

PLANNING COMMISSION MINUTES OF March 9, 2022
6:02 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, March 9, 2022, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call: Ms. McKnight called the Planning Commission meeting to order at 6:02 PM. Other members present at tonight's meeting are John Brumleve, Brad Price, John Wenstrup, and Lisa Evans.

Staff: Ms. Holbrook, Asst. City Manager

Visitors: Rebecca Shundich; Darryll Donovan; Mary Kipp; Dan Lynch and Joe Brenner, LMBC; Hank and Dale Roe, DER Development.

Minutes Approval:

Mr. Brumleve made a motion to approve the October 13, 2021 minutes, seconded by Ms. Evans. Motion carried 5-0.

Mr. Brumleve motioned to approve the November 10, 2021 minutes, seconded by Mr. Price Motion carried 4-0. Ms. McKnight abstained.

Mr. Brumleve made a motion to approve the January 12, 2022 minutes, seconded by Mr. Price. Motion carried 5-0.

SITE 22-01 LMBC Outdoor Dining

Ms. Holbrook read the staff report into the record:

Project: LMBC Outdoor Dining Area, Minor Building Improvements

Location: 208 Mill Street

Applicant Dan Lynch
LMBC
208 Mill Street
Milford OH 45150

Property Owner: Beauty Ridge LLC
750 US 50
Milford OH 45150

Acreage: 1.8 Acres

Tax Parcel Id: 210709.026C

Zoning: MRD Milford River District

Existing Use: Microbrewery

Proposed Use: No change

ADJACENT LAND USE AND ZONING

All adjacent property is zoned MRD

Minor Building Improvements

Planning Commission will review a request submitted by Dan Lynch to construct an 18' x 36' outdoor dining area in the existing parking area at 208 Mill Street. The outdoor dining area would eliminate four parking spaces. The property is zoned Milford River District (MRD). Modifications visible from the public right of way require approval by the Planning Commission.

The use is permitted in this district, and the structure is in keeping with the area's character. My concern is the removal of four parking spaces while adding seating for an additional fifty people. Parking is at a premium on this site based on existing uses, and it is hard to justify the removal of parking spaces.

Safety services reviewed the request and have stated they will be able to provide safety services to the site.

STAFF RECOMMENDATION

Staff cannot support the request due to eliminating the four parking spaces.

Discussion

Mr. Brumleve: Pam, is there a provision that addresses the barriers or no barriers between two lanes of traffic moving in and out of the parking lot? Are there about 150 parking spaces?

Ms. Holbrook: Are you talking about protecting the seating area? When By Golly's put in their deck, we had them put in bollards.

Mr. Brumleve: It is their risk and their liability. And so we need to put it in front of them.

Ms. Holbrook: I look at the site as a campus. There is a concert venue, an event center, a restaurant, a brewery, and a microbrewery. They have many uses on that site. There may be 146 parking spaces, but the site also has the most intense uses of any business downtown. The planning commission approved a distillery with only ten spaces, and they will use that as an argument supporting their request. We don't yet know what the distillery's impact will be.

Mr. Brumleve: My question primarily goes to the safety issue.

Ms. Evans: I didn't see it bringing 50 new people as much as spreading out the people differently. They're adding seats, but the people on the riverbank are now going to come to sit up there. It's not like 50 more people are going to come.

Ms. Holbrook: They benefit from the riverbank, especially during good weather, it is busy. There's no occupancy limit. You could have 300 people on the river bank. All of those people have to get to that site. They are going to park on their campus, or they're going to park somewhere else and walk. The potential for the number of people on that site is high

Mr. Wenstrup: We want to make sure that it's safe. It's a one-way in, one way out.

Mr. Lynch: Dan Lynch, 208 Mill Street. We appreciate the opportunity to present this tonight. Thank you for all the time you invested in looking this over. Safety is always a concern. The traffic flow in and out has never presented any safety issue. There are 146 parking spaces. And to address the bollard issue. We could put concrete flower boxes around the deck's perimeter if you want.

The deck is built with Trex wood decking; it looks nice. We have 146 parking spots on our campus, which is more parking per square foot than any other business in Milford. Our brewery and event center has plenty of parking when we have events. There's very little demand for public parking. 95% of our patrons can park in our lot. They're not parking on other properties. I don't think any other business in Milford could say that. We've always added parking through every growth opportunity we've had over the last four years. It's never been that we grew without adding parking.

