Jim to move here. If they want to have a condition on that, we're happy to make that promise because we're never going to can or bottle.

Rebecca Shundich: Unless you sold it to someone who might want to.

Dan Lynch: That would be up to them-

Rebecca Shundich: I'm saying, it can change. That's what I'm trying to point out to the neighbors.

Pam Holbrook: Are you guys willing to add some of these as conditions?

Dan Lynch: Yes, absolutely, that's fine. I don't know how many times we have to say, and we're not interested in bottling, canning, and distributing.

Jim Streleau: We don't sell to any bars.

Rebecca Shundich: I just have the right to say that it's possible. You could change owners, and then they would change their minds.

Joe Brenner: We don't plan on doing that.

Jim Streleau: LMBC will never bottle, can, or distribute.

Rebecca Shundich: So, what is a permitted use?

Pam Holbrook: Each zoning district has a list of permitted uses and permitted conditional uses. In the Milford River District, the microbrewery is a permitted use.

Rebecca Shundich: Okay. I will explain that to Judy Gatch.

Hank Roe: There are about ten permitted uses. I'm happy to read them out loud, so everybody understands what else is allowed in the Milford River District.

Rebecca Shundich: I believe you, but if you want them to read it. [crosstalk 00:30:34]

Hank Roe: Okay. Brewpub, clubs, clinics, financial institutions, government buildings, massage therapy establishments, microbreweries, micro-distilleries, offices when located above the first floor, outdoor eating establishments, and personal service establishments, public recreational areas, rental halls, restaurants, retail businesses, taverns, and theaters.

Rebecca Shundich: Okay. This is a comment from Judy Gatch; it's not my comment. "The neighbors don't consider LMBC an anchor tenant that didn't have much meaning to us." That's what she said.

Dan Lynch: I think the point there was that the Millcroft decision to invest about \$5 million downtown came because the owner saw that we were successful downtown, and that gives us the right to call ourselves an anchor tenant.

Rebecca Shundich: Yes. The emails, and I understand this just might've been an oversight because it was the first time, but I did receive this information by mail, which was fine. Still, I did receive it by email. I do not consider it is from the city if it is from the developer or the owners. I don't believe that they should have been given my email address and many of the neighbors-

Dan Lynch: Let me address that. Let me explain how that email list [crosstalk 00:32:03] because it's not Pam, the city didn't give us the email addresses. The mailing addresses were taken off the petition. When people come to our Brewery, they log into wifi. Our system collects email addresses, and if I receive any information from neighbors and so forth, we collect email addresses. They're not private. I've received these email addresses over



the last three years of people that I knew lived in Milford and surrounding areas. If I offended anybody by sending an email, I'm sorry, but we did not get these email addresses from the city.

Rebecca Shundich: Okay. [crosstalk 00:32:46] Thank you for clarifying. I would like to be taken off that email list if you can do that.

Pam Holbrook: Does a resident have an option to opt-out?

Dan Lynch: We're never going to send them again. This is the last development we're going to be doing.

Rebecca Shundich: By mail, it was fine, [crosstalk 00:32:58], but people were curious how they got their email.

Dan Lynch: It comes through two sources through our wifi when they log in. But we're not sending out any more emails.

Rebecca Shundich: No, and I don't do the wifi or Facebook or any of that. So, it's all right. Thank you for answering.

Pam Holbrook: Jim, can I ask, where is grain stored on your site now? I don't recall seeing it.

Jim Streleau: It's stored right outside our overhead door in the back. It's behind a wall. So, most customers will never see it.

Hank Roe: And we propose to keep for the Brew Barn inside the existing oversize dumpster enclosure. I've written that in the narrative. We have that eight-foot-tall cedar dumpster screen.

Jim Streleau: The containers are 96 gallon recycled trash bins that have the two wheels. [crosstalk 00:34:11] I use a hundred-gallon trash bag, super thick trash bag, so I scoop the grain into that, and I can seal it up. So, it's in the container in a bag with the lid shut. It doesn't leak. Varmints can't get into it. My farmers come and get it very rapidly. It's a valuable commodity for them because they're getting free food.

