

City of Milford

General Administration 831-4192 248-5096 FAX

745 Center Street, Suite 200, Milford, Ohio 45150

www.milfordohio.org

Application for Conditional Use

Name(s) of Applicant:	Jennifer Barlow, Outside Influence Ilc
Address:	543 Clark Street
	Milford, Ohio 45150
Telephone Number:	513-382-6051
Name(s) of Owner:	Justin Saylor
(if different from appli	cant)
Owner's Address:	5768 Shirl Bar Circle
	Milford, Ohio 45150
Property Address (if as	ssigned): 424 High Street Milford, Ohio 45150
Property Parcel ID nur	
Zoning of Property: R	3
Proposed Use: Agricul	ture, Horticulture, Floraculture
Lot Size:	

rovide a brief statement explaining how the proposed Conditional Use relates to the health, afety, 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 ecessary):	
ly business is an urban friendly horticultural and agricultural business. There are no farm fields or grazing	
nimals, but we beautify homes, businesses and communties by using plants as our canvas. Right now, there is a vacar	ıt
church at 424 High Street and we propose to use that space to design beautiful landscapes and create colorful,	
easonal container plantings. We would also make sure that the outside of this building reflects this aspect of our busine	ss in
way that would beautify the neighborhood.	
outside Influence will use the open concept of the former church to segment the four areas of our business which include	3
esigning and managing the installation of residential gardens/commercial landscapes, designing and planting custom	
ontainers, designing and staging porch makeovers and conducting the occasional garden inspired class.	
long with this application you must include the following:	
long with this application you must include the following:	
1. A site plan of the property for the proposed Conditional Use.	
 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) pplication checked Fee received	



Department of Agriculture

Division of Plant Health - Plant Pest Control Section 8995 East Main Street, Reynoldsburg OH 43068 Director Dorothy Pelanda

Rucsery Bealer's Certificate

Certificate # 3668
Place of 543 CLARK ST (CLERMONT)

siness: MILFORD OH 45150-

513-382-6051

This certifies that the individual or firm whose name appears hereon, having paid the sum of \$125.00 to the OHIO DEPARTMENT OF AGRICULTURE, and having complied with the provisions of Section 927.53 Revised Code of Ohio, is granted this certificate authorizing said party to act as a DEALER IN NURSERY STOCK procured from licensed nurserymen, dealers, or collectors.

OUTSIDE INFLUENCE LANDSCAPE DESIGN GROUP Jennifer Barlow, Presidnet 543 CLARK ST MILFORD OH 45150-

Void after: 12/31/2021

Date: 1/14/2021

This certificate may be revoked earlier for cause.

Dear Planning Commission Members,

I wanted to provide a short description of my company, along with how the former church on High Street would be ideal for accommodating all aspects of my business.

Outside Influence Landscape Design Group (OID) has been in business continually since 2008. Over most of that time, we have provided primarily landscape design services and managed the installation of our projects through landscape contractors with whom we've established relationships. Recently, we have become less involved in the installation except on a consultative basis at our clients' request, and expanded our business into other areas. Here are the four main functions of our business and how we would plan to divide the floor space of the church on High Street visually to accommodate each function:

Landscape Design Services

A portion of the main floor would be used as daily office space for me to work on computer aided design (CAD) layouts of projects. Over the course of the last year, most meetings with clients to review these designs have taken place online, but we could envision a time when we might have face-to-face meetings a few times per month where the design is reviewed on flat screen monitor. These meetings would typically be evening appointments, with just one client (usually a couple) and last approximately 1-2 hours.

Container Planting

OID creates and maintains container plantings for residential and commercial clients in the area. We would use a section of the new space to design and partially install the plants within these containers when appropriate. Most times the containers are on the customer's site and the design and installation takes place there, but sometimes, particularly in the spring and winter, we might plant in the office. The containers would then be delivered to the client directly by OID. There would be no client pick up.

