

PLANNING COMMISSION MINUTES OF January 10, 2018  
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, January 10, 2018, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call:

Lois McKnight, Chairman, called the Planning Commission meeting to order at 6:00 p.m. Other members present at tonight's meeting are Mike Huseman, Dino Pelle, and Oliver Roe. It was noted that City Council has not appointed a Council Representative to sit on the Commission.

Staff: Pam Holbrook, Asst. City Manager

Visitors: Jon Lenihan, 5364 S. Milford Rd.; Tom Wagner, 5392 S. Milford Rd.; Mike Mueller, 33 Water St.; Ken Shelton, Shelton Contracting.

**Minutes Approval:**

There being no addition, deletion, or changes to the September 13, 2017, meeting minutes, Mr. Pelle moved to approve as written; seconded by Mr. Huseman. Mr. Roe abstained. The ayes carried. There being no addition, deletion, or changes to the December 13, 2017, meeting minutes, Mr. Roe moved to approve as written; seconded by Mr. Huseman. Ms. McKnight abstained. The ayes carried.

Ms. Holbrook read the Staff Report for case SITE 18-01 into the record:

**Project:** Mueller Front Setback  
**Location:** 852 Forest Avenue  
**Property Owners:** Sarah Mueller Trustee  
852 Forest Avenue  
Milford OH 45150  
**Applicant/Agent:** Mike Mueller  
**Acreage:** 0.33 Acres  
**Tax Parcel Id:** 210719.013B  
**Zoning:** R-3 Single Family Residential District  
**Existing Use:** Single Family Dwelling

**ADJACENT LAND USE AND ZONING**

*All adjacent property is zoned R-3*

**PROPOSAL**

Mike Mueller is requesting consideration from Planning Commission to modify the front yard setback in accordance with Section 1183.05.A, which states "the Planning Commission shall permit a modification of the front yard requirements as is consistent with the yards already established." The applicant is

proposing to construct an addition on an existing building on a corner lot in which the front setback would be less than the required 30 feet. The property is zoned R-3, Single Family Residential District.

### **ANALYSIS**

The applicant purchased the property located at 852 Forest Avenue in 2017 which included 2 parcels. Lot #2 is considered a legal, nonconforming lot because it does not meet the minimum lot area of 8,000 square feet as required in the Milford Zoning Ordinance for single family lots in the R-3 zoning district. The applicant will be moving the lot line creating two parcels that are greater than the minimum lot area required.

Lot #1 is a corner lot and contains an existing 2,016 square foot home and a 460 square foot garage. Section 1183.03.A. Corner Lots states, "Where a lot or parcel of land is considered a corner lot, the required minimum front yard setback shall be provided on each street or section thereof." In this case, Lot #1 has a front yard facing Forest Avenue and Cross Street.

The existing single family structure has a front yard setback facing Cross Street of 18.5-19.34 feet. The dwelling on Lot #1 is considered a legal, nonconforming structure because it does not meet the minimum 30 foot front yard setback as required in the R-3 district.

The applicant is requesting permission to construct an addition on the existing structure that would be 19 feet 4 ½ inches from the property line on Cross Street. The applicants proposed setback is in keeping with many of the other parcels on this block and within this neighborhood.

### **STAFF RECOMMENDATION**

Staff recommends approval.

Mr. Mueller stated that the house has been vacant for some time and he plans to do a great deal of work on it. He stated that once the work is complete he will move into this house. Mr. Huseman stated that it was a well put together submission. Ms. McKnight stated that the proposed addition is not encroaching any further into the setback and it is a nice addition. It should have a positive impact on the neighborhood.

Mr. Roe made a motion to approve the front setback modification request. Mr. Huseman seconded the motion. The ayes carried.

