

PLANNING COMMISSION MINUTES OF August 14, 2019
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, August 14, 2019, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call:

Lois McKnight called the Planning Commission meeting to order at 6:02 p.m. Other members present at tonight's meeting are Fred Albrecht, John Brumleve, and John Wenstrup.

Staff: Pam Holbrook, Asst. City Manager

Visitors: See attached Sign In sheet.

Mr. Albrecht made a motion to excuse Mr. Pelle, seconded by Mr. Wenstrup. All voted aye.

Minutes Approval:

The April Minutes were carried over to the next meeting.

SITE 19-17 Indian Motorcycles of Cincinnati, Conditional Use.

Ms. Holbrook read the following staff report into the record:

Project: Indian Motorcycle Dealership & Repair Conditional Use

Location: 1001A Lila Avenue

Applicant: Beverly Corsmeier
5958 Shallow Creek Drive
Milford, OH 45150

Property Owner: Toebben Companies
541 Buttermilk Pike, Suite 104
Crescent Springs, KY 41017

Tenant Space: 13,966 Square Feet

Tax Parcel Id: 210725.001

Zoning: B-3, General Business District

Existing Use: Vacant Tenant Space, Milford Shopping Center

ADJACENT LAND USE AND ZONING

All adjacent property is zoned B3

PROPOSAL

Beverly Corsmeier is requesting permission to operate an automotive sales and repair business located at 1001A Lila Avenue in the Milford Shopping Center. The property is zoned B-3, General Business District; automotive sales and repair is permitted as a conditional use in the B-3 district upon approval by the Planning Commission.

ANALYSIS

In review of a conditional use application, the Planning Commission shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the following standards:

- A. The conditional use is consistent with the spirit, purpose and intent of the Comprehensive Plan, will not substantially and permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.
- B. The proposed conditional use is to be located in a district wherein such use may be permitted, subject to the requirements of Chapter 1195, Conditional Uses.
- C. The requirements set forth for each specific conditional use will be met;
- D. Minimum standards for parking and loading areas shall be as required in Chapter 1187, Off-Street Parking and Loading Requirements;
- E. Minimum Standards for landscaping shall be as required in Chapter 1189, Landscaping and Bufferyard Requirements; and
- F. The proposed use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, stormwater facilities, water, sewer, and schools.

The specific requirements for Automotive Sales and Automotive Repair are listed in Sections 1195.05.D. and 1195.05.C. in the Milford Zoning Ordinance and are attached for your reference.

The automotive sales and service will occur in a well-established shopping center. No new driveways or lighting will be installed. The applicant indicates that all sales and service activity will be done inside their tenant space.

STAFF RECOMMENDATION

Staff believes the conditional use request is consistent with the spirit, purpose and intent of the Comprehensive Plan and will not be detrimental to neighboring property. Staff recommends approval of this request with the following conditions:

1. Lubrication and other incidental servicing other than washing of motor vehicles and all supply and merchandise storage shall be completely within an enclosed building except as otherwise provided herein.
2. No gas tanks shall be permitted.
3. No underground tanks shall be permitted unless approved by the authority having jurisdiction and by the Planning Commission.
4. No outdoor storage of discarded materials, automobile parts, scrap and other waste prior to their collection and subsequent disposal is permitted.
5. Compliance with all Fire Department comments outlined in their letter dated July 18, 2019.

Mr. Wenstrup: So, just to clarify a motorcycle dealership, falls under automotive dealership?

Ms. Holbrook: Yes, it's considered automotive sales.

Ms. McKnight: Would the applicant like to address the commission?

Ms. Corsmeier: My name is Beverly Corsmeier; my address is 5958 Shallow Creek Dr., Milford.

Mr. Wenstrup: All the sales and service is performed inside the building? There would be no motorcycles parked outside to create activity or interest.

Ms. Corsmeier: It's a public parking lot. Everything will be inside the building unless someone takes it outside the door to go for a test drive.

Mr. Wenstrup: Is there access for equipment from the rear of that building?

Ms. Corsmeier: There is a garage door. The Fire Marshall has inspected and we will comply with fire and building code requirements.

Mr. Wenstrup: Are there adequate drains inside of the building that allow you to wash vehicles?

Ms. Corsmeier: Yes. There is a bathroom and a laundry tub in the building.

Ms. McKnight: Any other types of activities that we could expect to occur there?

Ms. Corsmeier: We intend to have a museum. Indian Motorcycles started in 1901 and was active through 1953 so our intention is to eventually have a standalone Indian dealership with sales of new Indians, a museum for the old original Indians from 1901 to 1953, and a consignment shop.

Ms. McKnight: Does anyone else wish to comment regarding this conditional use request?

Ms. Shundich: Becky Shundich 11 Mound Avenue. What is the height of the building?

Ms. Holbrook: It's an existing shopping center.

Ms. McKnight: Any discussion regarding the conditional use request? We are to determine whether the proposed conditionally permitted use is consistent with the standards for conditional uses and also for the automotive sales repair, sales and service.

Mr. Albrecht: I think it's a great use for the building and it's a very unique concept to come to town. Thank you for considering Milford.

Ms. McKnight: I will entertain a motion regarding the conditional use and again we need to state in the motion whether we find it consistent with the standards for conditional use as well as the automotive sales service.

Mr. Albrecht: I'll make a motion to approve the request by Indian motorcycle dealership for a conditional use based upon Section 1195.05.d and c. with staff recommendations one through five.

Ms. McKnight: Is there a second?

Mr. Brumleve: Second.

Ms. McKnight: We have a motion and second to approve the conditional use and it is found to be consistent with the standards of the zoning ordinance.

Group: Mr. Brumleve, Yes; Ms. McKnight, Yes; Mr. Albrecht, Yes; Mr. Wenstrup, Yes.
The motion carried 4-0.