Porch Makeovers

A fairly new segment of our business is porch makeovers, which might involve furniture, plants and rugs. OID would use a section of the new office to stage the porch layout prior to delivery to the client. We might keep some typical inventory for these projects on site, but no product sales of any kind would be conducted out of this space.

Garden Inspired Classes

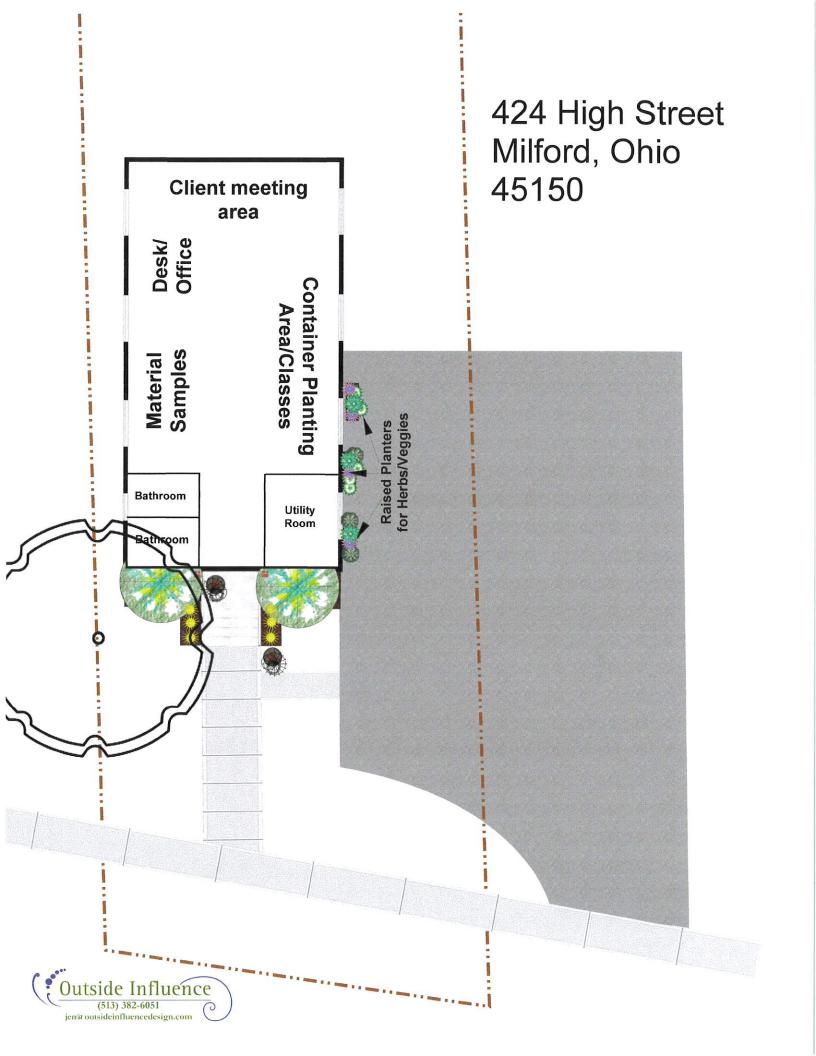
We recently conducted a Wreath Building Class online. We plan to expand on these types of classes (Container Planting, floral arrangements, etc.) over time and while they will most likely be conducted online for the near future, we may use the new office to conduct some of these types of classes in the future.

In short, the square footage of the former church on High Street will enable me to segment portions of my business in a way that will allow me to work on several projects concurrently. We will not be using the office as a retail outlet in any way, but rather as a staging and consultation space. I have been looking for the ideal space in and around Milford for a long time, and believe I have found it here.

Please let me know if you have any questions and thank you for your consideration.