We're not proceeding with the brew barn, although it was approved. So there were 21 spots gained, and then four spaces would be lost for the deck. So there's a net 17 spots that we're still ahead. As a comparison, the Millcroft was approved with no conditions on parking. It has an occupancy of 800 and ten private parking spaces. Their parking plan was to use available public spots already in demand. Probably some of our parking that we're going to have to police like schoolyard police officers. It's going to be a job.

There were three public lots on Water Street in the city plan. I don't know where that stands. But since COVID, outdoor dining has been more popular than ever. Restaurants throughout the nation have added outdoor dining because outdoor dining is what people want to do. They don't feel as good about being in tight quarters with many people. So we need more outdoor seating. That's the reason for the request.

We are an outdoor destination from March to October. That's when we make our money. We don't make any money from November to February. Okay. We lose money for those four months with our costs and the cost to keep our labor employed. So those eight months are critical months for us that we need every dollar in revenue that we can get. The event center is going great, but it will take some time before that turns a profit. It's getting known, and we're starting to do events. We're doing concerts right now, every couple of Fridays a month or every other month, to generate revenue because COVID hurt the wedding business, the event planning business. And we've been without the ability to book all the weddings that we would like to get. So there's a concert you can have a couple of hundred people show up for a live show. We had The Mondays this past weekend. Great event. People loved it. It was fun. And they come out, and they have a good time. And that generates a little bit of money from bar sales for us. We didn't charge any admission for the tickets.

So the rendering that KBA, our architect, did looks nice. It is designed to increase the liveliness as people drive by, you have a fun, festive atmosphere. But like I said, parking, our customers, there's plenty of parking. Now that we have the event center, it's a campus. The event center doesn't have an event every night, but when there, there's plenty of

parking Monday through Thursday, and then on the weekends, it starts to fill up. You can always find a spot to park. Our customers aren't heavy users of public parking like the Millcroft. The Millcroft will use every bit of the available public parking. I don't see where us using four parking spaces is such a big deal for the ability to have a nice outdoor seating area for our customers. That's kind of the way we see it. It doesn't seem like we're taking that many away when we're already 17 ahead from the brew barn approved a year ago. So, that's all I have to say. Thanks. Any questions?

Mr. Wenstrup: The brew barn was to brew beer for consumption at the event center. So, have you established another one?

Mr. Lynch: We have a brewing contract with other breweries to help us. That project changed dynamics for a few financial reasons, and it became too risky and too much of an investment. We were looking at about a million two with no profit because you couldn't serve people there.

Mr. Wenstrup: That's too valuable as parking. If you had built that, it would take away 21 spots?

Mr. Lynch: Correct. And so, we gained 21, we're at 146, and we're still 17 ahead. We're not losing anything. There's no parking lost.

Ms. Holbrook: Can I point out one of the advantages of the brew barn was that it wasn't going to add people. It was two employees that would be there. It wasn't going to add customers.

Mr. Lynch: There would be employees. We don't have a problem. Some cars might make a lap or two around if you come to our place on the weekends, but we don't have parking problems. People find parking there. 95% of our customers are finding places to park. In my opinion, the big issue is the Millcroft. The Millcroft will be a problem for downtown Milford, and it's going to be a problem that will affect our business. I'm happy to have another place that draws people, but where are all those people going to park? When we're talking about 146 spaces, they have 10. I don't understand the dynamics of that equation when we're discussing adding a few customers to sit in the front on a nice sunny day and enjoy a beer, watching the traffic go by, which some people love to do. They sit in a taproom and open the windows. It's a fun environment. I don't understand how we can be looked at having no parking when this project across the street is massive. It's a mammoth structure. The size of that structure dwarves anything else in Milford. We're 16,000 square feet between the event center, and they're 30,000. They're double the square footage, and they have a 10th of the parking or 20th, a 20th, 5% of our parking. So, if you could see how we look at it, we're a little concerned that they've got all this space. We already have people come to the brewery. There's no place to sit. They turn around, and they leave. That's why we need as, and it happened with COVID more. The riverbank is nice if it's not too hot and it's not raining, but people like outdoor dining. COVID changed the way people dine. They like to eat outdoors, and we've got a perfect little spot. It's right next to the silo. It's cool.