SITE 19-18 Ditchen Final Development Plan.

Ms. Holbrook read the following Staff Memo into the record:

To: Planning Commission

From: Pam Holbrook, Assistant City Manager

Date: 11/8/2019

Re: Ditchen Final Development Plan

On November 20, 2018 City Council approved a Planned Development Overlay for the property located at 308 High Street. The applicant, Phil Ditchen, is requesting a review and approval of the Final Development Plan in accordance with Section 1169.07 of the Milford Zoning Ordinance.

The Planning Commission is tasked with a review of the final development plan and may approve, modify and approve, or disapprove the application based on the following:

1. The design, size and use are consistent with the Preliminary Development plan approved by City Council.
2. The size of the first stage of development is appropriate.
3. The location, design, size and uses shall be adequately served by existing planned facilities and services.
4. The location, design, size and uses shall result in an attractive, healthful, efficient, and stable environment for residential development.

The Final Development Plan submittal includes:

- Site Plan
- Survey plat
- Streetscape & Elevations
- Site Sections
- Floor Plans
- Landscape Plan
- Grading & Drainage

All Departments have reviewed the submitted plan. Staff believes the Final Development Plan substantially complies with the Preliminary Development Plan as approved by City Council in 2018 and would therefore, recommend approval.

Mr. Albrecht: For the record, has the city engineer reviewed and will there be further review?

Ms. Holbrook: There will be a detailed review as they proceed through the process. Once they submit for their construction drawings, they will also submit for WMSC permit. They will get approval for water and sewer taps. Nate, the City Engineer, has

reviewed the general concept and whether we can support and provide services to the residential homes.

- Ms. McKnight: Would the applicant like to come forward and add anything to the discussion?
- Mr. Ditchen: Phil Ditchen, 548 Main Street, Milford. I think, it's a shade different from what we presented, but size wise and footprint all of the setbacks are exactly the same as we originally submitted. The facade is going to be brick and siding. I have some colors if anyone would care to see, nothing crazy or outlandish.
- Ms. Holbrook: I just wanted to point out all five conditions that were added at the December 3rd Milford City Council meeting still apply.
- Mr. Ditchen: So, none of these colors are exact for houses. They're just a representation of it. We don't have an exact color yet. We are talking about a general color palette.
- Mr. Wenstrup: So, there are sidewalks in front of the property currently. One of my concerns is having the sidewalk as a consistent delineation of the downtown area versus the residential area. Is there any way to have it consistent so that when we go to other properties, we can continue that line straight down?
- Mr. Ditchen: We are going to put in a new sidewalk there.
- Mr. Brumleve: I would imagine that the sidewalk as it exists probably will not survive the development.
- Ms. McKnight: Any other questions for the applicant?
- Mr. Albrecht: Just for the record, it looks like you've done a lot of work on the retaining walls along the backside. I know the architect you hired has some experience in that area. Can you talk a little bit about those retaining walls? I don't know if you know the technical side of it, but it would be nice for everyone to hear that.
- Mr. Ditchen: Yes. I don't know the technical side of it, we'll just throw that out as a disclaimer and we do not have the walls engineered yet. If this is approved, then we'll go to the next step in the process, the engineering and the geogrid.
- Mr. Albrecht: So, who would be engineering the stormwater piece of it?
- Mr. Ditchen: Ron Roberts is handling the engineering. The wall will have a separate engineer.
- Mr. Albrecht: Okay. So, you've got people lined up to do this and that'll also be part of the review?
- Ms. Holbrook: Yes, most definitely.
- Ms. McKnight: If there's nothing further for the applicant, we'll open it up to any comments or questions from the audience.
- Ms. Gorman: Cindy Gorman, I live at 920 Wallace Avenue and we're right above the properties. Our concern is the retaining wall and its stability with erosion and water and keeping our house where it is. The storms come right up that hill. We get a lot of rain, a lot of water.

Mr. Albrecht: I'm not an engineer, but looking as a layman, it would seem to me that adding these walls would be to your benefit rather than letting nature take its course.

Ms. Stober: Hi, my name is Wendy Stober. I'm at 815 Wallace Avenue. Are these going to be single ownership homes or rentals?

Mr. Ditchen: They intend to be single family ownership.

Ms. Stober: Which way will garage doors face?

Mr. Ditchen: They will face the street.

Ms. McKnight: Anyone else? Alright, I'll open it for discussion amongst the Planning Commission. Again, we are considering review of the final development plan for the construction of four homes at 308 High Street. Our job is to determine if the final development plan is consistent with the preliminary plan conditions that were imposed that the first stage of development is appropriate. The development can be adequately served by planned facilities and services and that the development is resulting in attractive, healthful, efficient and stable environment for residential. Thoughts, comments?

Mr. Albrecht: I think it's great. Again, bringing new buildings and new development to an area that needs it. We do appreciate the investment.

Mr. Wenstrup: High Street gets a decent amount of through traffic during the course of the day. Do you think you'll need to have any restriction on parking on just one side or the other while you're doing this work?

Mr. Ditchen: I think at some point we're going to have to bring utilities across the street. So, traffic may be completely closed. Parking during construction may be limited. I think there's a decent amount of real estate on the front of the property to park on. There's going to be large trucks and excavators that are going to take up a significant area. We will have to look at closely.

Ms. Holbrook: Typically, the developer will hire a flagger and/or else work with the city to reroute traffic for a short period of time.

Mr. Ditchen: We may want to restrict public parking in front of the property for the sake of equipment and construction workers.

Mr. Brumleve: There's a long history in this area. The geography is not, wonderfully stable. But as witnessed by what goes on down on Columbia Parkway and the concerns of the Hillside Trust in the Cincinnati area, I have a concern that, what is currently a stable hillside because of everything that is stabilizing it is probably going to change drastically once development starts. I would like to encourage you to carefully examine your retention strategy so it remains stable. It's a delicate situation and I appreciate your consideration.