Joe Brenner: He brings ten empty ones back to Jim, and then-

Jim Streleau: [crosstalk 00:34:39] He takes [crosstalk 00:34:40] nine or ten full containers, and he brings nine or ten empty. It's just a rotating process.

Dan Lynch: We've never had any complaints in three years about the smell.

Kelly Langdon: I was curious about the trees that you'll be planting. So, on the sheet that you sent, it said, "We'll be planting tens of thousands of dollars of worth of trees [crosstalk 00:35:11]"

Hank Roe: We have a landscape plan submitted to the city, and we need to enhance that. I haven't had a conversation with Pam about that, but a plan was submitted with our application.

Kelly Langdon: Will it be screening to go along the backside, some larger trees?

Hank Roe: Whatever the ordinance calls for. I think it's a double row staggered pine trees.

Kelly Langdon: But that's not necessarily contingent on building the Brew Barn?

Hank Roe: It is incorporated into the approval. Within the 30 foot buffer that, if it's been de-established, we have to supplement it back if that's a word.

Dan Lynch: In the Brewery, when we did the addition, We've never short-changed any landscaping requirements that the city put on us. We did above and beyond, and as was pointed out, we won beautification awards for the work that we did.

Rebecca Shundich: What is built is lovely. These buildings are beautiful. I would like that to be a condition, certainly. And if you look from Stocker's residence, they can now see everything. Even in the summer with the leaves up, all the buildings. They used to not see them even in the winter. So, we're going to want some tall pines, not two-foot things—ten feet, with the branches that block views.

Hank Roe: I understand what you're saying. We're working at a disadvantage because you're much higher in elevation than we are as well.

Rebecca Shundich: I know. But you brought it up like a story and a half.

Hank Roe: You're still 20, 30, 40 feet higher in elevation than we are.

Rebecca Shundich: I can't think of anything else.

Darryl Donovan: I'm probably 20 or 30 feet lower. When the ODNR person was here during the meeting and made some statements about things that could have been done better along the river, are you planning on doing or implementing any of the suggestions he might have come up with?

Hank Roe: He acknowledged he has no authority, but I've been talking to the federal agencies he spoke to. So, we have discussions back and forth about what's going to be implemented on the riverbank. Those are not being ignored.

Darryl Donovan: As you know, from the pictures I brought, when we moved here, I got to see a lot of deer, beavers, and things like that. I let you guys know at the meeting before any of the stuff started on your event center to give you some chance to get the equipment you might need to get some trees planted on that bank because they were mature trees that were taken down. If you look at my side of the bank, I got nothing but green over there. I look at your side, and now I see nothing but gravel and a high bank. I think that you guys wouldn't want that site in your backyard when you had what I had or in your side yard or anything. I'm hoping you can put those trees back and get it, so it shields a little bit because, as Becky said, I'm not sure what the elevation is or how much you raised it from the original.

Hank Roe: Two feet.

Darryl Donovan: Okay. Well, I don't know, it looks a little higher. You guys are spending a fortune, and trust me. I understand that. I'm just saying that if we can get something to make this, as the historic Little Miami River statement. Facility development should not detract from the quality of the river scene. Development should be back from the river bank and, in most cases, screened from the view of the river.

Hank Roe: I've had many conversations recently with the federal agencies, and it's being coordinated right now.

Pam Holbrook: I had a conversation with Aaron Rourke of ODNR. He will be at the planning commission meeting. He stated that he would contact the Roe's and talk to them about what needs to be done. He is coordinating with EPA and FEMA. They are working together to come up with a plan going forward.

Darryl Donovan: And I think you guys understand, that's what will make your customers happy is having that site and having that kind of view. You guys are more than welcome to come over to my house anytime and take a look across the river.

Hank Roe: I've been to Terrell Park. I've not been on Darryl's property.

Darryl Donovan: For your sake, guys, I think one of the things I'd recommend is talking to somebody with ODNR about where the kayaks are coming in because you can physically see the erosion it's causing. Just so you guys know that, which it's just not a pretty sight for you guys when they approach it. So, it helps you as well as everybody else on the Little Miami.