Sincerely,

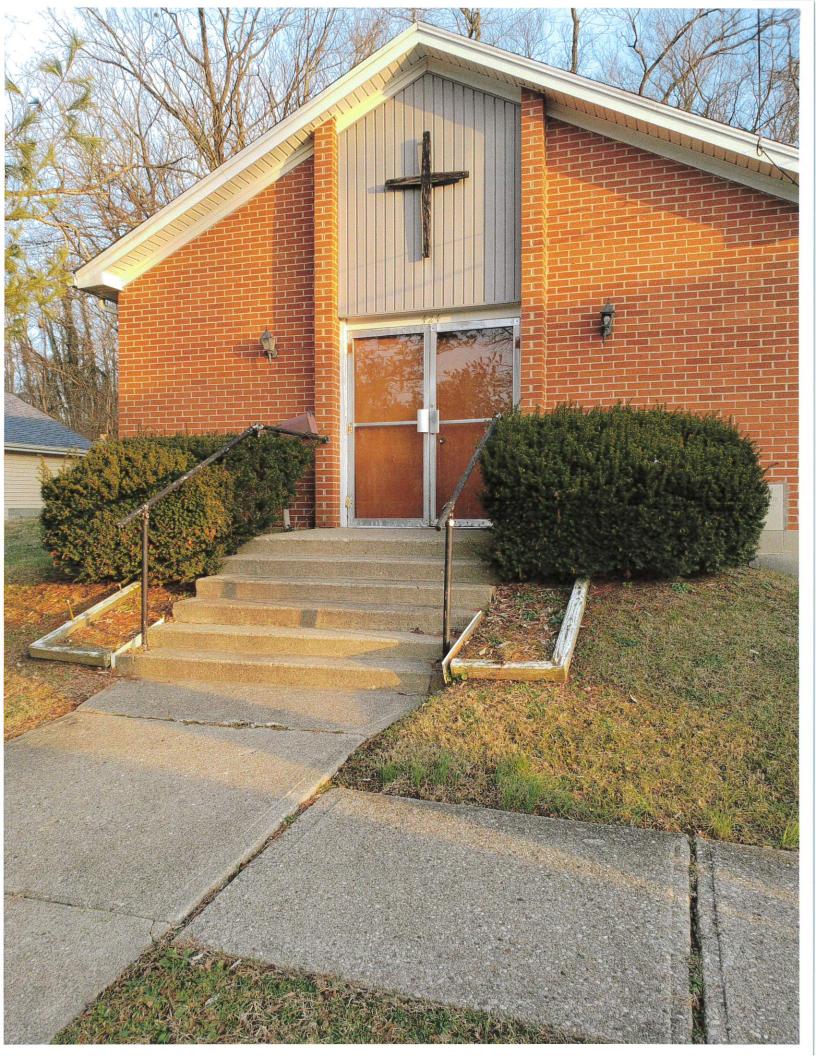
Jennifer Barlow, Outside Influence Ilc.



Properties within 200ft of 424 High Street Milford, Ohio 45150 Parcel# 201731B535