Ms. McKnight: So, Dan, is the 146, the net with the deck's construction.

Mr. Lynch: Correct.

Mr. Wenstrup: The deck would be the same hours of operation? And follow the same guidelines that we've established in the past as far as sound.

Mr. Lynch: Absolutely. There are no intrusive lights.

Mr. Wenstrup: I ask because we've already visited those and told people what they could do if they got a problem with it.

Mr. Brumleve: My primary concern is customers' safety sitting next to the driveway.

Mr. Lynch: We've never had an accident in our parking lot.

Mr. Brumleve: That's great. I just want to make sure your footprint is not impinging on the traffic lane.

Mr. Lynch: Two years ago, we had a tent at the front of the building on route 50. That was way more concerning to me than this.

Mr. Brumleve: I just ask you to kind of recognize the risks.

Mr. Lynch: Absolutely, I understand. We have liability insurance for that. We could put bollards or planters on the corners. [inaudible 00:28:44]

Mr. Brumleve: I don't know if we could give it teeth because we don't have a standard.

Ms. Holbrook: I think rather than planters, though, it might be better to install bollards.

Mr. Lynch: We could construct the bollard there. We can do that, and you don't have to make that a condition. It's just us being a good citizen business. We're happy to do that.

Mr. Wenstrup: The rail on the illustration is beautiful, and I would imagine it could be made with oversized tensile strength posts that would not detract but still provide some safety.

Mr. Lynch: Could be heavy duty. Sure. We would probably have Mills Fence make it. So, Mills has probably done quite a few different construction strengths. We're willing to spend the money to do it right. We've done things right. And that's because you all have helped us to do things right. We've listened and taken that back, and we've got a better place that draws many people to Milford. And we're happy about that, but that's not a bad thing. I think it's something to be celebrated.

Mr. Donovan: Darryl Donovan, 28 Wooster Pike. So, to address a couple of the issues, I think bollards will be the best. Rails aren't going to matter. The problem is where I live, and I get 146 spots. But I can tell you at 12:40 Saturday, you guys were already packed, and the event center wasn't even open. And cars were driving around constantly because I was sitting on my deck reading and watching.

It was a nice night. I'm not going to lie about it. My issue is that I'd like to get along with my neighbor, but I keep getting empty promises. And I mean by that you were here when

they got the approval for the brewery when we heard strictly acoustic guitars at night, and I'm not just speaking for me. I'm speaking for a lot of neighbors. And then the events center was under the condition that you guys stated in fairness, weddings, and or meetings. Soon as that concert was over Saturday night, Monday morning, your next concert was already posted.

Now all I'm saying is I'm trying to get along with you guys. You know that I'm trying to tell them that I live across the river. I'm dealing with a sick brother right now. I'm getting up at six and five in the morning. I've got music till midnight on Sundays and Saturday nights, and you're right. You have 160 people on that side of the river, and the chairs have been moving closer to the water. If I were there drinking, I'd be doing it too. I'm not going to lie. I wish I were around when I was bartending back in the seventies, but there are still safety issues.

I'm just asking if you guys will work with this neighborhood, and I get it that you're scared of the competition. I wouldn't blame anybody for that. But you know, it's all going to be congested in that area. And he's right about the parking with the new distillery. But I can tell you that we've run out of parking at that end of Milford. And I know when I keep talking to people, they always say the same thing. There's more parking at the end of Water Street at the VFW at night. Sadly, people just go around the first two blocks. They go as far as the governor and go around the block five, ten times. They went around his parking lot, 5 and 10 times, because it was a nice day. It was a beautiful day. And I would've been doing the same thing for that. And to give up any parking, I don't know. I get that they want to make up for COVID. I get they want to make up for the winter hours, but I think you have to consider everybody who lives within a particular district in a specific area of that brewery. Thank you.

Mr. Wenstrup: I have a question. I'm not sure I heard you correctly. You said there were five doors?

Mr. Donovan: There are five garage doors on the side of the event center. You're on the river. They've got the best bar within 50 miles for this stuff. But when you've got five garage doors open, that's just as good as saying it's an outdoor concert. Once those doors open, the noise goes right out.