Mr. Ditchen: Acknowledged. Sally Noble our architect, who is unfortunately on vacation this week and couldn't attend the meeting, but she works a ton in the city of Cincinnati in the hillside district. She's really knowledgeable. I hear what you're saying and we don't want any problems just like you don't.

- Mr. Wenstrup: What stabilization does it provide for the properties? I see a wing wall there. But does that stabilize their property from sliding the other way too?
- Mr. Ditchen: Yeah, I would totally be lying to you if I answered this question. I don't know that one. The wall has not been engineered. But it absolutely will be.
- Mr. Brumleve: I think it looks to me like the configuration is trying to prevent his neighbors from invading his property with a slide.
- Ms. McKnight: Well it's definitely a sensitive site. As the Mayor pointed out it's wonderful to see activity in that area. But you've picked a challenging location you will want to be sure to have a good team working with you.
- Ms. Whalen: I'm Laura Whalen. I'm at 38 Robbie Ridge. As someone who just experienced a couple of houses being built, which I fully welcome. I did experience the concrete trucks blocking the entire Robbie Ridge and I had to wait for them to finish doing what they were doing before I could go past. Had it been on a day when I had an obligation, I would have been highly annoyed. There was no communication from those builders that this was going to happen. I'd like to request that the city perhaps have a condition maybe that there'd be communication to the neighbors stating these vehicles are going to be here on such and such day in advance of that day. Just be aware that your day may be inconvenienced and that sort of thing and be patient with us while our city grows. Maybe a nice message like that to the neighbors could be a welcome thing and something that our city can help implement as we improve our city.
- Ms. McKnight: That's a great idea. Thank you. If there's no further discussion, I will entertain a motion regarding the final development plan.
- Mr. Albrecht: I move that we approve the Ditchen Final Development Plan in accordance with Section 1169.07 of the Milford Zoning Ordinance with items one through five from the November 20th, 2018 meeting. I also request that they communicate with the neighbors and work with the city to control traffic.
- Ms. McKnight: Is there a second?
- Mr. Wenstrup: Second.
- Ms. McKnight: We have a motion and a second to approve the High Street final development plan with the conditions from the preliminary plan approval as well as the condition that they coordinate with city and the neighbors regarding maintaining traffic during construction. All in favor say Aye.
- Group: Aye. The motion was approved 4-0.

SITE 19-16 River Roe Site Plan Review.

Ms. Holbrook read the following Staff Report into the record:

Project: River Roe New Construction Site Plan Review

Location: 5 Water Street

Property Owner/Applicant: Beauty Ridge LLC
750 US 50
Milford, OH 45150

Acreage: .53 Acres (Includes vacated right of way)

Tax Parcel Id: 210709A006P

Zoning: B-2, Downtown Mixed Use, OMO, Old Mill Overlay

Existing Use: Vacant Land

Proposed Use: Retail/Restaurant-1st Floor; Office-2nd & 3rd Floor

EXISTING CONDITIONS

Adjacent Land Use and Zoning

All adjacent property is zoned B-2, OMO

North: Milford Library and Parking for Dental office;

East: Millcrot;

West: Little Miami River;

South: Little Miami Brewery.

ANALYSIS

Hank Roe, DER Development, is requesting approval to construct a 17,365 square foot, three-story mixed-use building on the vacant property located at 5 Water Street. The project area is 0.53 acres and consists of tax parcel id 210709A006P and the adjacent vacated right of way. The applicant received a Certificate of Appropriateness to demolish the existing structure at the February 13, 2019 Planning Commission meeting. The structure was razed in March of 2019.

The proposed uses of restaurant and retail on the first floor and second/third floor offices are permitted in the B-2 district. The applicant indicates that no specific businesses have signed leases yet, and this review is for the building shell and site development. Any future uses will need to comply with the Milford Zoning Ordinance.

The building is comprised of three stories and a lower level parking area. The applicant will be using the adjacent parcel # 210709A005P for the dumpster. The Site Plan shows a decorative fence and gravel path identified as a canoe launch that would be for their tenants use. The outdoor patio area is shown on the south and west elevations. A fountain is proposed in the front of the development.

Parking

Vehicle access to the site would be handled via a driveway off of Water Street. Sheet A1 Lower Level Plan shows 9 parking spaces including ADA spaces under the building and Sheet 2 shows eighteen outside parking spaces for a total of 27 onsite spaces. Section 1187.05 states that the applicant is required to provide a parking plan showing that an adequate number of spaces have been provided for the proposed use.

According to Section 1187.06 the applicant is permitted to use shared parking as a part of their space count. As discussed during the Microdistillery review a few months ago, the City may create additional parking spaces on the north end of town at some later date, but this has not yet been approved by City Council. (See Manager Memo)

Downtown Milford has a variety of restaurants, offices, and stores that open and close at different hours of the day and therefore, have different parking needs at different times of the day. In the short term, the shared parking situation may be adequate for the various uses.

Utilities and Safety Services

All City departments indicate they will be able to provide services to this development. The Fire Department notes that the elevator shall be large enough to accommodate their EMS cot/stretchers.

Landscaping & Lighting

All Landscaping and lighting will need to comply with the Milford Zoning Ordinance. The applicant has not submitted these plans and is asking for an administrative review at a later date.

Elevations

Elevations are shown on Sheet A2. This project is located in the Old Mill Overlay and the Commission has the ability to regulate material type. The proposed new construction appears to be in keeping with other new structures in downtown. Materials include brick veneer, stone columns, and fabric awnings. Building height at Mill Street from grade to the roof is 41 feet.

Neighborhood Meeting

Six neighbors were in attendance at the Neighborhood Meeting on August 1st. Parking was the major issue identified at this meeting, otherwise, the group was complimentary of the development.