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VILLAGE LIFE STYLE LLC	VARNER JOHN CJR & CANDY M	U HAUL REAL ESTATE CO	SWARTS ROBERT O	SEITZ JAMES J	SEDGWICK SALLY	SCOTT RYAN C	SCHMIDT PAUL L	SAYLOR JUSTIN	SAYLOR JUSTIN	REUTZEL MARK D & VIKTORA S	RAINEY ANDY MATT & BILL RAINEY	RAINEY ANDY MATT & BILL RAINEY	RAINEY ANDY MATT & BILL	QUICK JEREMY	NINE EAST LLC	MONAHAN MICHAEL P & NANCY E	MONAHAN MICHAEL P & NANCY E	HEFFERNAN MICHAEL R JR	HAIGHT SPEED GARAGE LLC	HAIGHT MARK D	HAIGHT MARK & PAMELA	H & H PROPERTY INVESTMENTS LLC	GARRISON JERRY & ELIZABETH	GARRISON JERRY & ELIZABETH	EVANS GRADY FRANKLIN TRUSTEE	EVANS GRADY FRANKLIN TRUSTEE	CORNETT TIMOTHY & PATRICIA	CONOVER LAURENCE R &	BESSEY WALTER J &	BESSEY WALTER J &	506 MAIN STREET LLC			
PO BOX 214	416 HIGH ST	P O BOX 29046	PO BOX 422	424 MAIN STREET	412 HIGH ST	992 CARIBOU RUN LANE	423 HIGH ST	5768 SHIRL BAR CIRCLE	5768 SHIRL BAR CIRCLE	886 WALLACE AV	440 MAIN ST	440 MAIN ST	440 MAIN STREET	5957 PRICE RD	11980 SPRINGDALE LAKE DR	414 MAIN ST	414 MAIN ST	15 CLEVELAND AVE	P O BOX 234	PO BOX 234	PO BOX 234	1921 STATE ROUTE 133	920 WALLACE AVE	920 WALLACE AVE	447 HIGHGATE AVE	447 HIGHGATE AVE	890 WALLACE AVE	5830 PRICE RD	436 HIGH ST	436 HIGH ST	981 ST RT 28			
TERRACE PARK OH 45174	MILFORD OH 45150	PHOENIX AZ 85038	TERRACE PARK OH 45174-042 520	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	CINCINNATI OH 45246	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150	BETHEL OH 45106	MILFORD OH 45150	MILFORD OH 45150	COLUMBUS OH 43085	COLUMBUS OH 43085	MILFORD OH 45150	MILFORD OH 45150.	MILFORD OH 45150	MILFORD OH 45150	MILFORD OH 45150
438 MAIN ST	416 HIGH ST	439 MAIN ST	42 520 MAIN ST	424 MAIN ST	412 HIGH ST	442 HIGH ST	423 HIGH ST	420 HIGH ST	424 HIGH ST	886 WALLACE AV	444 MAIN ST	MAIN ST	440 MAIN ST	500 502 MAIN ST	453 MAIN ST	414 MAIN ST	HIGH ST	406 HIGH ST	404 MAIN ST	400 MAIN ST	HIGH ST	HIGH ST	412 MAIN ST	409 HIGH ST	514 MAIN ST	WALLACE AV	920 WALLACE AV	HIGH ST	324 HIGH ST	890 WALLACE AV	420 MAIN ST	436 HIGH ST	HIGH ST	506 MAIN ST







CHAPTER 1123—DEFINITIONS

1123.01 DEFINITIONS

For the purpose of this Zoning Ordinance, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

1123.02 ZONING TEXT INTERPRETATION

For the purpose of this Zoning Ordinance, certain terms or words used herein shall be interpreted as follows:

- A. The word "person" includes an individual, firm, association, organization, partnership, trust, company, corporation or any other similarly defined interest.
- B. The present tense includes the future;
- C. The singular includes the plural, and the plural number includes the singular.
- D. The word "shall" is mandatory; the word "may" is permissive.
- E. The words "used" or "occupied" includes the words "intended", "designed" or "arranged" to be "used" or "occupied".
- F. The word "lot" includes the words "plot" or "parcel".
- G. The word "building" includes the word "structure."
- 1123.03 Accessory Building or Use shall mean a use or structure situated on the same lot as the principal use or structure to which it is related, and which to its nature is customarily incidental and subordinate to the principal use or structure.
- **Agricultural Uses** shall mean any land used for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and accessory uses such as composting, packing, treating, storing or selling the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the normal agricultural activities.
- Alley shall mean any public or private right-of-way twenty (20) feet or less in width, and other public or private right of ways, not more than thirty (30) feet in width, whose primary function is to furnish access to the side or rear of properties having their main frontage on a street.
- **Animal/Veterinary Hospital** shall mean a building used for the medical treatment, housing or boarding of domestic, farm or exotic animals such as dogs, cats, rabbits, birds, horses, spiders, snakes, etc. by a veterinarian.

Horticulture Medel-HoggembaseInfo.DegreeCode Duration: 4 Years

Total Credits: 120

Award: BS

The study of horticulture covers the growth, distribution and utilization of ornamental plants, fruits and vegetables. In courses offered by UC's College of Design, Architecture, Art, and Planning (DAAP), students learn the relationship between horticulture and ecological processes and develop a forward-looking approach toward the environment. The horticulture curriculum has been choreographed to support the traditional foundation in plant science, landscape design, and landscape management, with a commitment to advance contemporary and sustainable approaches to all facets of horticulture. UC's bachelor of science in horticulture program is designed with the non-traditional student in mind. Classes are held evenings and weekends on UC's main campus as well as several off-campus locations.

