



# City of Milford

General Administration  
831-4192  
248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

[www.milfordohio.org](http://www.milfordohio.org)

## Application for Design Review

Name(s) of Applicant: Little Miami Brewing Co - Dan Lynch  
"LMBC Outdoor Kitchen Expansion"

Address: 208 Mill Street  
Milford OH 45150

Telephone Number: 513-478-5188 dan@littlemiamibrewing.com

Name(s) of Owner: Beauty Ridge LLC Hank Roe 513-967-7779 hroe@derdevelopment.com  
(if different from applicant)

Owner's Address: 750 US Highway 50  
Milford OH 45150

Zoning District: B-2/Milford River District Property Size (sq. ft or acres): 1.7992 acres

Type of Improvement:      New Construction      Addition  
     Façade      Parking      Sign  
     Exterior Colors XXX Outdoor Kitchen Expansion

Items Submitted: XX Project Description XX ~~Picture(s) of Existing Building~~  
XX Site Plan      Building Plans  
     Architectural Rendering      Material Sample(s)  
     Color Sample(s)

(Office Use)  
Application Checked     

Date



January 3, 2020

City of Milford  
Attn: Ms. Pam Holbrook, Zoning Administrator  
745 Center Street  
Milford, OH 45150

RE: Written Project Description  
Little Miami Brewing Company – 208 Mill Street, Outdoor Kitchen Expansion

Dear Ms. Holbrook:

#### **NARRATIVE**

With the additional seating on the rooftop and our outdoor patio, we are needing to shorten the lines and wait time pressure on our very small current taproom Kitchen. Therefore we are requesting installation of a permanent 14 foot X 8.5 foot Outdoor Kitchen in the form of a new black metal trailer with our Logo in White "Little Miami Brewing Company Taco Trailer". The Trailer would fit into a SINGLE parking space nearest our outdoor patio.

The Kitchen would be outfitted professionally inside by Premier Custom Concepts of Cincinnati, a leader in Food Trailer/Truck Outfitting locally from concept to completion. It takes about 2.5-3 months to build and outfit the trailer. It will be custom built to our food requirement specs.

We envision using the Kitchen during warmer months from March - October mainly on the weekends. Weekends are when we are busiest and experience the longest wait times from our current Pizza Kitchen. It would be serving Tacos from 11am-11pm on Weekends. Both this new kitchen and our current kitchen closes an hour earlier than our Taproom.

The trailer would be outfitted with an enclosed Propane tank that would be filled twice a week and powers an ultra quiet generator - Cummins Onan Commercial Mobile Generator Quietest and lowest vibration generator set in its class. The Generator would power the stove, griddle top oven, burners, hot water heater, refrigerator and roof mounted Air conditioner. A single window LED 25Watt light bulb will be the only exterior light. Our current parking lot lights that come on at dusk will provide necessary area illumination. All other lighting is enclosed in the kitchen.