Staff Recommendation

Staff recommends approval with the following conditions:

1. City approval is contingent on review and approval by the City Engineer and any other applicable local, state, and federal agencies.
2. Screen dumpster pad with material to match the building.
3. Submit landscape and lighting plan in accordance with the Milford Zoning Ordinance. No zoning certificate should be issued for building construction until Landscape and Lighting plans have been reviewed and approved.
4. Comply with all Fire Department comments as specified in their letter dated July 23, 2019.

Mr. Hank Roe: Hank Roe 750 US 50. We have had our eye on this piece of property for nearly 10 years. And were able to acquire it in 2019.

Mr. Albrecht: And the mixed use? Can you tell us for the record what you foresee going in there?

Mr. Roe: Yes. As I had written in the narrative, there are no tenants currently. We'd like to see a restaurant on the first floor and office space on the second and third floors.

Mr. Albrecht: When do you foresee getting started this project?

Mr. Roe: We intend to start with or without tenants with a shell and then as tenants come on board, we will do the finishes.

Mr. Wenstrup: I had heard there was a service station here at one time. Is there any soil remediation issues?

Mr. Roe: We had a Phase One Environmental Study performed which was recommended given the history of the site and a phase two, which is the next level where there

is some soil drilling. Nothing came back soil sample wise as being a concern. We had no further action required on that Phase Two report.

Mr. Wenstrup: My understanding was that their tanks were above ground anyway. Thank you.

Ms. Holbrook: Did you want to talk a little bit about the fountain?

Mr. Roe: Yes. We've alluded to the fountain in the narrative and on the site plan. The fountain's is in storage but used to be at my parents' home. It's a two-tier bronze, statue with a female presence profile. And there's some angels with some bugles. It's not exceptionally large. It's probably five or six feet tall.

Mr. Dale Roe: I purchased it 25 years ago. When I sold my home the new property owners said they didn't want it. So, I brought in a crane, picked it up, brought it to my office and now we found a place for it.

Mr. Albrecht: And this will be on your property?

Mr. Roe: Yes, the intent is with the cascading water from the fountain, that should reduce the noise factor from Mill and Water Street.

Mr. Wenstrup: On the river side is there wall that goes down to bedrock?

Mr. Roe: Yes, there is an existing abutment wall. It's not been fully engineered yet but we intend to adapt that wall and build on top of it. There's also a stone retaining wall that holds up the vacated right of way. We are going to try to leave in place and pour a concrete wall in front of the foundation more or less parallel to Water Street.

Ms. McKnight: I understand you acquired the Library property next door, so you'll have to have a shared drive?

Mr. Roe: Yes, a shared drive. The dumpster enclosure will be on the library parcel, there are three parking stalls there. Parking will be for all tenants not just the library. We plan on improving the library. It's had a bit of deferred maintenance over the years. We have no intention of raising that building. The library has a multi century lease in place that was a condition of the acquisition.

Ms. McKnight: Now we'll entertain questions from the audience.

Ms. Shundich: Rebecca, Shundich, 11 Mound Avenue. I volunteer at the library and run the book club there and I'm thrilled to death the library is going to stick around. So that's all great. Two thoughts. The parking is tricky. There are four spaces, it's a little awkward back there, but there are currently four spaces behind the library building. We would like to keep the four if possible, for that building. And then in front of the building there are two spaces and a handicap and I don't think that the dentist has his own spots. I know that he's got 20 spots, but I believe he needs to use that as a handicapped accessible entrance because they can't come up from the parking lot. I would like to request that those three spots get delegated only for that building no matter who's in it. We have a large clientele of people over 50 and we have no way of getting them to come to the building, drop off a book, go in for 15 minutes, get something they like and leave. Those parking spots have

been filled with people going to the brewery, riding their bikes and construction people. And since I sit there at a desk for four hours, it's the same car sitting there for four hours. Nobody's moving. So, I understand that's an issue. I'd like to propose that the library board bring that to your attention.

- Ms. Holbrook: That's a request that wouldn't be addressed here at Planning Commission. I would recommend that the library board put it in writing and address the letter to the City Manager.
- Ms. Shundich: Okay. I will do that. But I was hoping we would have those four spots still in back of that building. I've encouraged all the volunteers to park elsewhere. It's going to be tough when that gets built. We're parking back there now. It's very dangerous to come off of that street. The second thing was the noise ordinance. We had discussed at a meeting back in December. Did the City of Milford ever complete a noise ordinance?
- Mr. Albrecht: That's another question for Council rather than Planning Commission. Come to Council.
- Ms. McKnight: Any other Questions or comments on this site? Hearing none, discussion?
- Mr. Albrecht: This is going to be fantastic when you add this to what's going on in the area already with the brewery and the distillery. That whole corner can be an icon for people coming into town. And then the city's already done some work up on top of that hillside with the retaining walls and we have some new signage coming. It's going to be a beautiful site for all the visitors and all the people just traveling through our town. And we appreciate your continued investment because it is an investment, but it's also your continued attention to detail, keeping the spirit of the downtown and the character of the downtown.
- Mr. Brumleve: The development is consistent with the intent of trying to maintain the flavor of downtown. I really appreciate the fact that you designed a three-dimensional building where all sides in view have been considered.
- Ms. McKnight: Any other discussion or comments? If not, we'll entertain a motion regarding the site plan review for River Roe, 5 Water Street.
- Mr. Albrecht: I move that we approve the DER application for 5 Water Street, River Roe site development. I believe it's 100% in compliance with our B-2 Downtown Mixed-Use District, OMO. We've got some requirements by the city staff. I think we can drop the one with respect to the lighting and the landscape. We already have that, but I would like to incorporate those as well.
- Ms. McKnight: Is there a second?
- Mr. Wenstrup: Second.
- Ms. McKnight: We have a motion and a second to approve the site plan for 5 Water Street with the three remaining staff recommendations. All in favor say Aye.
- Group: Aye.
- Ms. McKnight: Any opposed? Thank you. The motion carried 4-0.

