

**PLANNING COMMISSION MINUTES of March 13, 2024
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, March 13, 2024, 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 were Mr. Brumleve, Ms. Evans, Mr. Wenstrup and Mr. Redman.

Staff: Ms. Celsor, Planning and Community Development Coordinator.

Visitors: Mark Bredemeier, Ty Young, KBA Inc, 29 High Street; Chrissy Gedeon, Ani + Mo, 126 Main Street; Phill Hesselbach, 750 US Highway 50, Milford; James Kirk, Kirk & Co., 117 Main Street/ 25 Main Street.

Minutes Approval:

Mr. Brumleve made a motion to approve the February 14, 2024 minutes, seconded by Mr. Wenstrup. The motion carried 5-0.

SITE 24-02, 25 Main Street, Major Building Improvement

Ms. Celsor read the staff report into the record:

Project: Major Building Improvement - Kirk and Company Jewelers

Location: 25 Main Street

Tax Parcel ID: 210709.010A.

Acreage: .12 Acres

Zoning: MRD, Milford River District

Existing Use: Vacant bank

Proposed Use: Jewelry store

Property Owner/Applicant: James Kirk
117 Main Street
Milford, OH 45150

PROPOSAL

James Kirk is proposing to construct a new two-story building at 25 Main Street. The proposal includes demolishing the existing building down to the first floor deck (with the exception of the vault). The proposed new building has a footprint of approximately 3105 square feet. The building is proposed to be used as a jewelry store.

A neighborhood meeting took place on February 28, 2024, as required for new construction in the Milford River District. Notices were mailed to property owners within a 400 ft. buffer. There were no members of the public in attendance.

ADJACENT ZONING/ LAND USE

All surrounding properties are zoned MRD, Milford River District.

ANALYSIS

Zoning Use (1167.02)

The applicant intends to use the building as a jewelry store. Retail businesses are a permitted use in the Milford River District.

Dimensional Standards (1167.10)

The Milford River District specifies the following dimensional Standards:

	Specification	Proposed
Maximum Height:	45 ft.	Approximately 30 ft.
Minimum Lot Area:	None	.12 Acres
Minimum Lot Width:	Average Lot width	Approximately 76.75 ft.
Minimum Front Yard Setback on Main Street:	Average Setback/Set on Property Line	Approximately 2 ft.
Minimum Setback on Garfield Avenue:	Average Setback/Set on Property Line	Approximately 10 ft.
Minimum Side Yard Setback:	None	Approximately 1 ft.

The applicant appears to meet all dimension standards as required by the Zoning Ordinance.

Milford River District Design Standards (1167.11)

For the most part, site development complies with the standards outlined in Section 1167.11. The front façade is proposed to be synthetic stone, hardie board panels, and hardie board wood look panels with large showroom windows and a series of metal awnings. The side elevation fronting Garfield Avenue is proposed to be hardie board panels, hardie board wood look panels, and synthetic stone with window openings and a metal canopy.

1167.11 (B) (1) states that “all elevations of a building shall be subject to review” and that “all sides of a building shall be architecturally consistent with the front façade.” The material proposed for the rear elevation is CMU, concrete masonry unit. Section 1167.11 (B) (6) specifies that concrete block is specifically not permitted in the Milford River District. Staff recommends requiring a higher quality material to be used on the rear elevation that is consistent with the front elevation, such as hardie board wood look panels.

Additionally, consistent with 1167.11 (A) (8) consideration should be given for providing an area for parking bicycles.

Off-Street Parking and Loading Requirements (Chapter 1187)

Section 1187.04 of Milford’s Zoning Code states that properties lying west of the intersection of High Street and Main Street are exempt from off-street parking requirements. Four parking spaces are being provided. Public parking is readily available nearby.

STAFF RECOMMENDATION

Staff recommends approval of the application for Site Plan Review with the following conditions:

1. City approval is contingent on review and approval by the City Engineer, Fire Department, and any other applicable local, state, and federal agencies.
2. A landscape plan shall be submitted for administrative approval. All landscaping shall comply with section 1167.11 (E) and chapter 1189 of the City’s Zoning Ordinance.
3. Any lighting added to the building or site shall comply with section 1187.10 of the Milford Zoning Code and should be directed so as not to shine on adjacent properties.
4. Any roof mounted mechanical and electrical equipment, large vents and vent pipes shall be concealed by or integrated within the roof form or screened from view at the ground level of nearby streets.
5. Per Fire Department, fire alarm system, sprinkler system, Bi-Directional Amplifier survey, 4400 Series Knox box, standpipe system, and knox box for elevator are required and must meet all City ordinances.
6. Address number to be displayed on building per Code requirements.