Mr. Wenstrup: Have you complained to them about that when you've had that problem or complained to the city?

Mr. Donovan: We've talked about it before. I know we have, and I'm not trying to be a jerk here.

Mr. Wenstrup: I'm just trying to see if the methods we have in place have been used, and if noise is above a certain level after certain hours, we address that. I believe as a group, did we not? And then the city looked at a noise ordinance. So, the process and the procedure are in place. We're not going to remake that process or procedure. Particularly if it's not followed, that's my opinion.

Mr. Donovan: Didn't we already read through all that, to begin with, because they know that when they opened with the amped music, you guys closed the doors and everything. And that was to keep the noise inside. Okay. But Saturday night, I don't know who. I don't know if you had a single person with an amplifier and a guitar, but I got both sides of the music then. Were

they out on the side? I don't even know where they were, but I was getting them from the window because I could still hear the other one when one would take a break. And I know you guys don't understand, but if you come to my house and sit on my deck, I've got five tenants that run the bar and the artists that work at the governor. So, I'm just saying that we're trying to get along, but to increase the capacity for those months, I get trying to make money, but it shouldn't be at the cost of the people around them, is all I'm saying.

Ms. Kipp: My name is Mary Kip. We live at 415 Mill Street. I had no intentions of saying anything, but as I listen, we've lived there for 17 years, and Milford South is constantly under attack. I can't remember how many of these meetings I've come to and council meetings for other developments, et cetera. I will admit there were some that I ignored, and I regret that. But, and this is very awkward because I know Dale and I know Mr. Lynch. Money has been spent, but we didn't get the letter concerning this, but our neighbor did and showed it to us. And apparently, nobody else was interested in coming because it's awkward. But there just has to be some limits. They complain about how horrible the parking will be with all the other people coming, and now there will be more in their location. So, that doesn't make sense. I would have hoped when Milford saw the plans for the new distillery; they would've been working on parking because it would be essential. But again, it seems like there have to be some limits to the number of people. Are they going to provide music for the people dining outside? And a group of 50 people is bound to generate some noise level. And then my other question is, when you want to complain, who do you complain to? I don't understand. Do you call the police and say it's too loud?

Ms. McKnight: Yes.

Ms. Kipp: But I don't want to live like that. I don't want to get a reputation that they're calling again. And I don't know what the legal limit is on the noise level, but obviously, I'd say it's beyond what should be allowed for certain people. And at other times, is it going to get that way and you call the police? And that's not a comfortable way to live. And that's all I have to say. Thank you.

Ms. Shundich: It's Rebecca Shundich from 11 Mound, and yes, unfortunately, last Saturday, both Darryl and I didn't want to get out of bed to call the police and make that call. And as Mary says, the burden becomes on the person and the neighbor because of the noise. I look at the clock and see what time it is, and I don't want to be that kind of a neighbor either. I realize things are changing down there, and we're progressing, but I also think the city has to decide when is enough? And I do know we have a noise ordinance, and I hope that there's some objective measurement that the police do when they go?

Ms. Evans: It's not by the sound level. It's by the time, which I think on weekends is midnight.

Ms. Shundich: Oh, I thought there was a sound level meter, and there was an actual decibel level.

Ms. Evans: The police did not want that. It's too hard to measure.

Ms. Shundich: It is too hard? So then, basically, it can be as loud as it wants until those time levels are up. But the music is to be inside, yet it's an open-air facility.

Mr. Lynch: It has to be off by midnight.

Ms. Shundich: Okay. So I thought there was a decibel level, and I have a copy of that ordinance. So it'll just be loud until those times are. And if I go to bed two hours earlier, I don't sleep. You did bring up some things that make me want to be an advocate for some diversity in this community because I know we have group meetings in the neighborhood regarding diversity. I didn't get the exact number they can seat, but it was rounding up to 300 spaces. You have two accessible parking spaces in the front, and I am curious if you should at least look at, if you're having 300 people, is two spaces enough for someone who is challenged or has a wheelchair. That's a lot of seating, and I believe there are two spaces in the front which would stay, right?

Mr. Lynch: Yes.

