

PLANNING COMMISSION MINUTES OF April 22, 2020
6:00 P.M. 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 22, 2020, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call:

Lois McKnight called the Planning Commission meeting to order at 6:00 p.m. Other members present at tonight's meeting are John Brumleve and Lisa Evans. Ms. Evans made a motion to excuse Mr. Pelle and Mr. Wenstrup; Mr. Brumleve seconded the motion.

Staff: Pam Holbrook, Asst. City Manager

Visitors: Marc Michaelson and Francesca Padjen, Michaelson Homes.

SITE 20-09 Michaelson Homes Addition, Minor Site Plan Review.

Ms. Holbrook read the staff report into the record:

ACTION REQUESTED

The applicant is requesting Planning Commission approval of a Minor Building Improvement in the Milford River District.

Planning Commission will make the following determination:

Approve Approve with conditions Deny Continue

PROPOSAL

Marc Michaelson, the applicant, is proposing to construct an 855 square foot addition to an existing 2,240 square foot building. The building addition will provide additional storage for the business.

Case #:	SITE 20-09	Project:	Michaelson Homes Addition
Location:	411 Main Street		
Tax Parcel :	210711A080	Acreage:	.2146 Acres
Zoning:	Milford River District (MRD)		
Existing Use:	Office	Proposed Use:	Storage
Property Owner:	Michaelson Homes LLC	Applicant:	Same

ADJACENT LAND USE/ZONING

North: MRD, Downtown Milford

South: MRD, Memorial Park

East: MRD, Downtown Milford

West: Institutional, Riverside Park

ANALYSIS

Dimensional Standards (1167.10)

The Milford River District specifies the following dimensional Standards:

	Requirement	Provided
Maximum Height:	45 ft	Approx. 19 ft
Minimum Lot Area:	None	0.2146 Acres
Minimum Lot Width:	Avg Lot width	Approx. 55 ft
Minimum Front Yard Setback:	Avg Front Setback	NA
Minimum Rear Yard Setback:	Avg Rear Setback	39 ft
Minimum Side Yard Setback:	None	NA

The applicant appears to meet all dimension standards as required by the Zoning Ordinance.

Building Design

The two-story addition is visible from Victor Stier Drive and would be composed of concrete block foundation walls clad with siding and trim details to match the existing building.

STAFF RECOMMENDATION

Staff recommends approval with the following conditions:

1. City approval is contingent on review and approval by the City Engineer and any other applicable local, state, and federal agencies.

Mr. Michaelson stated the purpose of the addition was to eliminate existing storage that is visible from Victor Stier Drive. Ms. Holbrook asked whether the applicant was willing to add some shutters to the façade to add visual interest. Mr. Michaelson stated yes, he is willing to do that.

Mr. Brumleve made a motion to approve the Minor Building Improvement and grant Mr. Michaelson a Zoning Certificate for the addition. Ms. Evans seconded the motion. All voted in favor. The motion carried. 3-0.

There being no further business or comments to come before the Planning Commission, Ms. McKnight made a motion to adjourn the meeting at 7:06 pm, seconded by Mr. Brumleve. Following a unanimous decision, the ayes carried.

Assistant City Manager

Lois McKnight, Chairman