SITE 19-15 Tru Hotel Site Plan Review.

Ms. Holbrook read the following Staff Report into the record:

Project: Tru Hotel
Location: 951 Chamber Drive
Property Owners: P3K2P LLC
4402 Hartman Lane
Batavia, OH 45103
Applicant: Michael Couch
3723 Pearl Road
Cleveland, OH 44109
Acreage: 3.254 Acres
Tax Parcel Ids: 210736.093
Zoning: B-3, General Business District, Planned Development
Existing Use: Vacant
Proposed Use: Hotel

ADJACENT LAND USE AND ZONING

North: State of Ohio Right of Way

South: Union Township

East: B-3, General Business District, Planned Development; Vacant

West: B-3, General Business District, Planned Development; Schumacher Homes

ANALYSIS

Michael Couch is requesting approval to construct a 48,008 Square foot, 100-room, hotel on Lot 18 of Chamber Drive. The parcel is zoned B-3 General Business District, Planned Development. A Hotel use is permitted in this district. A Planned Development Overlay was approved for the Rivers Edge area in the late 90's.

Site Plan

The Site Plan is located on Sheet C2.0. The applicant appears to meet minimum lot area, lot width, and setback requirements in the B-3 district. Access to the site is by an existing shared driveway off of Chamber Drive. The applicant is providing 99 parking spaces which should be adequate for a hotel of this size.

The lot frontage includes several different easements:

- 15' Sanitary Sewer Easement
- 50' Nonexclusive ingress/egress Easement
- 15' Water line Easement
- Sign Easement

The dumpster pad is located in the rear and dumpsters should be screened with material to match the building. The site plan shows a pylon sign; all signage will be reviewed and approved administratively and should comply with the guidelines outlined in the Preliminary Development Plan.

WMSC (Water Management and Sediment Control)

The Grading and Drainage Plan are shown on Sheet C3.0. Applicant has provided a detention basin in the front yard to manage stormwater runoff. The City Engineer will review drainage calculations as a part of the Construction document review at a later date. This project will need to comply with the City of Milford's Water Management and Sediment Control Ordinance requirements.

Traffic

Traffic Impact studies are required for developments that generate more than 100 new inbound/outbound trips during the peak hour. The applicant has provided trip generation information from their Traffic Engineer on Sheet C2.0. The data indicates that the peak hour volume of trips will not exceed 100 new inbound/outbound trips. Staff does not feel a traffic impact study is warranted in this case.

City Services

The City Engineer, Water, Wastewater, Fire and Police Departments indicate that there will not be any issues with providing services to this site nor will there be a negative impact to existing city services.

The Fire Department has provided comments in their letter dated July 23, 2019. The Fire Department is requesting vehicle access to three sides of the building; the applicant shows hardscape material on the west side of the property. The Fire Department is requesting additional detail on the hardscape material to ensure it is capable of supporting the weight of city trucks.

Elevations

Sheet A-2.01 shows building elevations. The façade consists of Exterior Insulating Finish siding and lighted recessed areas with bright accent colors. The canopy at the front of the building is an entrance canopy and not a drive through type of canopy.

The building height at the roof deck is 45'. The building height including parapets 49' 3". The parapets will be used to screen the rooftop mechanical equipment.

Landscaping

The Landscape Plan is shown on the second Sheet C3.0. Perimeter parking areas are to be tree lined with one tree every 50 feet and 6 shrubs for every 10 units of parking stalls. The applicant should provide a landscape plan and planting schedule showing the number of trees and shrubs.

Lighting

The photometric lighting plan is included on Sheet AS.01. The footcandles at the eastern property line exceed the 0.5 footcandle limit as specified in the Zoning Ordinance. Applicant will need to revise and resubmit the lighting plan

STAFF RECOMMENDATION

Staff recommends approval of this request with the following conditions:

1. City approval is contingent on review and approval by the City Engineer and any other applicable local, state, and federal agencies.
2. Screen dumpster pad with material to match the building.
3. Signage will be reviewed administratively and should comply with sign requirements shown in the Preliminary Development Plan Guidelines.
4. Comply with Fire Department comments as outlined in their letter dated 7/23/2019.
5. Provide detail/specifications for the hardscape.
6. Provide a revised landscape plan and planting schedule to screen perimeter parking area.
7. Revise and resubmit lighting plan.

Mr. Brumleve: With it being B3 and the maximum height in B3 being 45 feet. The roof deck is at 45 feet and the parapets are at 49 feet. Do we have problem there?

Ms. Holbrook: The definition for building height is from grade to the flat roof deck which means this building is in compliance.

Ms. McKnight: The Fire Department is okay with having access to three sides, provided the hardscape would support vehicles with the outriggers, yes?

Ms. Holbrook: Correct. Yes. The applicant will need to provide details regarding the hardscape.

Mr. Wenstrup: Is a Tru Hotel like a suite hotel or extended stay?

Ms. Holbrook: It is not an extended stay hotel, but the applicant can address that when they come up.

Mr. McCarty: Good evening. I'm Michael McCarty Project Engineer representing P3K2P LLC, the building owners. We want to thank the City of Milford. They've been exceedingly cooperative and helpful as we walked through the planning process. We have reviewed the Staff Report and the Fire Department's report in detail and take no exception to any item and state that we intend to fully comply with all of the terms and conditions in both reports. If you have any other questions I'm here to assist if we can.

Mr. Albrecht: So, you're putting up a hundred room hotel, you could have picked anywhere. Why did you pick Milford?

Ms. Patel: Good evening. I'm Kanan Patel and I represent P3K2P LLC, but yes, the reason we chose Milford is because of FC Cincinnati and the fact that the location is near 275. We believe this is an ideal opportunity for development and we're excited to work with Milford.