7. Any future mural would need to be approved by Planning Commission before implementation.
8. Signage shall be reviewed administratively as part of a zoning/building permit application.

Mr. Wenstrup: When you say that the concrete block is not permissible, I don't see mention of subject to that...

Ms. Celsor: That's up for discussion. It's for you to decide. If you feel that that should be a condition of approval you can add that.

Mr. Wenstrup: Isn't that part of the code?

Ms. Celsor: It is part of the code.

Mr. Wenstrup: Then we really don't have to discuss it, do we? We can. I don't think that's burdensome.

Mr. Redman: I was on Council at the time we chose Kirk and Company to purchase the bank. One of the sticking points was the parking. So just to clarify, these parking spaces, they're in the parking lot, correct?

Ms. Celsor: That would be a good question for the applicant to verify.

Mr. Redman: I just wanted to make sure that was clarified and on the record is that those four spaces are in the two parking lots, one on Garfield and one on Main Street, and they do not reflect Main Street parking or Garfield parking. I just wanted that very clear.

Mr. Kirk: I'm James Kirk. I'm open to any questions you have.

Ms. Celsor: Could you clarify the parking question?

Mr. Kirk: It's in the purchase agreement, that it is stated that it is in the parking lot attached to the building. They are on there, no on-street parking. And it's only during business hours, so 10 am to 6 pm basically Monday to Friday, until 4 on Saturday. Our traffic is generally done before everyone needs parking for the restaurants in the evenings.

Mr. Wenstrup: What about the hardie versus block?

Mr. Bredemeier: Mark Bredemeier, KBA Architects, 29 High Street. Generally, we are in agreement with all the points. We do have a couple of clarifications. One is the block. The reason we select block is because the intent is to do a mural over the entire back façade so we felt that was a better substrate. We're not opposed to switching to hardie board. The finished product is not going to be concrete block, it's a piece of art. That's why we had proposed that. And I'll let you discuss that.

The other thing I did want to clarify is on the roof screening, from the street, just using the Distillery as a basis, are we talking about just the streets that the building fronts?

Ms. Celsor: Yes.

Ms. Evans: Is the upstairs extra office space?

Mr. Kirk: Some of it will be the actual shop where we're making and manufacturing upstairs. There will be some that will be left open for meetings, classes, events, and also just planning on future use, what we might need next.

Mr. Brumleve: With regards to the concrete block, are we to assume that the tooling of the CMU will be raked flush?

Mr. Bredemeier: It will be a flush joint.

Mr. Brumleve: As opposed to raked out?

Mr. Bredemeier: That's correct.

Mr. Brumleve: So the joint work will not be as apparent.

Mr. Bredemeier: Correct. You won't see shadow lines.

Mr. Brumleve: Can you expand on how the treatment of the building came together. Was there a concept that we would like to know about?

Mr. Bredemeier: What we tried to do reflect a Main Street type of building – retail on the first floor, a second story to it, first floor has the showroom windows. We tried to do the canopies on the windows to reflect what you see on Main Street but at the same time add a modern flair to it to reflect what Joe and his staff does

inside of the building, so an updated materials on the form. We also wanted to make sure we integrated the stone that you see throughout Milford from some of the original buildings.

Mr. Brumleve: What functions are envisioned for the front terrace on the second floor?

Mr. Bredemeier: That would be another place where if you're consulting with Kirk and Company on jewelry they could take you out on the patio if you wanted to have a more relaxed atmosphere for your design consultation.

Mr. Kirk: We also take pieces outside often to be able to use the natural light.

Ms. McKnight: Understanding you would have to come back with any mural design, do you have anything in mind?

Mr. Kirk: We definitely wanted to represent the City. Maybe a map or a mural of the City.

Ms. McKnight: Understanding completely what you said about having a surface you could do the artwork on versus the hardie plank and certainly cost and maintenance would be issues, but is there any other substance that you could put on that block?