Ms. Shundich: I also thought when the construction is done on that corner, that may be a long time because of the Millcroft and what DER intends to do with that one corner. But that little library that I work at, it's pretty much an over 50 crowd, and there's never a parking spot. You can't drop off a book. You can't park your car. You can't walk. And I thought when the construction was done, it'd go back to people being courteous and letting that be library spots. We're allowed to put a little sign out, but there's no law, and I get that. But just so you know, it is inaccessible for the elderly, et cetera. And we're increasing programming there. So just letting you know how it's happening now. That's all.

Ms. McKnight: Thank you. Did the applicant have anything they wanted to add?

Mr. Lynch: I was going to say on the noise ordinance that it's permitted to have music until midnight on the weekends. Our weekend music ends at 10:30 or 11:00 except for one band that we had this past Saturday; that's The Mondays. They're a Milford band; it's a local band special event. Many people love that band, and they are the only one that we have that plays till midnight. That's what happened this past Saturday. All the other bands are ending at 10:30 and 11:00, well within the ordinance requirements.

Ms. Evans: I guess I see where Pam's coming from, but not with the 50 people. I still think 50 new people will not come because of the seats. I think people sitting inside might go outside, or some people on the riverbank might come over. You're going to have more people, but I also think parking is more of a Milford issue that the council is trying to deal with. I don't want to punish them because Milford doesn't have parking, which is my big thing.

Mr. Wenstrup: It is a tough in and out. There's only one way in one way out you're going to wait for a light, and people will wait to turn in, but it seems to work. We want to hear everything you request, and we want to respect everything you share. At least I do, and I think I'm not out of line to say we all do, but we were concerned about the riverbank. The riverbank looks nice with the rip-rap and stuff growing on it. It's looking pretty good to me. It was an abandoned lot before with a building that I'd be afraid to walk behind.

We have to address noise, and we have to be able to address noise with people we know who know us, and it might be awkward, but they need to hear that as often as it happens. From a parking standpoint, that's the hold-up on this. I saw that because it takes away

parking spaces, and I don't know any other business in our river district area that's gone to more pain and expense to create parking for their customers than these two guys. And you can't compare, well, they didn't have to get parking. They told us they would set up a shuttle, get other space, and have valet parking when they came to us. That was how they were going to address their parking. And if they don't, it will be a problem, and I'm sure it'll end up somewhere with some of us. But taking away spaces to have more outdoor seating when people are still concerned about pandemic issues is a good business decision.

You do have parking spaces in the front. You could have as many as eight accessible parking spaces. That's not the discussion for today, but it did come up. There's room right across from there. I'm inclined to ask you to keep in mind that even though we've gotten past things on the past different permits and okays, those still apply to what we do going forward. And I don't want to revisit them mainly because I assume you'll follow those until you prove me wrong. So I don't look at you as a disingenuous party at all. I'm comfortable with it. And with putting this space there, making it safe, reinforcing any rails that could withstand the impact of a car going at an average speed in that area, which is very slow. Just a side note, they bolt those cart things down at the Home Depot. They used to float in the parking lot. They bolt those things down now, and I side-swiped that with my truck; my truck lost. I think that the safety issue can be addressed. But that's all I got. I'm inclined to vote for approval, myself.

Mr. Brumleve: Well, I don't know that we have any tools to discuss requiring any particular safety provisions because there's no standard to apply. And then maybe that's something we need to talk about at the city level, or least at our ordinance level, [inaudible 00:50:32]

Ms. Holbrook: Well, we did require it for By Golly's when they did their deck. It was part of their approval.

Mr. Brumleve: Oh. And what was the nature of that requirement?

Ms. Holbrook: It was a condition of approval. It wasn't referenced in a particular ordinance.

Mr. Brumleve: Okay. So it is within our purview to say that, but again, it's tough for me to figure out what box they would need to check to say that it's a strong enough bollard.

Ms. Holbrook: It's a condition you would add, but we did it. We did it for By Golly's.

Mr. Lynch: There's only one corner of that deck exposed, and that's on the side closest to Mill Street. So there's only one side at risk that we could put a bollard there to protect that.

Mr. Brumleve: Yes. That's the only exposure I'm concerned about.

Mr. Lynch: We put bollards in front of the silo because people pulled in and hit it. And we're like, "Is that thing going to come down on their car?" So we put a bollard in there. To protect that, we could put a bollard on the corner in the front, closest to Mill Street.