Mr. Albrecht: Well we appreciate it very much. And thank you for coming to Milford.

Mr. Wenstrup: What types of facilities will you have here?

Ms. Patel: It is a mid-scale hotel. So, it will consist of regular king's and doubles. No extended stay, no kitchenette. It is just a standard mid-scale level hotel. We do have adjacent rooms. We will have about seven to 10 of them that will be adjoining. There will be no conference center, no facility for a banquet. It's a Tru by Hilton, so it's following the Hilton prototype. There will be a large lobby area that can accommodate around 70 to 80 people. And it will be state of the art and catered to the millennial generation. It will be fresh, bright colors. Lots of USB charging ports. State of the art technology. It is very tech advanced because that's what the millennials want.

Mr. Albrecht: So how many Tru hotels around the country or around here?

Ms. Patel: In Cincinnati, there will be about three that are in the process of development one I believe is finished. So, it will be one of the first. Tru was introduced in 2017. So currently there are about 200 properties and right now they have an extensive growth plan. So, they're planning on building about a hundred more this year.

Mr. Wenstrup: What is the critical path on putting something like that up? How long should it take?

Ms. Patel: We are estimating between a 10 to 12-month period construction phase.

Ms. Holbrook: If planning commission were to approve it tonight, they would be able to submit for their water management sediment control permits, which allows them to move dirt.

Mr. Wenstrup: Is there going to be breakfast with their room?

Ms. Patel: Well, I say it's catered to the millennial, the young fresh crowd. We anticipate serving a free continental breakfast. There will a workout room an indoor pool. There will be a state-of-the-art fitness center because that's what millennials want.

Ms. McKnight: Is there anyone in the audience that would like to ask a question or make a comment?

Ms. Luecke: Donna Luecke. 910 Wallace. Where is this on Chamber Drive? Where is Lot 18?

Ms. Holbrook: It's next to Schumacher homes.

Ms. McKnight: If I'm understanding correctly, Chamber Drive ends and there's a private drive that continues?

Ms. Holbrook: That's correct. The hotel and Schumacher Homes front a private drive.

Mr. Wenstrup: I think its very nice.

Mr. Brumleve: As an acoustics guy. I have a question about the proximity of the highway and the railroad track. This is only for educational purposes. I would ask the question are there any additional considerations needed in that respect for your use?

Mr. McCarty: We put the building toward the back of the property. We think the railroad is a less frequently used facility and would be less of a nuisance or a noise issue. We are pulling it away from the interstate to provide a quieter stay for the clientele. That's the main reason that it's situated the way it is.

Ms. McKnight: We'll entertain a motion. Regarding the site plan for Tru Hotel with staffs recommended seven conditions.

Mr. Albrecht: I enthusiastically propose that we accept the project of Tru hotel with the seven staff conditions. It certainly meets the B3 zoning and it's a welcome project.

Mr. Wenstrup: I'll second that motion.

Ms. McKnight: Regarding approval of the site plan for Tru Hotel at 951 Chamber with the seven conditions recommended by staff. All in favor say Aye.

Group: Aye.

Ms. McKnight: All right. Any opposed? The motion carried 4-0.

SITE 19-19 Milford South Subdivision.

Ms. Holbrook read the following memo into the record:

To: Planning Commission
From: Pam Holbrook, Assistant City Manager
Date: 11/8/2019
Re: Milford South Subdivision, Preliminary Consultation

Stan Messerly and Paul Shirmer are requesting a preliminary consultation with Planning Commission to review a proposed subdivision of 13.59 acres located at 777 Garfield Avenue. The property is zoned R-2 Single Family Residential district.

In accordance with Section 1105 of the Milford Subdivision Ordinance (See attached) the procedures for obtaining approval of a subdivision are as follows:

1. Preliminary Consultation: Section 1105.02
2. Preliminary Plat Review: Section 1105.03
3. Final Plat review: Section 1105.07

Planning Commission is being asked to provide feedback regarding the applicant's preliminary sketch plan. Should the applicant decide to move forward after this consultation, the next step would be the Preliminary Plat Review.

The subdivision consists of twenty (20) single family lots in the R-2 zoning district. The minimum lot area for new lots in this district is 10,000 square feet. A new public street would be created in order to provide access to the lots. Detention for this development would be located at the eastern edge of the property. Department heads indicate that city services can be provided to these 20 new lots. The Fire Department comments include:

- Water line to be looped
- No on street parking
- Cul de sac to meet Milford turning radius requirements

Ms. McKnight: This is a little different. At the conclusion of this meeting, Planning Commission will be taking no action. We're here to hear from residents and the applicant. It's a consultation. So, we'll begin with the applicant if you'd like to come forward and explain their project.

Mr. Shirmer: My name is Paul Shirmer and I've got Stan Messerly with me from Messco Engineering. He is the civil engineer on the project. Many of the folks here know that we had presented a preliminary plan to do a multigenerational development on the property several months back and scheduled an informational meeting just to get some preliminary feedback. We're still working through a lot of that feedback as far as what to do with the bottom half of the site. But we felt like we had enough information to proceed with the section that we had already planned on conforming to the existing R2 zoning code. The lots, the setbacks and all the dimensions that are shown for this phase one generally conform with the R2 zoning code. That's the part of the plan that we're looking to proceed with today.

Ms. McKnight: You do have a bit of a challenging site?

