

PLANNING COMMISSION MINUTES OF July 10, 2019
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, July 10, 2019, 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 Dino Pelle, Fred Albrecht, John Brumleve, and John Wenstrup. Mr. Pelle made a motion to excuse Mr. Albrecht; the motion was seconded by Mr. Wenstrup. All voted aye.

Staff: Pam Holbrook, Asst. City Manager

Visitors: Neal Barraco, The Governor Diner

Minutes Approval:

Minutes carried over to the next meeting.

SITE 19-14 Governor Modern Diner, 231 Main Street, Certificate of Appropriateness.

Ms. Holbrook read the Staff Report:

Project: The Governor Modern Diner Certificate of Appropriateness

Location: 231 Main Street

Property Owners: NS Milford LLC
PO Box 8208
Cincinnati, OH 45208

Applicant/Agent: Neil Barraco
231 Main Street
Milford OH 45150

Acreage: 0.057 Ac

Tax Parcel Id: 210710A038C

Zoning: B-2 OMO

Existing Use: Vacant

Proposed Use: Restaurant

ADJACENT LAND USE AND ZONING

Adjacent Property is zoned B-2 OMO

PROPOSAL

Neil Barraco, The Governor Modern Diner, is requesting a Certificate of Appropriateness to add two roll up glass doors to the existing building and paint the exterior white. Modifications to facades visible from the right of way are classified as Major Building Improvements and are subject to review by the Planning Commission.

ANALYSIS

The applicant intends to replace the existing siding, windows, and door with two aluminum and glass overhead/roll up doors and diner style door. The brick would be painted white. All improvements appear to be in keeping with the character of downtown Milford. Staff recommends approval.

Mr. Brumleve asked about the outdoor dining area. Mr. Barraco stated it would be a soft demarcation with some removable planters and wood or chains. The hours of operation would be 8AM to 10PM (closing between 2-5PM for kitchen prep). We may stay open until midnight on Friday and Saturdays.

Ms. McKnight stated she loved the concept. Mr. Albrecht stated that it was nice to see that end of the street see some development activity. Mr. Albrecht made a motion to approve the Certificate of Appropriateness to add town roll up glass doors to the existing building and paint the exterior white. Mr. Pelle seconded the motion. The motion carried 5-0.

TEXT AMEND 19-02 Downtown Design Guidelines

Ms. Holbrook read the Staff Report:

Several changes have been made to the attached text amendments based on our discussion at the last Planning Commission meeting. In accordance with Section 133.01 of the Milford Zoning Ordinance the Commission is being asked to provide a recommendation to City Council regarding these amendments.

Section 1167.02 Permitted Uses

Microbrewery, Microdistillery, and Brewpub are now permitted uses rather than conditional Uses.

Section 1167.03 Conditional Uses

Changed Multifamily to read 6 units per acre versus 6 units per structure. Planning Commission would have the ability to approve up to 6 units per acre. All projects greater than 6 units would be required to go through a Planned Development process which would require approval by City Council.

Section 1167.08 Application Requirements

Submittal requirements vary depending upon the category of review. The most significant change in this section is the Sketch or Concept Plan which can be used during the Neighborhood Meeting (See 1167.09.A.3). The intent is to have the applicant provide enough information in a site/elevation plan to receive feedback without paying for the cost of a full site plan submittal. The full submittal would be included in the Step 2 Planning Commission review.

Section 1167.09 Review Process

Over the last several years staff has informally held Neighborhood meetings to review new construction (Major Building Improvements). This Section formalizes the process by making the Neighborhood meeting a requirement for Major Building Improvements. In order to preserve the integrity of the Planning Commission review, the Neighborhood meeting will be separate from the Planning Commission meeting.

Section 1167.09.A.2.b and 1167.09.A.3.c. Added text to describe what action happens after the Planning Commission review.

Section 1167.09.D Added text which would allow Planning Commission to grant an extension.

Section 1167.11 Design Standards

Section 1167.11.B.2.a. Changed text from shall to should regarding building orientation.

Section 1167.11.B.6 Added 'Building materials shall be visually appealing, high quality, and durable.

Mr. Wenstrup made a motion to recommend approval of the text amendments to City Council. Mr. Albrecht seconded the motion. The motion carried 5-0.

Ms. Holbrook stated since Oliver Roe resigned the Commission will need to elect a Vice Chairman. Mr. Albrecht nominated Mr. Pelle; Ms. McKnight seconded the motion. The motion carried 4-0 with Mr. Pelle abstaining.

There being no further business or comments to come before the Planning Commission, Ms. McKnight made a motion to adjourn the meeting at 7:11 pm; seconded by Mr. Pelle. Following a unanimous decision, the ayes carried.

Assistant City Manager

Lois McKnight, Chairman