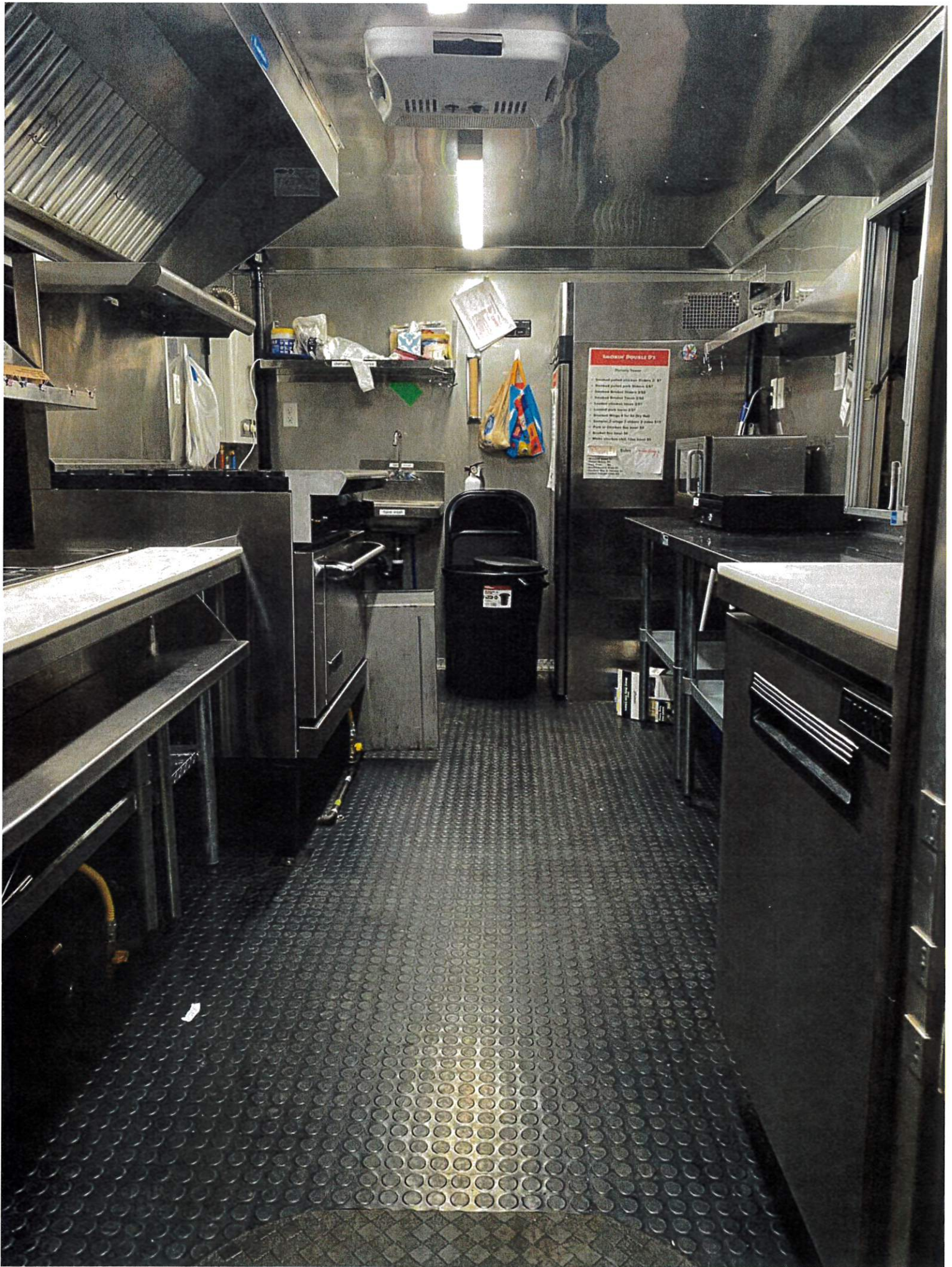
All surfaces would be stainless steel for ease of clean. Of course, we will be getting approval from Clermont County Board of Health as we do for our current kitchen. It also contains all necessary sanitary sinks, hand washing sinks and a hot water heater. The Water tank is just filled by a hose each day.

We do not plan to move the trailer as it will remain in one of our parking spaces regularly. Please do not hesitate to contact me with any questions.