Ms. Holbrook read the Staff Report for case SITE 18-02 into the record:

**Project:** Wilks Siding Certificate of Appropriateness

**Location:** 227 Water Street

**Property Owners:** Milford Properties Ltd  
227 Water Street  
Milford OH 45150

**Applicant/Agent:** Ken Shelton  
Shelton Contracting Inc  
18428 SR 136  
Winchester OH 45697

**Acreage:** 0.159 Ac

**Tax Parcel Id:** 210710B085A

**Zoning:** B-2 OMO

**Existing Use:** Office

**ADJACENT LAND USE AND ZONING**

*Adjacent Property is zoned B-2 OMO*

**PROPOSAL**

Ken Shelton, on behalf of Chris Wilks, is requesting a Certificate of Appropriateness to install vinyl siding on the building located at 227 Water Street. The property is zoned B-2, Downtown Mixed Use District and is in the Old Mill Overlay district. Building improvements visible from the public right of way that may change the original appearance of the building are subject to review by the Planning Commission.

**ANALYSIS**

Mr. Shelton is proposing to replace the stucco (EIFS) exterior with vinyl siding and stone wainscoting. Samples will be available at the meeting. Section 1167.11 states, "Acceptable materials for use shall include brick, wood, stone or stucco. Concrete block or slick pervasive materials such as plastic, neon or metallic are not acceptable."

**STAFF RECOMMENDATION**

Staff is concerned that the vinyl might be too overwhelming for the whole length of the 90 foot long building without a break in the façade.

Mr. Shelton stated the EIFS on this building is 20 years old. Mr. Wilks would like to update the building and make it a more maintenance free building. Mr. Shelton stated that it is a long building, but it does have a lot of windows and the gable entry helps breaks up the facade; however, we are not opposed to running a vertical line of stone up the building. The EIFS is on three sides of the building and the back is just block. The owner wants to place siding over the entire building so it will look nice from any view. The gable ends will have shaker siding. The trim is all white.

Mr. Shelton stated the stone at the base will be 4 feet; the submitted drawing does not reflect that. He stated that they can add 8 feet of stone from the base. We do have concern that there may be too much stone and it will make the building look too heavy. The roof has been replaced with a black metal material.

Ms. McKnight asked why they chose vinyl siding. Mr. Shelton stated that cost was a consideration also, it is an older block building and they were concerned about attaching some of the heavier products like cement to the older building.

The Commission discussed whether it would be appropriate to add a vertical column of stone to break up the façade. Mr. Huseman stated that the light fixtures and signage help break up the façade. Mr. Roe agreed; he felt the 4 feet of wainscoting, the trimmed out windows, and the gabled entry way will be an improvement over the EIFS. Mr. Shelton noted that the space to the right would have signs. The consensus was that the vertical stone column was not necessary as long as there was a 4 feet of stone from the base.

Mr. Huseman made a motion to approve the Certificate of Appropriateness with the condition that the stone be 48 inches from the finished floor. Mr. Pelle seconded the motion. The ayes carried.

Mr. Lenihan, 5364 S. Milford Rd., asked if the minutes from December 13, 2017 would be reviewed tonight. Ms. Holbrook stated yes, and offered to make a copy for Mr. Lenihan. He questioned what the

SEM process would look like moving forward. Ms. Holbrook stated that Mr. Huseman's term expires at the end of February 2018; if Mr. Huseman is interested in staying on Planning Commission then that is relayed to City Council. Council then determines whether to advertise the position. Should the SEM project review be extended past February, the Law Director would make the final determination as to whether Laurie Howland and Mike Huseman would be permitted to vote. Ms. Holbrook stated that it is not clear whether the SEM applicant will revise their plans. If there is no revision then Planning Commission will consider the plans as submitted and reviewed at the December meeting. If they submit a revision then the submittal deadline is January 22 for the February meeting.

Mr. Lenihan expressed concern about the type of organization that is proposing the SEM project. Mr. Roe stated they have always advertised that they are separate organizations. Mr. Lenihan stated that the Board members overlap on other SEM Boards so there is a connection; however, they state that there is no connection which is alarming.

There being no further business or comments to come before the Planning Commission, Mr. Huseman made a motion to adjourn the meeting at 6:40 pm; seconded by Mr. Pelle. Following a unanimous decision, the ayes carried.

  
Assistant City Manager

  
Lois McKnight, Chair