Pat Chandler: And Hank, my first question is to Pam, we've all been down to my backyard where a property line meets, and I've seen a lot of pictures, and my question is, when am I going to see a picture of what it will look like from my backyard looking up at your lot? I know you said it's going to take a while to finish it, now we're pretty much-finished building and every time. All I'm saying is, when do I get a pretty picture looking at it from my property onto yours?

Hank Roe: I don't know if our architects and engineers have the capability of looking at a perspective from that side, given the terrain and topography.

Pat Chandler: Well, then come down and take a picture, you've been down here.

Hank Roe: We can produce a landscape plan. I don't know how much a 3D rendering perspective we can do.

Pat Chandler: I'd like to see some because obviously, it will change. But right now and lately, we only have nothing except what we've seen by being down there. And you've been there, Pam, so I just wonder if you can get something that I can show people and say, "Well, this is what's going to look like when it-"

Hank Roe: Well, the best we can do is a landscape plan. And that has to be overhauled, and it's not complete, it's not approved.

Pam Holbrook: You will need to come to the Planning Commission in October with a completed landscape plan. That's the expectation.

Pat Chandler: The second one, the smell from whatever, when it does happen and whenever. You mentioned that it'd go downstream? Well, I live downstream, and I don't want it down there. However, I believe the wind blows in from the West about 90% of the time, which will take it right up into Mound Avenue in that area, when it does and if it does smell.

Jim Streleau: I've brewed 350 batches of beer, and if you were standing in our parking lot, I would say 80% of the time, it goes down toward the event center. The other 20% of the time, if you were standing on Water Street where the library is, you can kind of get a whiff of it. I have never smelled it across the river, or I've never smelled it where the brew barn would be toward Mound Avenue. It's always kind of been the North or South quarter that runs parallel with the river. The next time that we brew, you can come down there and verify. It's either going to be going up Water Street or going back toward the event center. Three hundred fifty times, I've never smelled it East or West.

Dan Lynch: And we've never had a complaint in three years about any smells.

Pat Chandler: And then my third one, was it necessary to work on a Sunday about three or four weeks ago?

Hank Roe: We've addressed that.

Pat Chandler: Can we address it tonight?

Hank Roe: We've come to an agreement with Pam on weekend work hours.

Pam Holbrook: They shouldn't be working on a Sunday.

Hank Roe: We haven't worked a Sunday since.

Pat Chandler: Can I just ask the reason why you were there that Sunday?

Hank Roe: We were working because we had a weather window, and we were moving earth and compacting it and trying to get something done before it rained.

John Labanz: I live on Mound. I'm extremely sensitive to sound and smell, and I've never smelled the beer, but it wouldn't bother me because I like the smell.

Dan Lynch: It is good smell.

John Labanz: But the noise, the construction noise has prompted me to get something together, and there's going to be an ordinance regarding construction in general because the four o'clock in the morning crap or ... I don't care if it's Sunday or not, but there's got to be a day of the week where you're not allowed to construct, and you can do that in your plans or whatever.

Hank Roe: Sir, we're not working at four in the morning. There was overnight work going on Main Street, the paving project.

John Labanz: I know, but you were working well before seven a couple of times, and that was before the Main Street stuff because that's what caught [inaudible 00:47:24] to wake up to have trees being chewed by Godzilla in the morning. It's like, I can't even sit on my porch and drink a coffee.

Hank Roe: Well, this came to a head, I don't know, six weeks ago, maybe.

Pam Holbrook: Right.

John Labanz: That was because [crosstalk 00:47:39], this is absolute bullshit.

Hank Roe: Have you had any problems with us since?

John Labanz: No, but we're going to make it so that it will never be a problem because there are other construction projects about to start. If they start working up there off Garfield or you do your thing down there on High Street, we're not going to have construction going on at all hours, day and night. It's not just pointed at you.

Hank Roe: I understand.

John Labanz: It's just that there's a lot of stuff coming up and the residents, the people you all work for, we deserve at least a little bit of peace and quiet. And on holiday weekends, we should be able to have people over without having trees being chewed up and being able to have a conversation in our backyards.

Hank Roe: We have a good-faith understanding with Pam. It'd be nice if that were put in the zoning ordinance.

John Labanz: And it's not directed just at you, it's just that's what prompted.