Respectfully submitted,

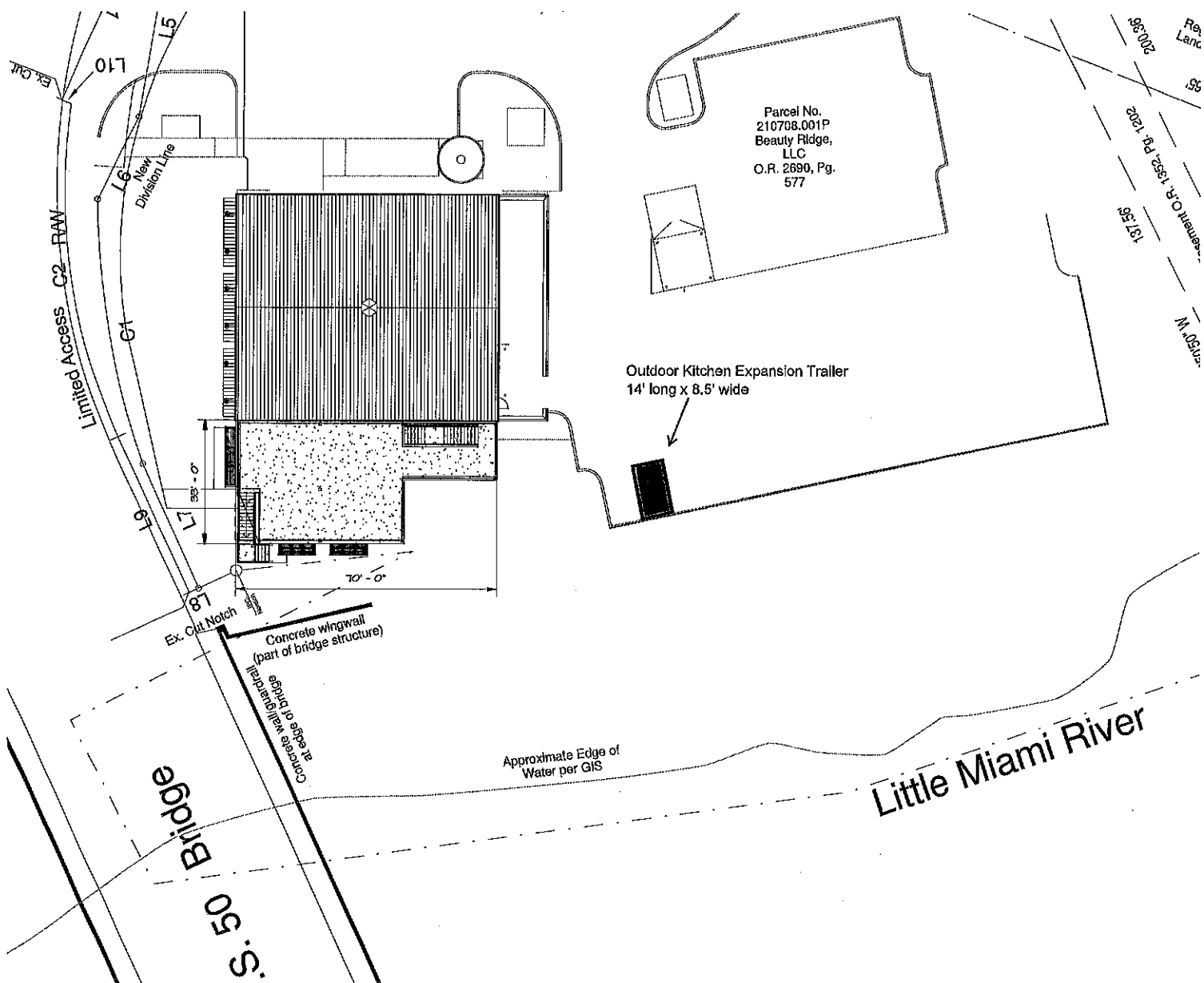
Dan Lynch & Joe Brenner  
Little Miami Brewing Company













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## Application for Site Plan Review/Development Plan Review

Name(s) of Applicant: Anthony Barchanowicz, GPD Group

Address: The Halle Building  
1228 Euclid Ave  
Suite 320  
Cleveland OH 44155

Telephone Number: abarchanowicz@gpdgroup.com  
216.413.5930 or 330.958.0048

Name(s) of Owner: Ampler Development LLC (Dan Peyton)  
(if different from applicant)

Owner's Address: 2601 Northwest Expressway  
Suite 100W  
Okalahoma City, OK 73112  
dpayton@amplergroup.com  
513.468.7088

Property Address: Chamber Road-Not assigned (PIN- 210736.103)

Zoning District: Milford City

Property Size (sq. ft or acres): 1.12 AC

Proposed Building Size (sq. ft.): 2079

Number of Parking Spaces: 29

### Check all that are included in site plan package:

Site Layout X  
Utilities X  
Grading & Drainage X  
Lighting X  
Landscaping X  
Other \_\_\_\_\_

(Office Use)  
Application Checked \_\_\_\_\_

Fee: < 1 acre = \$300  
1-10 acres = \$500  
> 10 acres = \$700  
Fee Received \_\_\_\_\_



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## Application for Conditional Use

Name(s) of Applicant: Anthony Barchanowicz, GPD Group

Address: The Halle Building  
1228 Euclid Ave, Suite 320  
Cleveland OH 44115

Telephone Number: abarchanowicz@gpdgroup.com  
O) 216.413.5930 M) 330.958.0048

Name(s) of Owner: Ampler Development, LLC (ATTN: Dan Peyton)  
(if different from applicant) 2601 Northwest Expressway  
Suite 100W

Owner's Address: Oklahoma City OK 73112  
513.468.7088  
dpeyton@amplergroup.com

Property Address (if assigned): Not assigned: Chamber Dr.