Success

Successful horticulture students have a love of the outdoors and a deep commitment to all things that grow. Typically, they enjoy working with their hands and have the patience to wait for results that often take a year or more to unfold. Many are entrepreneurial and study business as well as horticulture.

Career

Employment opportunities in the green industry include landscape management, commercial greenhouses, public and private parks management, and garden design, construction, and management.

Additional career options are listed on the **Center for Exploratory Studies** website.

Minoring

A minor in horticulture is available, as are five certificate programs. The minor and certificates are available to individuals who desire to upgrade skills, enhance the marketability of a current degree, or to prepare for a career change. A certificate is awarded for successful completion of set courses in horticulture and landscape design ranging from 21 to 27 credit hours. All course work completed for the certificate applies toward the bachelor's degree, should a student decide to pursue it. Students must meet the minimum requirements for admission to the Horticulture program in order to pursue a minor or certificate.

Interested students should submit the application form available here to the DAAP Student Affairs Office, Aronoff 5470.

Available minor and certificates:

- The certificate and minor in horticulture introduces students to the various fields associated with horticultural science, including plant identification, growth, health, and reproduction.
- The certificate in green roofs addresses contemporary issues in living architecture, particularly in the vegetated urban roof, which supports environmental, economic, and social components of sustainable urban design.
- The certificate in sustainable landscape design expands basic knowledge of building design and landscape design to include a sustainable, integrated approach to the design of the built environment.
- The certificate in urban agriculture responds to contemporary issues in horticulture, urban design, livability and quality of life, food security, and sustainability.
- The certificate in urban landscapes expands basic knowledge of building and landscape design to address the role of plant life in the sustainable urban environment.

Curriculum

My Degree Audit - for confirmed and current students

My Transfer Course Equivalencies - for students considering transfer to UC

UC Schedule of Classes - search course availability and descriptions

Current Student Degree Audit

Transfer Student Course Equivalencies

Search UC Schedule of Classes

Major Map Versions:

Horticulture Curriculum Guide 2019-2020

Advising

All prospective students interested in this program should visit the DAAP <u>website</u> to find more information or contact the DAAP Student Affairs office at 513-556-1376 or daap-admissions@uc.edu. All prospective students are encouraged to visit campus to learn more about their major(s) of interest. To register for a DAAP "College Close-Up" Visit and a "Preview UC" campus tour, please go <u>here</u>.

For more information on DAAP advising, please go here. Current DAAP students can schedule an appointment with their advisors by calling DAAP Student Affairs at 513-556-1376 or by using the Starfish scheduling tool on Blackboard (canopy.uc.edu).

UC Advantages And Special Opportunities

All Cincinnati State campuses will be closed until 1:00 p.m. on Tuesday, February 16th, 2021, due to winter weather. Remote/ Online classes and services will continue as scheduled.

WEATHER CLOSING/DELAY

DISMISS

Landscape Horticulture (LH)

Overview

Cincinnati State / Degrees & Certificates / Landscape Horticulture (LH)

Career Outlook

Education Options

Curriculum

Learn More

Apply

PROGRAM CODE LH.AAB

SHARE







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Overview

The Landscape Horticulture program focuses on interior and exterior landscape design, installation, and management.

Students complete foundation courses in horticulture, and then take additional technical courses in subject areas tailored to individual needs, including advanced landscape design, computerized landscape design, landscape construction, arboriculture, or greenhouse or nursery management. Core business courses prepare students for management positions.

Related Programs

Sustainable Horticulture (SH)

Turfgrass Management (TURF)

Landscape Design Certificate (LDC)

Sustainable Agriculture Management Certificate (AGRC)

Accreditation

The Landscape Horticulture degree program is industryaccredited by the National Association of Landscape Professionals (NALP).



