

PLANNING COMMISSION MINUTES OF April 13, 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, April 13, 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 at tonight's meeting are John Brumleve, Brad Price, John Wenstrup, and Lisa Evans.

Staff: Ms. Holbrook, Asst. City Manager; Ms. Celsor, Planning and Community Development Coordinator

Visitors: Tara Scharber, Matt Millon

Minutes Approval:

Mr. Brumleve made a motion to approve the March 9, 2022 minutes, seconded by Mr. Wenstrup. Motion carried 5-0.

SITE 22-02 212 Main Street Design Review

Ms. Celsor read the staff report into the record:

Project: 212 Main Street, Minor Building Improvements

Location: 212 Main Street

Applicant Tara Scharber
212 Main Street
Milford OH 45150

Property Owner: Tanya Kircher
272 Saddleback Dr.
Cincinnati OH 45244

Acreage: .176 Acres

Tax Parcel Id: 210710A035A

Zoning: MRD Milford River District

Existing Use: Personal Service Establishment, Residential Upper Floor

Proposed Use: Personal Service Establishment

ADJACENT LAND USE AND ZONING

North: MRD Milford River District

East: R-3 Single Family Residential District

West: MRD Milford River District

South: MRD Milford River District

Minor Building Improvements

Planning Commission will review a request submitted by Tara Scharber to paint the building "tricorn black", add cedar shutters and a cedar wrapped awning. A floral mural with the business name "The Beauty Bar" is proposed for the right side of the building. Modifications visible from the public right of way require approval by the Planning Commission.

The color palette appears to be in keeping with the character of the Milford River District. The mural would add visual interest to the building.

STAFF RECOMMENDATION

Staff recommends approval of the Minor Building Improvements.

Discussion

Ms. Scharber: My name is Tara Scharber, 212 Main Street, Milford 45150.

Ms. McKnight: And is there anything else you'd like to add or explain about what you're proposing?

Ms. Scharber: I would say the only thing is the cedar wrapped awning depending on price, because I know cedar's kind of expensive right now. If it ends up being a little too expensive, my second option would be like a dark copper color to kind of match with the cedar shutters.

Mr. Brumleve: Where would you be putting the shutters?

Ms. Scharber: On the front windows.

Mr. Brumleve: The upper front?

Ms. Scharber: Yes. I have a picture of what my contractor has kind of came up with as far as style if you'd like to see that.

Mr. Wenstrup: Is this entire building being painted tricorn black?

Ms. Scharber: Yes.

Mr. Wenstrup: Okay. And then your plan also shows... Give us some examples of the floral work. That floral work is that the artist you're going to use had done that work?

Ms. Scharber: No, just pictures. I had seen that I liked. And I don't really necessarily want anything too big kind of maybe in that bottom left hand corner area, because we take a lot of pictures outside and I feel like it'd be a nice little like focal point for pictures.

Mr. Wenstrup: I would like to see a kind of a rendering of what they're going to do, because I've got no gripe with the process. Just more from a signage standpoint than from a flower standpoint, but otherwise and you probably want to see it drawn before they paint the whole building too.

Ms. Scharber: Yeah. For sure.

Mr. Wenstrup: For sure, that's not a problem, but those were the only questions I had.

Mr. Price: I actually took a picture of the right side of your building. Could you just show me like scale wise, because the ones that you have shown here are really big.

Ms. Scharber: Yeah. So this is kind of what I had sent the person that we are going to have do. Does that make a little more sense?

Mr. Price: Yeah. Right. So that lower empty corner not really where the windows are.

Ms. Scharber: Yeah. And then we wanted to have our name up here in the left.

Mr. Brumleve: Question for you. I mean, is the upper floor going to remain residential?

Ms. Scharber: No, it is not. We are going to turn the upstairs into... Expand our salon upstairs.

Ms. McKnight: Any other questions for the applicant, comments? Thank you.

Ms. Scharber: Thank you.

Ms. McKnight: Any discussion? John, I guess, are you asking that... She brings the mural back or what are you asking?

Mr. Wenstrup: Where we've had issues come up with us before is the size of signage. And that's my only question. And as long as it's within the ordinance for... We have a size ordinance?

Ms. Holbrook: This is a mural. We're not really... At this point, we don't have a separate definition for mural or that it can be a certain square footage.

Mr. Wenstrup: What I had heard her say, and I could be wrong is the mural we saw there's the turquoise on the picture, but above that at the upper left hand side of that building, she wants to put a sign.

Ms. Scharber: Yeah. We just want to paint the name, The Beauty Bar. Just in that little top-

Ms. Holbrook: And she doesn't have to come back here for approval of that sign, but she does have to submit a sign permit application. And then Christine would review... Make sure it meets the square footage.

Mr. Price: So it becomes administrative?

Ms. Holbrook: It is administrative, correct.

Ms. McKnight:: Anyone prepared to make a motion?