Property Parcel ID number: 210736.103

Zoning of Property: B-3

Proposed Use: Taco Bell restaurant with drive thru

Lot Size: 1.12 AC

Provide a brief statement explaining how the proposed Conditional Use relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed use is in conformity with good zoning practice (use a separate sheet if necessary):

Taco Bell seeks approval from the City of Milford of a "Conditional Use Permit" for the use of an operational drive thru restaurant along Chamber Drive. Taco Bell's business model relies heavily on the use of a vehicular operation as upwards of 70% of the sales occur through the use of the drive thru. Taco bell respectfully acknowledges that the following businesses have been granted a "Conditional Use Permit" for the use of a drive thru: Starbucks, Quaker Steak & Lube, Wendy's & Gold Star Chili.

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Along with this application you must include the following:

1. A site plan of the property for the proposed Conditional Use.
2. A copy of the appropriate map on file with the County Engineer sufficient to show all properties within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
3. A list of names and addresses (obtained from the County Auditor) of all property owners who own property lying within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
4. A check made out to the City of Milford in the amount of \$300.00

(Office Use)  
Application checked \_\_\_\_\_

Fee received \_\_\_\_\_





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## Application for Design Review

Name(s) of Applicant: EARWORM RECORDS

Address: 215 B MAIN ST  
MILFORD, OH 45150

Telephone Number: \_\_\_\_\_

Name(s) of Owner: Maggie + Robert Moberg  
(if different from applicant)

Owner's Address: 555 ROUND BOTTOM RD  
MILFORD, OH 45150

Zoning District: \_\_\_\_\_ Property Size (sq. ft or acres): \_\_\_\_\_

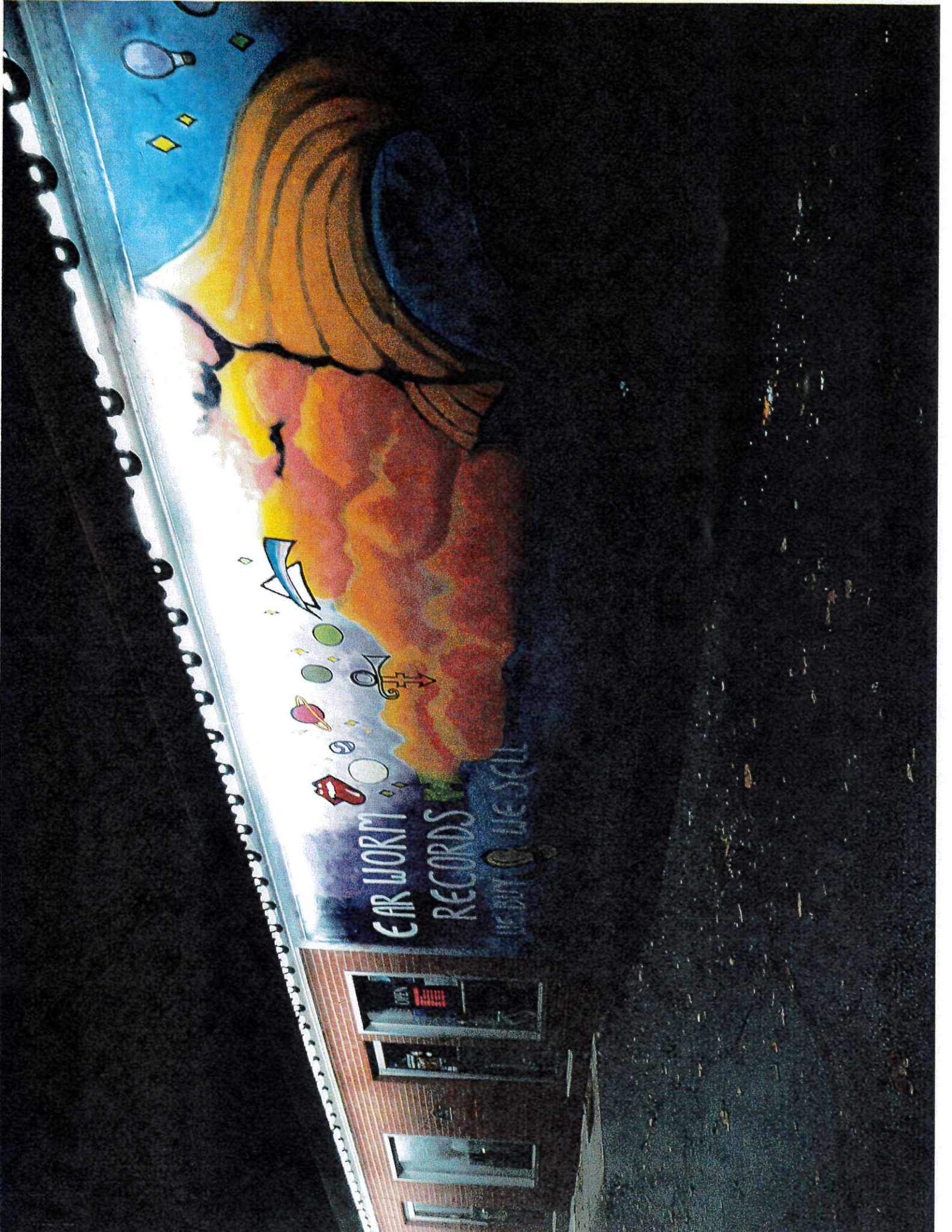
Type of Improvement: ☐ New Construction ☐ Addition  
☐ Façade ☐ Parking ☐ Sign  
☐ Exterior Colors