Hank Roe: I understand, and I can appreciate that. I mean, I know where you're coming from, and when the complaint was made, Pam addressed it with us. And like you said, we haven't had a problem since so.

Rebecca Shundich: I know it's my problem. I live close, okay? But what Jeff's also saying is true. There are going to be all these developments that are going to be years for the residents. We understand that like five years of construction around us in a four-block radius. So, I am calling the police every time, not to complain. I was told to call so that they would document when they're working. And yes, someone is down there either just doing a truckload or doing a dump, something, cutting trees, doing something I've called at least five times in the last ten days. So, they might not be a steady work like they're not working for hours at that point, but I've called at 3:15, 4:20 for the last ten days.

Hank Roe: We're not there working.

Rebecca Shundich: Somebody's down there with a truck. He talked to the cops.

Hank Roe: Yes, we had an employee pulling in at 6:45, waiting to start at seven. It was dark. The police approached him and said, "Have you been working?" He said, "No, I'm sitting here in my truck." He said, "Okay, I believe you." He turned around and left. What I think is happening is just speculation. I think the dumpsters are being dumped and unloaded in the early wee hours.

Rebecca Shundich: What dumpsters?

Hank Roe: Our trash dumpsters, maybe. The ones for the buildings and the Brewery?

Rebecca Shundich: Why is that happening at that time?

Hank Roe: I have no idea. I think they get in before the traffic and the cars are parking in the parking lot.

Dan Lynch: Republic comes at like five in the morning.

Rebecca Shundich: Well, 3:15 and 4:15 is not a good picture, so I hear the beep, beep, beep, those kinds of trucks.

Rebecca Shundich: So, can we do something about that?

Dan Lynch: That's the first I've heard of the complaint. I'll be happy to call-

Rebecca Shundich: Well, I was told to document it. I did not document it last spring when the trees were coming down, and the dumpsters were chronic because I didn't know too. I didn't even understand why I was waking up, and I know I'm only one person.

Dan Lynch: I'll be happy to call Republic. We use both dumpsters down there, his and the one by the Cedar fence are both Republic, so they're probably both happening at the same time, 10 minutes apart, early in the morning.

Mary Rutledge: Could we go back to your pictures because I'm having a hard time with some stuff? What is the distance between buildings? Do you know what I'm saying?

Hank Roe: This building is probably 100 feet.

Mary Rutledge: So, that seems fairly close. It looks very deceptive to me, how far things are apart here and this green space that's here, but there's a building here, but it's not in your picture. I know this building just sold. Is that something you bought, and you're going to tear down?

Hank Roe: No, we didn't buy that.

Mary Rutledge: Okay. So, this is a bit deceptive.

Hank Roe: They do their best to make it as realistic as possible. It's for educational purposes. It's not exact.

Mary Rutledge: But unfortunately, it feels like a manipulation even if you don't mean it, that's what it feels like.

Hank Roe: We try to create a tool here; this is not a required document; this is a tool; we try to help aid the conversation.

Mary Rutledge: And the answer to the question about emails, I have never signed [inaudible 00:55:22] taproom, there would be no reason for you to have my email.

Dan Lynch: Well, all I can say is we receive an email with other residents' email addresses in it. That's what we used to send out the notice. And as I said, it'll never happen again, and I'm so sorry.

Mary Rutledge: I think at one of the meetings, I heard that we were critical of you unjustly, but you see how little things like this start adding up, and we feel very uncomfortable with what's happening, that's all.

Dan Lynch: I'm sorry about that.

Darryl Donovan: I think what I'm gathering here is she felt it was a little retaliatory. Because I've heard this from quite a few people, Dan, I'm not going to lie. I'm not saying you did it on purpose. I'm not. I'm just trying to explain what I'm hearing because as soon as the petition was served, pretty much every person that I knew that was close by that signed it immediately got something, and they felt that that had something to do with it. So, that was your mistake; it's just a mistake.

Dan Lynch: It was designed to get the facts out because there was a lot of misinformation at the last meeting, characterizing the project incorrectly. It was talked about as we were doubling the taproom size, drive-through breweries. It was was our best effort to get the facts out to residents, and if we offended some people, we are sorry.