- Mr. Shirmer: Just a little bit. It's got the existing school on the site, it's not without its challenges as far as the environmental demolition costs and so forth. And we're looking for different ways to mitigate that and make it a feasible to take down. The other challenges are obviously storm water topography of which Stans got a pretty good handle on most of that as far as what our grading's going to look like, and how our onsite storm water is going to be accommodated. Furthermore, we looked at a few alternates for this single-family development. One of the alternatives that we looked at was potentially coming off of Wallace Avenue just north of the development. After laying out a couple of developments that took advantage of that curb cut up there and, and trying to keep the development on the top and not come down to Garfield Avenue. I believe Pam got a lot of feedback from the residents up on Wallace. So, we had decided to go back to Garfield and relocate that entrance to this first phase down in Garfield.
- Mr. Albrecht: You know, what worries me when people come to us and say, this is phase one. You know that City Council changed the zoning on this property to make it all R2. The intent of City Council was to make sure that the lot size for the entire development was R2. So, while this looks good on paper, it would concern me to approve anything with this property that isn't R2 right? Some of the concerns that I have for the people on Wallace Grove are the considerations of what the homes look like. And the other thing is what's going on those empty lots. Pam, do we have any control over what those buildings will look like in that subdivision?
- Ms. Holbrook: The R2 district doesn't have any particular requirements for building materials. This is not a planned development.
- Mr. Albrecht: They could build with garages coming off the street rather than in the back. R2 does not regulate that, even though that's in our plan overall. But this is not a planned development. The Comprehensive Plan says we would prefer that, but there are no requirements. Had you considered that at this point? What are you going to do with the architectural design of these buildings?
- Mr. Shirmer: We're going to be partnering with a builder. We would anticipate a typical subdivision, probably about 2,500 square feet each with a two-car garage, whether it's a front or a side entry. We've talked to probably a dozen builders about the product and it's pretty safe to say that it's going to be your standard subdivision house.
- Mr. Albrecht: I'd like to see the plan further developed and tell us what's going to happen with the rest of that property. When people come in with a phase one, and then come back and want to change things in phase two. Do you understand that you're not getting permission for future phases? Those are the risks that are involved and I can't imagine people buying houses with those existing buildings right in front of them.
- Mr. Shirmer: I would say that as far as the marketability there's significant topography between what is the first phase versus the lower portion of the site. So, it's not like these proposed houses are going to be sitting right on top of the existing school.
- Mr. Wenstrup: I agree with Fred it looks like at least half of the property is still sitting there. That begs the question, what is the plan there? What's the price point on these homes?

Mr. Shirmer: We anticipate the price points to be in the neighborhood of 450k for the R2 houses.

Mr. Albrecht: I don't know if you've been there when it's raining, but you might as well take a canoe and start up at Wallace and float all the way down because that water runs that fast. We really want to see a development plan that doesn't just fit in but improves what's there because your adding more concrete and pavement. No matter what you do here. You've got driveways, you've got roofs, you've got runoff from gutters. Without a doubt, you're going to add to the volume and you've already got a problem.

Ms. McKnight: As you pointed out it is zoned R2 and the zoning requirements stipulate a minimum area, setbacks, some basic zoning standards that they have to comply with. They're not asking for us to vary any of that or to change any of the requirements of the R2 zone. This appears to be a standalone piece, not connected to anything that might happen here, but this is zoned R2 today and that's the way the city has indicated they would want it to be zoned

Mr. Wenstrup: What might phase 2 be in the back of your mind?

Mr. Shirmer: We're looking at different options for phase two, whether it's to come in with a full R2 compliant development or look at ways to utilize the existing school as an adaptive reuse, then we're going to have to look at some other alternatives and request that at a later date. Based on the feedback that we received at our initial meeting, it sounded like senior care and, and any type of an apartment use was out of the question. We would probably do a for sale type of product.

Mr. Wenstrup: You own this property now?

Mr. Shirmer: Not yet.

Mr. Wenstrup: Are there certain parameters that have to be met in order for it to be cost effective to buy the property? Obviously, there are, but do they restrict your ability to build this?

Mr. Shirmer: To do a straight R2 project it's very tight.

Mr. Brumleve: Is the intent for the second phase to also be R2 or is that open to speculation?

Mr. Shirmer: The intent with the second phase is to comply with R2 density. So, we're not asking for additional density other than what the existing R2 would call for.

Ms. McKnight: To be clear, you're not asking for anything tonight.

Mr. Wenstrup: How many more units would fit in the remaining acres?

Mr. Shirmer: The site's 13 acres and R2 is 10,000 square feet lots. So, it's about four units to the acre. It's about 40 units total.

Mr. Albrecht: So as far as engineering goes, do you feel that it's feasible? Obviously, you're here so you must think it's feasible and you can address the storm water issues.

Mr. Shirmer: We have a plan for the storm water.

- Mr. Messerly: We will be required to meet the City of Milford storm water regulations. But as indicated on the plan we've identified a few areas for storm water detention. The intent would be to develop an embankment along that east side, which would in essence be the east side of a detention basin. And we would excavate out some of the western part so that the detention basin would be in the lower area. And then in conjunction with that, we would set up the basin so that the overflow for those large storms would flow to this area where the existing barns structure is. This would be the location of our proposed emergency overflow. So, we'd have an embankment and along this property line here, which would prevent the water that now runs, to these units to head towards the man-made embankment, detain itself, store and then have the outfall for that detention facilities through here. And then also have the emergency overflow pass the barn here and then pass under the road.
- Mr. Albrecht: Well where does it go once it goes under the road?
- Mr. Messerly: Well the storm water regulations were set up at so that the areas don't adversely impact downstream.
- Mr. Wenstrup: Whose barn is that? Is that barn on the property that is being bought? No, it's off site. So, if that was my barn, I would want to know what direction the water was flowing.
- Mr. Messerly: The regulations are set up for pre and post development storm water flows and would account for storage.
- Ms. Holbrook: The barn is owned by Chris McBroom. She sent an email to Planning Commission expressing her concerns.
- Mr. Albrecht: What does that detention basin look like for my friends on Apple Lane? You say you're building an embankment, what does that mean?
- Mr. Messerly: I haven't run the final calculations yet, but possibly an embankment, three or four foot taller than what it is today. An embankment would provide that resistance to the flow continuing due east. So, it hits that embankment and then fills the detention basin and then it empties out so they'd be looking at a mound that could be landscaped if need be.
- Mr. Albrecht: So, in layman's terms, you're going to redirect the water that's currently running down towards Apple Lane.
- Mr. Messerly: Right, that embankment would be resistance to the flow continuing in this direction into a basin and then out to our design outfall after its stored over a period of time.
- Mr. Wenstrup: So, does it hold water and let it out slowly?
- Mr. Messerly: That's correct. It's designed such that there's a small flow out of the system. Then over time it goes slowly out. I should also point out that somebody has put in a large diameter PVC pipe across the property here. It looks to me that the intent was to create a small depression on the inlet side of that pipe so that there is a little bit of storage and then to direct the flow. I don't know if the school district