Items Submitted: ☐ Project Description ☐ Picture(s) of Existing Building  
☐ Site Plan ☐ Building Plans  
☐ Architectural Rendering ☐ Material Sample(s)  
☐ Color Sample(s)

(Office Use)  
Application Checked \_\_\_\_\_

Date \_\_\_\_\_

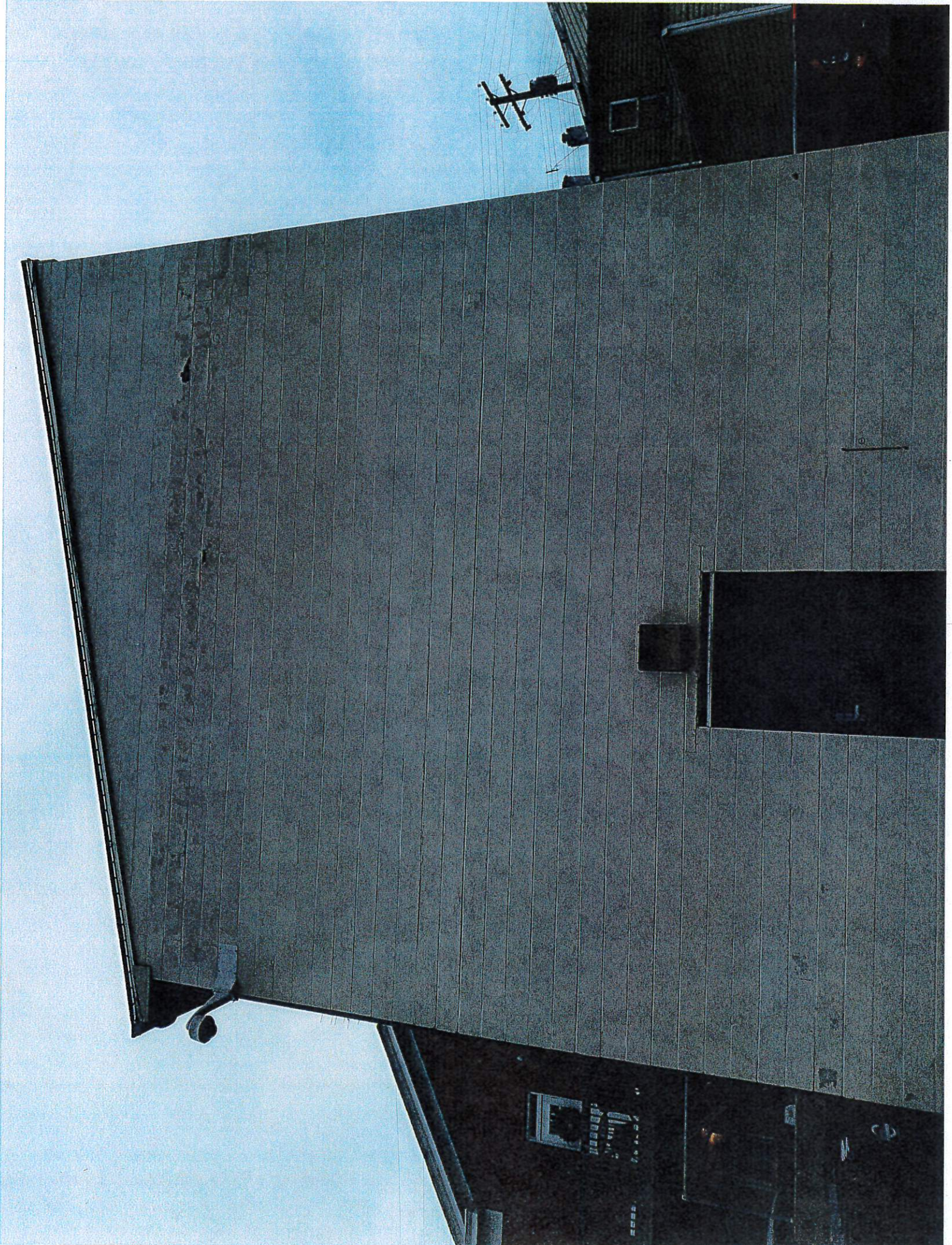




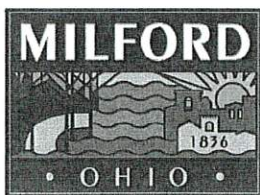
CAR WORM  
RECORDS

WE BUY & WE SELL









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## Application for Conditional Use

Name(s) of Applicant: Freedom House Church

Address: PO Box 400

MILFORD, OH. 45150

Telephone Number: 513-735-4000

Name(s) of Owner: TOEBBEN LIMITED  
(if different from applicant)

Owner's Address: 541 BUTTERMILK PIKE SUITE 104

CRESCENT SPRINGS KY 41017 859-331-1560

Property Address (if assigned): 989 C LILA AVENUE, MILFORD, OHIO 45150

Property Parcel ID number: 210725001

Zoning of Property: B-3

Proposed Use: CHURCH

Lot Size: 21.005 AC.

*Jack Toebben*  
*859 912-5163*

Provide a brief statement explaining how the proposed Conditional Use relates to the health, safety, convenience, comfort, prosperity or general welfare of the people of the City of Milford and how the proposed use is in conformity with good zoning practice (use a separate sheet if necessary):

Freedom House gives a minimum of 10 % of our income to outreach. The church has dozens of volunteers that willingly give of their time, skills, and strength to help others and spread kindness. Some of our local outreach includes help for single moms, food distribution in collaboration with Whole Foods, family events at Orchard Lake, food baskets to local police, meals to firefighters

Along with this application you must include the following:

1. A site plan of the property for the proposed Conditional Use.
2. A copy of the appropriate map on file with the County Engineer sufficient to show all properties within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
3. A list of names and addresses (obtained from the County Auditor) of all property owners who own property lying within 200 feet of the exterior boundaries of the property for which the Conditional Use is proposed.
4. A check made out to the City of Milford in the amount of \$300.00

(Office Use)  
Application checked \_\_\_\_\_