Mr. Brumleve: True, but there are some standards to construct these for loading docks. And I don't know how to cite that standard to say it strong enough.

Ms. Holbrook: I'm not sure if they do. ODOT probably has standards for bollards so you could refer to that standard.

Mr. Lynch: And those handicap spots will have cars in them anyways. So the bollard will be next to them. And the two handicap spots, there are two cars there 80% of the time. And we have a bollard in front. And Hank would know the standard required construction for that size bollard.

Mr. Roe: It's a seven-foot piece of pipe buried three and a half feet in the footing.

Mr. Brumleve: Yes. There are standards out there. I'm just trying to point to that in some respect. All right, cool. Then, in that case, attach a condition for providing an engineered bollard solution to restrain traffic impact. Does that sound good?

Ms. Holbrook: It's just that one corner?

Mr. Brumleve: Yes, really, that is the only concern. Maybe you just make it integral to that corner post. Maybe make an integral to that corner railing post.

Mr. Brumleve: I am making a motion. I would like to move to include a condition of approval that traffic restraint bollards be incorporated into the design.

Ms. Evans: Second.

Ms. McKnight: We have a motion and a second to approve the outdoor dining area at 208 Mill with the condition that the bollards be added to the design to protect the diners from oncoming vehicles as [inaudible 00:56:04]. Okay. Roll call vote.

The Planning Commission voted 4-1 to recommend approval of the outdoor dining area with one condition. Mr. Price, Ms. Evans, Mr. Brumleve, and Mr. Wenstrup voted Yes. Ms. McKnight voted No.

1. The deck design should incorporate an engineered bollard solution to restrain traffic impact.

LMBC Pergola

Ms. Holbrook: The documents came in today. They would like to add a pergola to the site.

Mr. Lynch: This is an introduction, and Pam was nice enough to let us present this. And like I said, if this isn't the time or we have to come back or whatever, it's a landscape pergola. It's not attached to the structure. It's funny what you learn about heat and crowds and people keeping warm in this business. We thought we had it right with standup heaters, so we bought the best money could buy, and we bought 15 of them to set out on the patio. Well, that wind off the river blows that heat away. People don't stay warm. So Joe and I went down to the Home and Garden Show a couple of weeks ago and ran into a company called Cincinnati Pergola that makes a pergola with baffled openings that open and close. So you can open them for when it's sunny and close them when it's raining. And you can hang radiant heaters from the beams to heat people. We have radiant heaters on the patio now hanging from the rooftop, and they work great. People are warm all the time.

It's not really a structure because it's not attached to the building. It's free-standing. It's 26 by 12, and it would have its own footings, and it would be on our paver patio. We sold all the heaters because they just didn't work. We're trying to figure out winters. Winters are tough. I don't know what every other business in Milford finds in the winter, but winters are tough. So we're trying anything we can do to keep our customers warm.

Those blue circles are ceiling fans, and the yellow lines are beams from which the radiant heaters hang. It's metal. It's with steel. When they close up, will they protect that area from rain? There's a gutter and downspout system. It's amazing. I mean, it's \$78,000. It is not cheap. And it's a lot more than we invested in heaters, but it would look classy. It would be the same color as the rooftop, gray.

Mr. Wenstrup: I think it's consistent with the theme of our walkable community that people are outside. We've got a DORA. People are allowed to walk around with a beer in their hand. So having outdoor spaces that work and work 12 months a year is essential.

Mr. Lynch: If we could get two or three more weeks a year, it would be huge.

Ms. Evans: Would this replace all the popup tents you had last year?

Mr. Lynch: Yes. It would replace those.

Mr. Brumleve: So this would run basically in the vertex between what is the bridge to the other end of the stairway, as I'm seeing it from this overhead view and along the extending portion of the seating area?

Mr. Lynch: Correct.

Ms. McKnight: Dan, how will this interface with the second level? I mean, is it [crosstalk 01:04:31] next to it? Or is it-

Mr. Lynch: It's off a little bit. It's got its own footer, so it's not attached to the building. The heaters hang from those beams, which are about 12 feet down. They don't want them too close because they're pretty hot.

Mr. Wenstrup: What's the clearance here? What's the height of that?