Dan Lynch: No, I hear it. I think three people complained about their emails being used.

Darryl Donovan: I don't think you have mine, do you want it?

Dan Lynch: No.

Darryl Donovan: I know that we've discussed the parking and that it would be used for the condos. I'd be telling my employees to park over there, which will hurt the other people, especially with the amount of parking you guys have.

Dan Lynch: Out of all the projects that have been approved in Milford, LMBC Projects are the only ones that have added parking. The Millcroft parking had no plan for parking. They have a capacity of 800 people, and that was approved with no parking plan. I would think that they would plan to use that parking, I don't know, is that what you think? I don't know, but it's not going to be used for our parking lot. It's across the street.

Darryl Donovan: So, I'm not trying to diss you guys on this. I'm just trying to get you to hear this out. So, the situation I have is being where I live for 15 years, I never had foot traffic in my yard,

and I get it when I'm standing on the bridge, people want to have different views. Now, I've had some things stolen in the past six months, had an entrance issue because of parking, just getting into my own house. And I'm not saying it's you guys again. I think you guys would probably enhance that traffic. But Pam, I'm going to need assistance on that when it comes as far as that road again. But I think that what you guys are going to see is, I think you guys will do well, and I hope you do well. Trust me, I do. I think it's a good thing, and I think it's a good thing for Milford, for all the things going around downtown. I just hope it's developed with a plan in the future for all of the parking and traffic that we're all going to have issues with.

Hank Roe: We can't control the parking outside of the-

Darryl Donovan: That's what I'm saying. You can't control it, but I know that your lots are full and I'm sure the people on Mound or somewhere up that side, I'm sure that parking spreads because I've seen it, and I'm just saying we'll have to work out a parking situation and traffic.

Pam Holbrook: I agree. I think it's essential.

Joe Brenner: The river and the bike trail bring many people to Downtown Milford and Downtown Loveland.

Hank Roe: People use their parking lot to park their car, load their bikes, and go to the bike trail. That's not helping either.

Dan Lynch: We're not enforcing that, but the bike trail and the river attract many people. I mean, that's the attractiveness of Milford and Loveland.

Darryl Donovan: That's what I'm saying. With all this development going on, the point being made is especially with Sem Villa, High Street, Garfield, the bridge, and the condos. So, yeah. And you can see where these people are getting frustrated, not just with you with all of that.

Mary Rutledge: Is there any other place this building could go? I mean, there's plenty of commercial spaces all over.

Dan Lynch: It's the only spot left on this building pad, and it must be close to the event center as it's going to be providing the beer for the event center. So there's a huge reason that we want it, where it is.

Mary Rutledge: I guess I don't understand that.

Hank Roe: We don't own any other property where it could go.

Dan Lynch: There's no room to attach it to the event center.

Jim Streleau: If we were to brew beer at an off-site location, I would have to buy a bunch of trucks, a bunch forklifts, because I'd have to be transporting it from a location five miles away. At



least here, I can hand truck kegs into the event center and be done with it. It's a logistics issue.

Dan Lynch: And cost.

Jim Streleau: Then you'd have a lot more trucks showing up dropping beer off and doing bigger orders, whereas I can just hand truck it over.

John Wenstrup: Is the Brewery a leased property or is it owned by Little Miami [inaudible 00:01:04:53]?

Dan Lynch: It's leased.

John Wenstrup: Is it a long-term lease?

Hank Roe: It's ten years with renewal.

Dan Lynch: It's a 10-year lease, we've already renewed for another 10.

John Wenstrup: Thank you. How many visitors do you have on a typical weekend?

Dan Lynch: Well, let me think about that. I know the number of tickets, it's like 700 on a Saturday, so there's usually two people per ticket. So, I would say maybe 1,400 people on a Saturday.

John Wenstrup: On a Saturday. And so, all weekend-

Hank Roe: Beer sales, not people.

Dan Lynch: 600, 700. Which would be, I'd say probably between 1,000 and 1,400. It's that way Friday, from 6:00 to 8:00. Saturday, it starts at around 1:00, and it lasts until 8:00, 9:00. With the order right now, we have the last beer sales at 10:00. So, that kind of cuts things short, and it used to be midnight but... So I'd say 1,000 to 1,400 a day on Friday, Saturday.