Mr. Wenstrup: I move that we approve the request to make renovations including painting the building tricorn black and doing a mural and signage subject to the size and dimensions that are code that you could just check at the office.

Ms. Evans: Second.

Ms. McKnight:: We have a motion and a second to approve the minor building modifications at 212 Main Street.

The Planning Commission voted 5-0 to recommend approval of the minor building modifications.

SITE 22-03 275 Rivers Edge, Design Review

Ms. Celsor read the staff report into the record:

Project: 275 Rivers Edge, Design Review

Location: 275 Rivers Edge

Applicant Matt Millon
8370 Wilshire Blvd.
Beverly Hills, CA 90211

Property Owner: Consumsan Company LLC
185 NW Spanish Blvd #100
Boca Raton, FL 33431

Acreage: 1.919 Acres

Tax Parcel Id: 210736.090

Zoning: B3 PD

Existing Use: Vacant

Proposed Use: Retail

ADJACENT LAND USE AND ZONING

North: B-3 PD General Business with Planned Development Overlay

East: B-3 PD General Business with Planned Development Overlay

West: B-3 PD General Business with Planned Development Overlay

South: I-275 South Ramp/Union Township

Design Review

Matt Millon is requesting to paint the building red, beige, and blue. The property is zoned B-3 PD. Staff is deferring this request to Planning Commission.

The River's Edge Planned Development specifies architectural standards which include color palette. "Colors to be in neutral to earth tone color range and to be coordinated throughout the development." The beige and blue can be considered earth tone colors. The proposed red color is not an earth tone color, however it draws attention to the entrance and signage and the design is aesthetically pleasing as a whole.

STAFF RECOMMENDATION

Staff recommends approval of the proposed paint colors.

Discussion

Ms. McKnight: Okay, thank you. Any questions for staff? If you would please state your name and address for the record.

Mr. Millon: Matt Millen, 8370 Wilshire Boulevard, Beverly Hills, California, 90211. I'm here representing Harbor Freight Tools for the site, 275 Rivers Edge Drive in Milford, Ohio 45150. Our request is to paint the red backer... Or to request backer to be painted a safety red to match our branding for Harbor Freight Tools. That is the branding that we've been using for the last three years for all sites. All planning approvals that we've had to seek through any of the commissions. I recently received approval in Nyack as well for the same color scheme. This is our branding going forward. And it is very important for us to use this branding for marketability for the clients to be able to see us from the road, just to bring the customers in and keep the flow going for all ends.

Ms. McKnight: Okay. Any questions?

Mr. Wenstrup: This building is where the OfficeMax Depot.

Speaker 2: Office Depot.

Mr. Wenstrup: I do have a staff question. So does this signage size okay in that area, is it similar to adjacent properties?

Ms. Celsor: Yeah, in the planned district, the maximum allowable square footage is 300 square feet. This is 204 for the one and 51 for the other.

Mr. Wenstrup: Okay.

Ms. McKnight: To try to be a little more in line with the underlying plan development requirements, I'd be interested in possibly reducing the red to the two foot above the letters and two foot below the letters, similarly to what you're showing on the back, so you've got that nice, bright red stripe, red box, if you will.

Mr. Wenstrup: To reduce the overall redness, if you did the columns and then if you kept... You continued your red stripe and then kept this in the beige part, you see what I'm saying?

Speaker 11: Yeah.

Mr Brumleve: As I described it, pilasters, cornice and above the racing stripe is a great province for the red in our opinion.

Mr. Millon: Okay.

Mr Brumleve: At the top, in other words, make sure the cornice and two pilasters are gray and the spandrel below the red datum line would also be gray and everything above the red datum line, below the cornice, and within the two pilasters could be the branded red.

Ms. McKnight: Okay. Any other questions? Comments? John Brumleve, were you prepared to make a motion?

Mr Brumleve: I moved to approve the proposed colors with the modifications as we have with the front facade being modified such that the cornice and two pilasters will continue the gray color of the rest of the body of the building with the area below the red datum line, being the gray body color as well. So as to contain the red province to that area around the signage on the front elevation and I see no modification needed for the back elevation.

Ms. McKnight: Okay. Is there a second?

Mr. Price: I second.

Ms. McKnight: We have a motion and a second. To approve the design modifications in color to the building at 275 Rivers Edge as requested with the modifications as defined in the motion.

The Planning Commission voted 5-0 to recommend approval of the application for design review with modifications.

Ms. McKnight: Other business.

Mr. Wenstrup: So, we talk about parking and parking, there's not enough parking, this guy's done parking, that guy's done parking and I'd ask Pam to kind of give me a kind of the picture of the Dora. And I thought, why not welcome and encourage and incentivize people using Uber and cabs and getting picked up and dropped off by asking some of our businesses that are daytime businesses to set themselves apart by adopting a Dora Drop, where they leave some lights on and it's an area people know they can go and they get picked up. I think of the drive through at that one bank there, be a perfect place. There's plenty of light. You feel safe. You go there to your friends, they can pull through, pick you up and pull on out, but we could have a Dora Drop at the north and south ends. And another good place could be CoHatch, nobody's there at night so they could have a Dora Drop that's right in the middle.