Contacts

PROGRAM CHAIR

MARK DEACON

MS

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mark.deacon@cincinnatistate.edu

CO-OP COORDINATOR

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ADVISOR

HEATHER AUGUSTINE
MS, LEED Green Associate
(513) 569-1645
heather.augustine@cincinnatistate.edu

Career Outlook

GRADUATES ARE PREPARED TO

- Design landscapes
- Manage horticultural businesses
- Sell design and landscape services
- Build and install patios, decks, walls, and walkways
- Operate and maintain horticultural equipment.
- Properly install woody and herbaceous plants.
- Properly maintain plants, turf grasses, and grounds

REPRESENTATIVE JOB TITLES FOR GRADUATES

- Florist
- Horticulturist
- Instructor/Curator/Writer
- Irrigation Specialist
- Landscape Designer
- Landscape Construction Specialist
- Landscape/Grounds Manager or Foreman
- Nursery/Greenhouse/Retail
- Garden Center Manager

GRADUATE EMPLOYMENT OUTLOOK

Excellent. Green industry jobs are projected to increase significantly due to the advancement of new technologies. Graduate placement is extremely high because of a large number of existing employment opportunities. The U.S. Bureau of Labor Statistics predicts employment of landscape architects and grounds maintenance workers will grow by 13 percent through 2022.

\$11/hr - \$17/hr

Education Options

TRANSFER HISTORY

University of Cincinnati

REPRESENTATIVE CO-OP/CLINICAL/INTERN SITE

- Ammon Wholesale Nursery
- Brightview
- Cincinnati Park Board
- Cincinnati Zoo & Botanical Garden
- CruCutters, LLC
- Hamilton County Parks
- Natorp Landscape Organization
- Werbrich's Landscaping

\$9/hr - \$13/hr

CO-OP SALARY PROJECTIONS

Curriculum

EFFECTIVE 2020-2021 ACADEMIC YEAR

Semeste	r1	LEC	C LAI	3 CREDITS
ENG 101	English Composition 1 (G)	3	0	3
LH 105	Horticulture Occupations (B)	1	1	1
<u>LH 120</u>	Soll Science and Plant Nutrition (T)	2	2	3
LH 130	Woody Plant Materials (T)	1	5	3
<u>LH 125</u>	Turfgrass Management (E)	2	2	3
LH 140	Landscape Operations (B)	2	3	3
FYE 1XX First Y	ear Experience Elective (B)	1	0	1
Semeste	r 2			
<u>BUS 190</u>	Professional Practices (B)	1	0	1
LH.110	Applied Botany (G)	2	3	3
LH 151	Landscape Design 1 (T)	2	3	3
ENG 10X Englis	3	0	3	
XXX XXX Computer Elective (T)				3
MAT 1XX Meth	ematics Elective (G)	3	0	3

2/16/2021

SIC Division: A Agriculture, Forestry, And Fishing | NAICS Association

Client Login

Q Company Lookup

Q Find Your NAICS Code







NAICS Links & Resources

SIC CODES AND COUNTS BY DIVISION

Return to Lookup Tools

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SIC Search Q

Click Here for Data Appends & Targeted Marketing Lists

Division: A — Agriculture, Forestry, And Fishing

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https://www.naics.com/sic-codes-counts-division/?div=A

1/10

Click for Detailed Description of This Industry

<u>Code</u>	<u>Industry Title</u>	Number of Business Establishments
01	Agricultural Production - Crops	229,919
0111	wheat	7,670
0112	Rice	977
0115	Corn	29,581
0116	Soybeans	4,928
0119	Cash Grains, Nec	19,815
0131	Cotton	3,254
0132	Tobacco	1,938
0133	Sugarcane and Sugar Beets	648
0134	Irish Potatoes	483
0139	Field Crops, Except Cash Grain	10,907
0161	Vegetables and Melons	4,107
0171	Berry Crops	1,333
0172	Grapes	2,333
0173	Tree Nuts	1,476