John Wenstrup: Okay. What would be the base cost to develop this campus? How much over and above what's necessary to operate, have you put into the property and landscaping you didn't need to do?

Dan Lynch: The addition, we put our own money, we put in... It was 1,000,000 for the rooftop and the addition. And then this event center, plus that's not including the building that the Roe's put in, but the event center we're going to be putting in a couple hundred thousand of our own money and you guys are? What is your investment?

Hank Roe: It's over three million.

John Wenstrup: Brew hours, a typical day 7:00 to... What time do you get out of there, if you can?

Jim Streleau: The beer is my master. So, I work until the work is done. Sometimes things require me to go in at 4:00 in the morning and be done by noon; sometimes, I'll go in at 8:00 and be

done at 5:00. It just depends on the day. It depends on where the beer is. It's a natural product, and it's typically an eight or nine-hour shift.

Dan Lynch: To get back to your point, John, we have spent a lot of money on landscaping and all that. And every part of this project had conditions, and the conditions dealt with landscaping. We had to follow a plan when the rooftop addition, people thought it looked too much metal, so we put flower boxes around that. I mean, we've done a lot of extra things.

John Wenstrup: Thank you. You mentioned equipment, hand trolleys to move beer from place to place, stored inside or outside?

Jim Streleau: Inside.

John Wenstrup: I live in the neighborhood, never smelled your beer until the glass was this close, but I smelled your beer quite often. So, thank you. I want to acknowledge that I observe two things happening that are very, very important. Number one, the people in the neighborhood are expressing their concerns. Okay, and I think that's important because otherwise, you wouldn't know. I mean, who knew that the sanitation worker was coming at 4:00 in the morning?

I'm one of the people who said, "They are an anchor tenant." And I will say to every one of your faces. By definition, an anchor tenant is a tenant that brings other business and makes a substantial investment without the promise of return. So when you see development, anywhere, when Walmart says they're there on a 30-year lease, the bugs start swarming. If people say, "People are going to come to Walmart, I want to have my Great Clips and my this and that near it." The business is an anchor tenant for downtown, and that's what that term means. So I wanted to clarify that not only an anchor tenant from the standpoint of bringing in thousands of people every weekend but signing a longterm lease and making a long-term commitment to do more expenditure than required. Which steps beyond that and kind of makes them a good neighbor too.

Dan Lynch: Also, property taxes are going to be substantial as well as income taxes. We have 80 employees. We have a payroll that's about \$90,000 a month. We have a significant amount of payroll taxes that are coming back to the city and property taxes.

John Wenstrup: Right. So, I think it's unfortunate, but I remember downtown Milford like it was before. I remember the empty property, sitting there where there was once a lumber company that sat empty, when the building where the Brewery is, sat empty with a kind of a halfhearted attempt to sell cars. I think it's a tremendous improvement, and expect not to have some repercussions, would not make sense. The thing that troubles me is the assumption of malicious intent or the belief that somebody is trying to pull something on us. It makes it difficult for neighbors to be neighbors. It makes it difficult on the planning commission because I've had people come before planning, commission on other issues, all fire bent and ready to go, and I said, "Have you ever talked to these people before?" and they say, "No." Okay. So, all I want to do is make sure that I clarify, because I told him, I said, "Brewery has been an active tenant for downtown. I think the gentleman that's doing the distillery has an equal passion for downtown Milford. He worked at the Millcroft when he was in college. If you don't know his backstory, that

would be a good story to know. If you don't know, Dale's backstory, part of this community for a long, long time, that would be a good story to learn, and then that might soften the suspicion and make them more approachable people." If this kind of scrutiny came on people's residence on Mound or Mill that let their houses go to hell in a handbasket, we would hear about it. We all have issues. Every summer, I see buses go up and down my street. With canoes and all that stuff, it's kind of the birds coming back to Capistrano for summer. But it's a growing pain. It's a good thing. The canoe people and I've talked about how this could be resolved rather than just complain about it, I've got a solution. A different route brings more people to our downtown, which creates more business and more goodwill. So those solutions are hopefully what we get out of these meetings too. You get answers, and you get a compromise? Well, would you put it there? Would you plant a tree? The trees that are going to protect you aren't going to be on their property. They're going to be on the very edge of your property as it goes down. If you want a screen, you see-Yeah [inaudible 01:14:20] drops down. I want to thank you for having a meeting, and I think everybody was a lot more cordial at this meeting than at the planning meetings, and I can see where they listen and share information, and you share information. So, that's all I got.