Mr. Bredemeier: To parge it? We could look into that. Block is ideal.

Mr. Brumleve: I think the choice of the CMU makes a lot of sense as a substrate for painting. What would be a concern of mine is that we want to make sure that the mural does happen.

I'd like to ask Christine, at what point in the process could we have a look at the mural. I'd like to figure out if one of our conditions can be about that, that the mural is going to happen. As soon as a concrete block wall goes up, there may be question marks in someone else's mind, as to why did you let that happen, and we want to make sure it will be there eventually. I was wondering how soon we can either put it in our conditions or if there's some point in the administrative process where we do have a stake in the ground.

Ms. Celsor: What I would suggest is, you could add a condition of approval that an approved mural is a requirement as part of the approval for Site Plan Review and that the mural be approved by Planning Commission. Any mural downtown is supposed to come before Planning Commission, so I wouldn't feel comfortable administratively approving that, so that the mural should be approved by Planning Commission before the issuance of a building permit.

Mr. Wenstrup: I think we should say, or materials in keeping with the other three sides of the building. That will give you some flexibility.

Ms. McKnight: I guess I feel a little better about the concrete block.

Mr. Brumleve: Approval of the mural before the Planning Commission prior to the issuance of a building permit or in lieu of that the planning for a substitution to approve the materials for a finished surface.

Ms. McKnight: I really like it now. You have incorporated other materials from downtown. It's going to be eye-catching, which is something you would like to have.

Mr. Redman: I think the building reflects the transition, what has been happening in that corner anyway, from the Distillery to COHatch and I think it's a beautiful blending of the old Milford into this new Milford right there at the entertainment district.

Mr. Brumleve: It is clearly of its era. The problem that usually one encounters with things that are of their era is that they're not firmly established and therefore durable enough to outlive their era and end up being eventually an eyesore. This appears to be durably of its era and I appreciate that effort and also the tip of the hat towards those durable materials.

I would like to make a motion for approval of the site plan review with the conditions as previously outlined one through eight with an additional ninth provision calling for the mural design to be submitted before Planning Commission and Planning Commission's approval of that plan prior to the issuance of the building permit. In lieu of that mural substitution of approved materials.

The Planning Commission voted 5-0 to approve the application for Site Plan Review for 25 Main Street.

SITE 24-04, 126 Main Street, Minor Building Improvement

Ms. Celsor read the staff report into the record:

Project: Ani + Mo Minor Building Improvement
Location: 126 Main Street
Owner: Chrissy Gedeon
10127 Sprucewood Lane
Westchester, OH 45241
Applicant: Ani + Mo, LLC
126 Main Street
Milford, OH 45150
Acreage: Approximately 950 SF
Tax Parcel Id: 210709.026A
Zoning: MRD
Existing Use: Retail

ADJACENT LAND USE AND ZONING

North: MRD Milford River District
East: R-3 Single Family Residential District
West: MRD Milford River District
South: MRD Milford River District

PROPOSAL

Ani + Mo, LLC is proposing to replace the awning on the building located at 126 Main Street. The property is zoned MRD, Milford River District. New awnings in the Milford River District require approval by the Planning Commission.

The proposed awning is black with white lettering and is made from Sunbrella acrylic fabric. Similar to the existing awning, the new awning would span the width of the building.

STAFF RECOMMENDATION

Staff recommends approval of the Minor Building Improvements.

Ms. Gedeon: I'm Chrissy Gedeon. I reside at 10127 Sprucewood Lane in Westchester Ohio 45241. I am the business owner, not the building owner. I do have the approval of the building owner. He's been part of the process. We are requesting to replace the existing awning. The size of the awning is not changing.

Ms. Evans: It will be a nice improvement, I think.

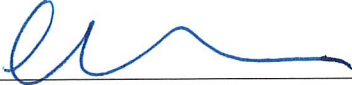
Ms. McKnight: I agree.

Mr. Wenstrup: I move that we approve as requested.

Ms. Evans: Second.

The Planning Commission voted 5-0 to approve the application for Minor Building Improvement for 126 Main Street.

There being no further business or comments to come before the Planning Commission, the meeting adjourned at 6:41 PM.


Christine Celsor, Planning and Comm. Dev. Coordinator


Lois McKnight, Chair