

Special Meeting

August 21, 2018

The Council of the City of Milford met in special session in Council Chambers at 745 Center St. at 5:30 p.m. on August 21, 2018. Mayor Albrecht called the Work Session-Special meeting to order with the Pledge of Allegiance and a Moment of Silence and gratitude.

Roll Call: Present: Mayor Albrecht, Ms. Russell, Mr. Brady, Ms. Chamberland, Mr. Haskins, Ms. Evans. Mr. Brady made a motion to excuse Vice Mayor Brewer who was running late. Ms. Russell seconded the motion. All voted yes. Vice Mayor Brewer arrived soon thereafter.

Work Session agenda-

An open discussion for the Downtown Design Guidelines presented by Jay Stewart. A package of information in its first draft which combined the existing B-2 district chapter and the OMO zoning district chapters into a single ("MRD" Milford River District) chapter. For the next Tuesday meeting he has proposed a few discussion topics that they need council direction and input on. Any other comments or suggestions on the first draft of the MRD chapter will be welcomed.

The following information was discussed at this Worksession -

Review procedure for major and minor building improvement applications- Two step process. Added an extra month for bigger projects. 60 day process. Gives those involved time to make changes. Micro brewery downtown - modify the terminology to say something other than micro brewery. Suggested that we could add its own land use i.e.: distillery. Mr. Stewart said that they will research this further. Especially regarding any smell that may come from a distillery location. It is listed in conditional uses.

Density for multi-family structures - proposing as conditional use, capped at no more than six units per acre. If 7 or higher shall only be permitted with an approved planned development overlay district strict designation. Forcing a re-zone on the overlay district. Currently it is 12 an acre and permitted by right. Extra level of review to have council be the final approving body. Density at river flats is 22 per acre vs. 12/6 currently.

First floor office uses - conditional use process- PC could put reasonable conditions on that. 2nd or 3rd floor it would be a permitted use. You would have to meet applicable standards. possibly placing a square footage requirement on offices to help regulate. Unresolved at this time.

Sign standards - there needs to be a limit to the length in projecting arm signs. Also, with the neon signs, it is internally lit. And as of today, you are not allowed to do internally lit signs. Open signs are allowed. The challenge is that some of the businesses have lit up beer signs that they are using. This needs to be enforced across the board. Discussion about whether the sign was there first or the code regulation was there first was discussed. The signs can be in the building but not in the window. Our Ordinance allows up to 50% of the space for signage with a permit. It cannot be an internally lit sign without a permit. Park National Bank has a waiver on their sign. As long as it is not removed, it is okay.

Building height - height restriction is 45 feet in the district. Most will fall within the average size on the block.

Enforcement of color/aesthetic features in the district - there is a current color palette. Keep the current pallet? It is appropriate. Enforce the color was discussed by council and staff.

Other questions, comments & suggestions on the first draft of the MRD zoning district chapter were discussed during the work session. The next step will be a public meeting in Council Chambers.

Adjourn:

There being no further business to come before the regular Council meeting, the meeting adjourned at 6:50 p.m. with a motion from Ms Evans, seconded by Ms. Chamberland. All voted yes.

Jackie Bain, C.P.T.

Fred Albrecht, Mayor