Darryl Donovan: I think a lot of this could have been avoided if people knew in advance. What I mean by that is again, the website, get the agendas up so people know what the meetings are about.

John Wenstrup: I totally agree. Know the information before you go to a planning meeting. I get a packet on a Friday. And I go to my office that Saturday and I review all those documents to make sure I understand them. I have questions or clarifications. I'll call the developer, I'll call her, I'll call somebody. When I come to the meeting, I'm not chewing up a lot of time because I've already done some research and then we could discuss it.

Darryl Donovan: My IT guy can have something on our website the day I ask for it.

John Wenstrup: Well, you probably have a better IT guy than we do. Who knows? [crosstalk 01:15:58]. So what I'm saying, Darryl, is that the information is available and-

Darryl Donovan: We got to dig for it.

John Wenstrup: I share your concern about email addresses. Email address is like your home address. Once it's out there, it's out there. I mean, you can ask someone not to send you stuff, but it does feel invasive when they're calling your phone saying, "Oh, I'm calling you about your warranty on your refrigerator." I don't have a refrigerator, you know? So, we live in predatory times, and it is unsettling. But if someone's generally reaching out to you with information, they have a feeling that you might want, just say, "I don't want it." Because there will be more of it, it's like the people that throw the newspaper at the end that your driveway, do you get that?

Darryl Donovan: So then you agree though, my question again being is, I think a lot of this really, really could have been avoided, had people been aware.

John Wenstrup: Yes. I think an informed neighborhood is prepared to discuss.

Darryl Donovan: And that's the city's job.

John Wenstrup: Well, that is the city's job, and it's your job, and my job to find out about stuff we want to know about and talk to the people it affects. Like if I'm upset that my neighbor is doing something, I'm going to go and say, "Charlie, what's going on with that? You've got a problem. Do you need to borrow some money? Your front porch has fallen off." Do you know?

Darryl Donovan: I just don't feel it's fair that I got to call. It took me how long to have to get it on the webpage. On the first page does it say the meeting dates, the dates right so I can scroll-

John Wenstrup: Well, your point is well made and well taken, and we understand that.

Rebecca Shundich: It's not malicious. That was trying to get information to the neighbors who were unable to know anything. [crosstalk 01:18:17] was the event center. And if someone comes up with a story, when I was doing my petition, all these stories, I always say, "Where did you hear that? If you don't know that it's a fact, I don't want to hear it."

John Wenstrup: But when I say, don't assume malicious intent and do not assume somebody is going to swing something by you, I had a guy who said once, "Trust me til I give you a reason not to." And I thought, "What does he know that I don't know?" Right. But I think they've been pretty genuine. I've developed my house, and there are things that I got approved to develop on my house, and once I tore this wall out, I went, "Oh my gosh, I got to do something else." So I came back and made changes. You can't foresee everything. You can't predict the success they've had. Who would have thought that they would be as successful as they are?

Pam Holbrook: Does anybody else have any more questions about this? No?

There being no further business or comments to come before the Planning Commission, Ms. Evans made a motion to adjourn the meeting at 7:21 PM, seconded by Mr. Wenstrup. Following a unanimous decision, the ayes carried.

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Assistant City Manager

CITY OF MILFORD  
NEIGHBORHOOD MEETING  
September 23, 2020 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
Pat Ocell	43 Mound
Rebecca Shundich	11 Mound Ave.
PARRY DONOVAN	28 WOOSTER PK.
JOHN WENSTAD	14 Cleveland
SCOTT + Tino Hunter	155 Cleveland
Tim Dunn	418 MILL ST
Thomas Levard	125 Gatch ST
Kelly Zangdon	125 Gatch SE
John Labanz	54 Mound
Mary Rutledge	
HANK ROE	
DAN LYNCH	
JOE BRENNER	