Fee received \_\_\_\_\_

Fall Trunk or Treats, Easter egg hunts, nursing home ministry, photos with Santa, and participation with other churches for a back-to-school outreach.

People from Freedom House have also served with Kingdom Warriors (also in the same plaza) in serving meals in downtown Cincinnati.

Freedom House agrees to make good use of the space by serving the community and operating the church throughout the week, welcoming people to come to the plaza for services, small groups, outreaches, and Bible classes.



**mhartley@toebben.com**

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**From:** jack <jack@toebben.com>  
**Sent:** Wednesday, January 29, 2020 1:12 PM  
**To:** mhartley@toebben.com  
**Subject:** FW: FREEDOM HOUSE ZONING STATEMENT

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

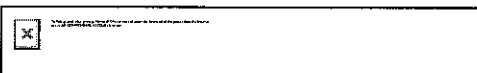
**From:** Jim Kaiser <jkaiser@pca-arch.com>  
**Date:** 1/29/20 12:54 PM (GMT-05:00)  
**To:** 'jack' <jack@toebben.com>  
**Subject:** FREEDOM HOUSE ZONING STATEMENT

See below for the zoning statement:

The addition of Freedom House Church (currently located at the Cinemark Theater) to the Milford Shopping Center will allow the church to remain in the city of Milford where it can continue to provide a place of worship for those in it's congregation and the community at large. In addition, as with many religious organizations, Freedom House provides outreach programs and services for those in need within and outside the community which it is located. Some examples of these services include providing school supplies to children, gift baskets to community volunteers, and Thanksgiving meals to those in need.

We feel the use group of the church (A-3) is in conformity with good zoning practice as it is a positive contribution to the variety of services and amenities available to the community. Given the services occur on Sunday mornings when the remainder of the tenants in the shopping center are either closed or are at the low end of their occupant load the parking required for the church will not create a conflict or burden on the overall availability of parking for the shopping center.

**JIM KAISER, A.I.A., LEED AP**



T: 859.431.8612