Mr. Lynch: 14.

Ms. Holbrook: So you'd be running electricity to power the heaters?

Mr. Lynch: Yes, there'd be some electric run. It's all low voltage, not huge requirements. The heaters would run on gas.

Ms. Holbrook: Have you shown this to the fire department yet?]

Mr. Lynch: I have. I emailed them. I didn't get a reply back, but I did email them.

Ms. Holbrook: I'm not sure if this needs a building permit. The electrical may.

Mr. Lynch: We figured it did. Didn't we?

Mr. Roe: The architect's opinion is it's a separate structure. It's not beholden to fire protection because he's had these in other jurisdictions.

Mr. Lynch: They dealt with the City of Blue Ash and put a huge one in out in West Chester for the Cartridge Brewing Company in Kings Mill. It's the nicest thing you can do for an outdoor area. I mean, it's premium, but we feel like it would pay off. We've wasted money on heaters and popup tents to keep people comfortable. And I mean, it's a windy riverfront. And in the winter, it's going to take some serious radiant heat to get that to work.

Mr. Brumleve: Are we expanding the incorporated or interior space of the brewery by this? Is this kind of a creeping or scope creeping thing going on here, you think?

Mr. Lynch: It's a pergola. I mean, it's for a heated outdoor area. That's our intention. It would extend a couple of weeks out of the year. Four picnic tables would fit under this. So it's not like we're talking about a huge area. Each picnic table holds six people. So you're talking about 24 people who can stay warm now, that couldn't stay warm before.

Ms. Evans: Is this something we can decide on tonight with conditions, or not?

Ms. Holbrook: It's up to Planning Commission whether you want to review it and vote tonight. I would like a vote at some point, either tonight or in April.

Mr. Wenstrup: I move that we approve the request to add a system that includes two ceiling fans and four radiant heaters. And a louvered open and closed roof system for the outdoor patio as described in the application.

Mr. Brumleve: I second.

Ms. McKnight: We have a motion and a second to recommend approval of the Outdoor Dining area with one condition.

The Planning Commission voted 5-0 to recommend approval of the Minor Building Improvement.

Ms. McKnight: Thank you. Any other business to come before the planning commission this evening?

Mr. Wenstrup: I have a request because I think it comes to us a lot, and it would be helpful for us if we could have some briefing on what the City of Milford plans to do about parking? We've decided that our downtown's a walkable downtown—so walkable safety. And then along those lines in considering the other developments.

Ms. Evans: One thing I brought up to Michael is the wayfinding. We did a study about eight years ago. And they came up with all kinds of new wayfinding signs. People don't know where they are, so trying to add new signage for that. We have proposals now for the bank building. And some of them allow for parking, some of them don't. So it's like trying to figure out

how many spots we're going to keep or have access to. I would love to have Dale's lot on Water Street. I don't know if we'll ever approach that again.

Ms. Holbrook: I checked with Michael before this meeting because I knew that the distillery discussion would come up. They provided a plan showing public parking as a part of their parking. I asked Michael what the status was of those three public parking areas. And he said, right now, the focus is on the bank property.

Ms. Evans: But I mean, I think we might have to, especially the summer months, revisit it. Because we talked two summers ago about the golf cart shuttles or something from Riverside Park, but the city would contract with or bring a company in to do that.

Ms. Holbrook: It's going to be a problem.

Ms. Evans: You have to walk in the summertime in downtown Cincinnati. You can't park right in front of the restaurant you're going to, but people in Milford seem to think they can, versus there is lots of parking down by the Legion [inaudible 01:13:31]. But no one wants to walk. It's three blocks, but no one wants to walk that far.

Mr. Price: I have a real issue, all the parking spaces from Garfield and Main, down past Christopher George Salon, almost every day is employees from the businesses. I realize it's public parking. All the business owners ask, what is the city doing about parking? The city cannot dictate who can use spaces? HMA is putting together a newsletter that we'll hand deliver to all the businesses, not just members—asking the owners to talk with their employees about not parking on Main Street.

There being no further business or comments to come before the Planning Commission, Mr. Brumleve made a motion to adjourn the meeting at 7:19 PM, seconded by Ms. Evans. Following a unanimous decision, the ayes carried.

Assistant City Manager

Ms. McKnight, Chairman