I think it's not something I've seen anywhere else, but I think it sends the right message that we love you to come to our community. We want you to be safe. We're trying to help you get in and out. And we've created special places for this to happen. And our safety people will know where that is rather than cars stop and just everywhere, willy-nilly and picking people up. And they do stop right in the middle of this day and go street. And then they tell their people to come on out.

Ms. Evans: Because you mentioned last time about like an Uber parking-

Mr. Wenstrup: I called it an Uber and I said, no, I'll call it a Dora drop.

Ms. Evans: I like that. I mentioned that. I mentioned something to Michael about you saying that.

Mr. Wenstrup: What did he say?

Ms. Evans: Yeah. He said something definitely to check into, like to reserve a spot for that or something.

Mr. Wenstrup: We create some kind of signage or some kind of a thing that says, this is where this happens. We have an agreement that they leave those lights, some lights on. And we've got a list of emergency numbers there if people need to call somebody or that, but just a real nice amenity for people that are coming into the community and want to have a good time, but we want to go home safely and we don't want to have everybody just drive there. And then those Dora Drops can become, if we have a parking lot, somewhere, people could park there and they know that there's a... That the Dora Drops or in those three locations, take me to Dora Drop south or east or west.

Ms. Holbrook: Lisa, do you know what the status is of that trolley? The by Golly Trolley? I mean.

Ms. Evans: No, I mentioned that to Michael the other day too. And actually yesterday morning I was kind of researching eight passenger golf carts again. I mean, because I still think we've talked about adding more signage, but I still think that we don't take advantage of Riverside Park and all it would take is one shuttle going from Riverside to the Brewery back and forth, back and forth back. And because even though that's on Water Street, I mean people could go down and walk up a block, it's... We wouldn't even have to go on main street really. You could just go back and forth to that end, to the distillery and back. I guess we probably, I mean, I think we need to research the cost at least even if we rented the trolley or like what would the cost for a driver be, because I think even really just Friday Saturdays probably mainly. you to get someone to buy sponsor the golf cart, like a business, put their name on the side and the golf cart runs back and forth with their business name on. That would even pay for the drivers... like the cost of advertising on it could pay for the drivers or whatever. Definitely something I will continue talk to Michael about.

Mr. Brumleve: Speaking of talking to Michael, I just want to let you all in on a conversation. I had told you a little bit about this, my concern about street lighting in the city generally. And it's not just an environmental concern or a dark skies concern. Although I do have interest in that direction as well. Duke will eventually want to transition all their street lighting over to LED, because it's in their best interest to reduce the burden on the grid, because the grid is not getting any younger or healthier. And so anything they can do to reduce that burden is going to be in their advantage. Anyway, my conversation with Michael started with that just to understand that with that being the case, we should... He and I are probably going to have a conversation with the Duke representative to get in front of this so that by way of example, I'm sure you've seen plenty of lights out in front of houses under porches and stuff that are just... They're too bright to wrong color that you're going like this as you pass them. What I'm interested in is making sure that as that day approaches that we have an ore in the water with Duke that says, we want to have a test drive on the street lights before they're installed wholesale

throughout the city. And this is not just a... This is not about the upgraded lighting in Milford River District. That's not what this project is about. It's about the other 90% of the lighting that's throughout the city. That's basically handling the neighborhoods so that we're not left with a situation where everything gets installed and we're going like this until the next time they decide to age out.

Mr. Brumleve: And he seems to be... He told me about what was planned for the Milford River District. And he told me about was the 3000K lamps, which as a number of 3000K is the warm white. And I was like, "Good, go with that." But it was really more to the fact that when it comes time to do the neighborhoods, like I said, the other 90% of the lighting in the city, it is cheaper for them to go to a cold white, which is, you know, kind of makes you go like this when you encounter it. And so the idea is so that should they decide, "Hey Milford, you're about to get new lights." We have an opportunity to have a test drive on them, some street, one street or another. So that either administratively or citizens at large could have a thumbs up thumbs down. Yeah, this is going to be acceptable, or this is not going to be acceptable before the other 99% of the lighting gets installed.

Mr. Brumleve: This really goes to the fact that the street lighting is something that is that pretty much handled or should say, wholesale is at least overseen by the city and negotiated by the city with Duke and that contract. So that at least what gets put in is something we can live with as opposed to something we regret. So yeah, as a wholesale, as a wholesale issue.

Ms. Evans: Like I said, our new Duke rep is a really good guy.

Mr. Brumleve Yeah. I heard they're very amenable to working with us, but I, we don't want it to be one of these situations where, "Well, you didn't tell us." So we just want it to be, get out in front of it.

Ms. McKnight: All right. We're going to adjourn the meeting at 6:50.



Planning and Community Development Coordinator



Ms. McKnight, Chairman