SIC Division: A Agriculture, Forestry, And Fishing | NAICS Association

0174 C	itrus Fruits	896
0175 D	eciduous Tree Fruits	3,913
0179 F	ruits and Tree Nuts, Nec	640
0181 O	rnamental Nursery Products	8,347
0182 F	ood Crops Grown Under Cover	1,049
0191 G	eneral Farms, Primarily Crop	125,624
02 A	gricultural Production - Livestock and Animal Specialties	94,806
0211 B	eef Cattle Feedlots	10,415
0212 B	eef Cattle, Except Feedlots	16,510
0213 H	ogs	4,331
0214 SI	heep and Goats	1,323
0219 G	eneral Livestock, Nec	1,484
0241 D	airy Farms	20,754
0251 B	roiler, Fryer, and Roaster Chickens	950
0252 C	hicken Eggs	577
0253 To	urkeys and Turkey Eggs	593
0254 P	oultry Hatcheries	619
0259 P	oultry and Eggs, Nec	Privacy & Cookies Policy

2/16/202	1

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0271	Fur-bearing Animals and Rabbits	393
0272	Horses and Other Equines	3,736
0273	Animal Aquaculture	734
0279	Animal Specialties, Nec	2,919
0291	General Farms, Primarily animals	28,472
07	Agricultural Services	358,008
0711	Soil Preparation Services	1,370
0721	Crop Planting and Protection	2,978
0722	Crop Harvesting	1,905
0723	Crop Preparation Services For Market	2,104
0724	Cotton Ginning	624
0741	Veterinary Services For Livestock	1,239
0742	Veterinary Services, Specialties	46,010
0751	Livestock Services, Except Veterinary	3,393
0752	Animal Specialty Services	66,455
0761	Farm Labor Contractors	602
0762	Farm Management Services	3,057
0781	Landscape Counseling and Planning	Privacy & Cookies Policy 87,549

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32,056
11,467
5,136
1,027
5,304
4,314
1,392,714

Division: A — Agriculture, Forestry, And Fishing

This division includes establishments primarily engaged in agricultural production, forestry, commercial fishing, hunting and trapping, and related services.

The classification of agricultural production covers establishments (e.g., farms, ranches, dairies, greenhouses, nurseries, orchards, hatcheries) primarily engaged in the production of crops, plants, vines, or trees (excluding forestry operations); and the keeping, grazing, or feeding of livestock for the sale of livestock or livestock products (including serums), for livestock increase, or for value increase. Livestock as used here includes cattle, sheep, goats, hogs, and poultry. Also included are animal specialties, such as horses, rabbits, bees, pets, fur-bearing animals in captivity, and fish in captivity. Agricultural production also includes establishments primarily engaged in the operation of sod farms, cranberry bogs, and poultry hatcheries; in the production of mushrooms, bulbs, flower seeds, and vegetable seeds; and in the growing of hydroponic crops.

Farms are the establishment units generally utilized for the purpose of industrial class Privacy & Cookies Policy rai

production. A farm may consist of a single tract of land or a number of separate tracts which may be held under different tenures. For example, one tract may be owned by the farm operator and another rented. It may be operated by the operator alone or with the assistance of members of the household or hired employees, or it may be operated by a partnership, corporation, or other type of organization. When a landowner has one or more tenants, renters, croppers, or managers, the land operated by each is considered a farm.

The classification of agricultural services includes establishments primarily engaged in supplying soil preparation services, crop services, landscape and horticultural services, veterinary and other animal services, and farm labor and management services.

The classification of forestry covers establishments primarily engaged in the operation of timber tracts, tree farms, or forest nurseries; in the gathering of forest products; or in performing forestry services. Logging establishments are classified in Manufacturing, Industry 2411.

The classification of fishing and hunting and trapping covers establishments primarily engaged in commercial fishing (including shellfish and marine products); in operating fish hatcheries and fish and game preserves; and in commercial hunting and trapping.

Establishments which produce agricultural commodities and sell them directly to the general public for personal or household consumption are classified in Major Groups 01 and 02.

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Need Help?

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