

PLANNING COMMISSION MINUTES OF November 18, 2020
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, November 18, 2020, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call:

Lois McKnight called the Planning Commission meeting to order at 6:00 PM. Other members present at tonight's meeting are John Brumleve and John Wenstrup. Mr. Brumleve made a motion to excuse Dino Pelle and Lisa Evans; Mr. Wenstrup seconded the motion. Motion carried 3-0

Staff: Pam Holbrook, Asst. City Manager

Visitors: John Neville, Mid America Automotive

Minutes Approval:

Planning Commission tabled review and approval of the October minutes due to a lack of quorum.

SITE 20-06 Mid America Auto Group Conditional Use Expansion.

Ms. Holbrook read the Staff Report into the record:

Project: Mid America Auto Group Conditional Use Expansion

Location: 1059 Main Street

Applicant: John Neville
2825 Pond Run road
New Richmond, OH 45157

Property Owner: Imbus Enterprises Limited Part.
5901 Montclair Blvd.
Milford, OH 45150

Acreage: 0.54 Acres

Tax Parcel Id: 210722.335

Zoning: B-3, General Business District

Existing Use: Vacant

Proposed Use: Automotive Sales

ADJACENT LAND USE AND ZONING

All adjacent property is zoned B3

Proposal

John Neville is requesting permission to expand his automotive sales business to include the parcel located at 1059 Main Street. The property is zoned B-3, General Business District; automotive sales is permitted as a conditional use in the B-3 district upon approval by the Planning Commission. The original conditional use was approved in April of 2019.

ANALYSIS

In review of a conditional use application, the Planning Commission shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

- A. The conditional use is consistent with the spirit, purpose and intent of the Comprehensive Plan, will not substantially and permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.
- B. The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of Chapter 1195, Conditional Uses.
- C. The requirements set forth for each specific conditional use will be met;
- D. Minimum standards for parking and loading areas shall be as required in Chapter 1187, Off-Street Parking and Loading Requirements;
- E. Minimum Standards for landscaping shall be as required in Chapter 1189, Landscaping and Bufferyard Requirements; and
- F. The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, stormwater facilities, water, sewer, and schools.

The specific requirements for Automotive Sales are listed in 1195.05.D. and include:

- 1. No structure shall exceed 35 feet in height. NA, existing structure.
- 2. All structures and activity areas, except off-street parking, shall be located no less than 40 feet from all lot lines. Display vehicles and off-street parking will be located within 40 feet of the lot lines, otherwise, no other activity occurring in this area.
- 3. There shall be no more than two ingress/egress drives onto the property. No drive shall exceed 35 feet in width. Shared driveway.
- 4. All points of ingress/egress shall be located as far as practically possible from intersections of two or more major thoroughfares. Existing driveways.
- 5. Any repair shop or establishment that is accessory to the sale of motor vehicles shall meet the conditional requirements of Automotive Repair Establishments. NA
- 6. Lubrication and other incidental servicing other than washing of motor vehicles and all supply and merchandise storage shall be completely within an enclosed building except as otherwise provided herein. NA
- 7. Lighting, including permitted illuminated signs, shall be arranged so as not to reflect or cause glare that would constitute a nuisance to any residential use or hazard to traffic on any public thoroughfare. No new lighting proposed.

8. Employee vehicles and vehicles awaiting servicing or return to customers following servicing shall be parked in areas indicated for such parking on the approved site plan. NA
9. Parking areas and vehicle display areas shall not encroach upon any bufferyard required in Chapter 1189, Landscaping and Bufferyard Requirements. No substantial expansion proposed, bufferyard requirements do not apply.

The subject site has been vacant for a number of years. Mr. Neville's current operation is adjacent to this site. There does not appear to be any reason that this application could not be approved. Staff recommends that no cars be placed or displayed in the green landscaped area in the front yard.

STAFF RECOMMENDATION

Staff recommends approval of this conditional use request with the conditions specified in Section 1195.05.D. 1-9 in the Milford Zoning Ordinance and condition #10 that states, no cars be placed or displayed in the green landscaped area in the front yard.

Ms. Holbrook recommended that the applicant be required to add some landscaping such as shrubs in the green space in front.

Mr. Neville stated he planned to pave the location at 1099 Main on Friday. He apologized for the delay in completing this condition of approval. The gas station location is all concrete, so the parking area is in decent shape. Mr. Neville noted that he plans to clean up the building and make any necessary repairs.

Mr. Neville stated he had planned to utilize the green area as a car display. He said that he has a Miami Township location and intended to move his whole operation to Milford. If he is not allowed to display in the green space and is required to add landscaping, he will have to reconsider moving his business here. The Milford space is ideal because of its visibility.

The Planning Commission discussed the need for additional landscaping and parking in the green area. The consensus was that landscaping would not be necessary. The vehicle display would be acceptable as long as the site was adequately maintained, with no more than four cars on display in the green area.

Mr. Neville stated that he would like to close the entrance off of Brooklyn so that cars cannot cut through his lot. Ms. Holbrook said that Staff would need to review any change to the circulation plan. The Fire Department may have some issues with closing the Brooklyn entrance.

Mr. Neville said there would be no additional lighting except for some uplighting to highlight the display vehicles. Mr. Brumleve said that this lighting would be incidental, and a lighting plan was not necessary. However, the Fire Department should approve a traffic circulation plan before any entrance is closed off.

Mr. Brumleve made a motion to approve the conditional use expansion with conditions 1 through 9 as listed in Section 1195.05.D. in the Milford Zoning Ordinance. A condition #10 – No more than four cars are on display in the green area in the front yard; #11 – Submit a traffic circulation plan to be approved by the Fire Department and City Engineer; #12 – A lighting plan will need approval by Staff if lighting is installed. Mr. Wenstrup seconded the motion.

All members voted yes to approve the conditional use expansion with twelve conditions. The motion carried 3-0.

There being no further business or comments to come before the Planning Commission, Mr. Brumeve made a motion to adjourn the meeting at 7:05 PM, seconded by Mr. Wenstrup. Following a unanimous decision, the ayes carried.

Assistant City Manager

Lois McKnight, Chairman