

**PLANNING COMMISSION MINUTES OF December 9, 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, December 9, 2020, 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 Mr. Pelle, John Brumleve, Mr. Wenstrup, and Ms. Evans.

**Staff:** Ms. Holbrook, Asst. City Manager;

**Visitors:** Marc Michaelson, Michaelson Homes

**Minutes Approval:**

Mr. Pelle made a motion to approve the October 14, 2020 minutes, seconded by Mr. Brumleve. Motion carried 4-0. Ms. McKnight abstained.

Mr. Wenstrup made a motion to approve the November 18, 2020 minutes, seconded by Mr. Brumleve. Motion carried 3-0. Ms. Evans and Mr. Pelle abstained.

**SITE 20-21 Michaelson Homes Mixed Use, Conditional Use.**

Ms. Holbrook read the Staff Report into the record:

**Project:** Michaelson Homes Conditional Use

**Location:** 411 Main Street

**Applicant/  
Property Owner:** Marc Michaelson  
Michaelson Homes LLC  
411 Main Street  
Milford OH 45150

**Acreage:** 0.2146 Acres

**Tax Parcel Id:** 210711A080

**Zoning:** MRD, Milford River District

**Existing Use:** Office/Storage

**Proposed Use:** Studio Apartment

**ADJACENT LAND USE AND ZONING**

*All adjacent property is zoned MRD*

**PROPOSAL**

Marc Michaelson requests approval to convert the second-floor storage space into a second-floor studio apartment, which changes the land use classification from 'Office/Storage to 'Mixed Use.' A 'Mixed Use' land use is allowed as a conditional use upon approval by the Planning Commission in the MRD, Milford River District.

### **ANALYSIS**

On April 22, 2020, Planning Commission approved a request by Marc Michaelson to construct an 855 square foot addition to the structure located at 411 Main Street. The intended use was storage space for an existing office. The applicant has decided to convert the storage space to a studio apartment.

The Milford Zoning Ordinance defines 'Mixed Use' as a "combination of at least one residential apartment, and another permitted or conditionally permitted use within a district, as approved by the Planning Commission, in the same building, on the same premises." The building would be classified as a 'Mixed Use' because the intended land uses would include an office, storage, and an apartment.

Section 1195.05.S. Specific Standards for Each Conditional Use identifies the following conditions for a Mixed Use:

1. The residential portion of the structure shall be located on the second floor of the structure. **COMPLIED**
2. All development that lies within the MRD district shall comply with the regulations set forth in Chapter 1167. **COMPLIED**
3. Parking areas shall not encroach upon any bufferyard required in Chapter 1189, Landscaping and Bufferyard Requirements. **NA**

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. **YES**
- 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. **YES**
- C. The requirements set forth for each specific conditional use will be met; **YES**
- D. Minimum standards for parking and loading areas shall be as required in Chapter 1187, Off-Street Parking and Loading Requirements; **NA**
- E. Minimum Standards for landscaping shall be as required in Chapter 1189, Landscaping and Bufferyard Requirements; and **NA**
- 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. **YES**

Staff believes this conditional use request is consistent with the Comprehensive Plan's spirit, purpose, and intent and can be served by essential public services.

### **STAFF RECOMMENDATION**

Staff recommends approval of this conditional use request with the following condition:

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

Ms. Holbrook stated that if approved by the Planning Commission, the change of use request would be forwarded to the Building Department and Fire Department for approval.

Mr. Michaelson said that he felt there was a need for reasonably priced, small apartments in Milford and did not intend to use it as a short term rental. He stated that there would be ample separation between the storage space on the first floor and the second floor's apartment. Ms. Holbrook noted a new address will be assigned to this unit.

Mr. Pelle made a motion to approve the conditional use request with the Staff's condition. Mr. Brumleve seconded the motion. The motion carried by a vote of 5-0.

**Hamilton County Regional Planning Commission (HCRPC)**

Ms. Holbrook shared a letter from the HCRPC requesting nominations for appointment to their Commission. Interested applicants can contact the Commission for more information.

There being no further business or comments to come before the Planning Commission, Mr. Pelle made a motion to adjourn the meeting at 6:20 PM, seconded by Ms. Evans. Following a unanimous decision, the ayes carried.

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Assistant City Manager

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Ms. McKnight, Chairman