worked with the neighbors to try and alleviate some of the flooding on the back of these properties. It's a fairly shallow pipe, but you can see where somebody's created a little depression here to allow the pond flow into a pipe without any constrictions. I think it's a 30-inch diameter pipe. It's a means to divert that flow to this swale which we intend to ultimately direct our flow.

Mr. Albrecht: There's a lot of talk about hundred-year rain events. We're getting a lot of rain in a very short period of time quite often now. Are you prepared to actually exceed what the current recommendations are in order to improve what's there?

Mr. Messerly: Certainly, I haven't gotten to that point of conversation with the city engineer. It's not uncommon for those conversations to come up early in development. We've got a problem preexisting. What can we do potentially with your development? Certainly not to exacerbate them, but potentially mitigate those problems.

Mr. Albrecht: It sounds like you're willing to try. The reason I'm asking you these questions is to learn more about what your intent is and learn about your commitment to the community. We have developers that come and visit us all the time. This is the second or third one that has been on this property and we want the right developer and the right development. What makes you the right developer?

Mr. Shirmer: We typically team up with other developers or I should say other investment partners to do complete projects. We take a creative approach to solving some of the problems that we might see on site that's a challenge for other developers to complete. So, for instance, on this project, we thought we'd take a creative approach to the redevelopment of the project. We brought the multigenerational community idea here to get feedback. We took the time to kind of get the feedback and then retool our plan accordingly, which we're actually still in the process of doing based on the comments that we received. We're actively working on several other developments that are key in their neighborhoods. We're working on a project in Mt. Lookout Square that's literally on the square where we are taking down 4 former houses and we're putting in 35 luxury apartments. It's going to be stepped into the hillside. It's going to look like it's congruent with the square and it's taking advantage of the walkable neighborhood. In addition, we took the time to make sure that we had the right architect associated with it. One of the key components that we see with that project is the walkability and its interaction with the streets since the building is going to be right up against the street. After looking at a lot of the architects around the city focused on Mariemont and some of the architecture that's gone in on some of the new builds there, we actually tracked down the architect that worked on that project and hired them to work on our Mt. Lookout project. Beyond that we're working on a 62-unit apartment building down in Columbia Tusculum another walkable community, a very sensitive neighborhood. It's not foreign to us to work with the community.

Mr. Albrecht: I appreciate you coming back a second time after you received very loud feedback the first time. That's what ends up with great collaboration when you have people who come with ideas. We're not trying to discourage ideas. I'm just trying to bring them out so that everybody in the audience can hear you speak and give you that opportunity to reply.

Mr. Shirmer: That's fine. And we appreciate that. Hopefully, you'll see that we do listen and we try to accommodate.

Mr. Wenstrup: I don't like phase one, phase two, that doesn't feel right. I'd like overkill on water solutions. I'd like an exemplary solution that leaves no doubt in anybody's mind, that water is not going to be a problem. I'd like sidewalks in the neighborhoods. And then lighting and utilities and stuff like that. There are cheap ways to do it and there's good ways to do it.

Mr. Brumleve: I was curious about one of the utility provisions and that was specifically water. Are you planning on tapping in from the Wallace side and bringing in an easement with water from Wallace? As opposed to shipping it up from Garfield.

Mr. Messerly: Well actually coming in to the meeting I anticipated just coming off of Garfield. That was the first I had heard that the fire department recommendation is a looping of a water. So now I need to figure out how that's going to work.

Mr. Brumleve: I need a vocabulary definition on looping

Mr. Messerly: Looping would be that you don't have a dead-end terminus. In other words, we wouldn't bring the water main up Garfield to our cul de sac and stop at that fire hydrant that that dead end would have to connect somewhere to have a continuous loop of the water. I believe the fire department had that recommendation. That would bring both legs back to their tap. it would not allow a dead end of the water supply. A nice means to loop would be to bring a water main from our cul-de-sac to Wallace Grove.

Mr. Brumleve: So, it just goes to illustrating the methods that you're planning on using. And that's what was asked for at this stage was to have some sort of understanding of the methodology you're proposing. Obviously, the sewer would probably go straight down to Garfield.

Mr. Messerly: We anticipated a dead-end water main, but it's my understanding now, we will need to investigate a looped water main.

Mr. Wenstrup: Lot number nine, which is on the corner, is that the only property where you actually have access because of the property ownership to Wallace or any other road other than Garfield?

Mr. Shirmer: The subject property doesn't actually abut Wallace.

Mr. Albrecht: Do you have any easement currently?

Mr. Shirmer: Currently we have a contract to purchase a portion of that property.

Mr. Wenstrup: And in that contract to purchase, what advantages might that give you?

Mr. Shirmer: If we executed on that purchase, we'd be looking to get our vehicular access off of Wallace for the neighborhood.

Mr. Wenstrup: So, the access to it would change? It wouldn't be through traffic?

Ms. McKnight: It would be a different plan.

- Mr. Albrecht: We want it to be R2. So, I'm not trying to be negative here, I'm just trying to make sure that everything's being considered.
- Ms. McKnight: We'd also like to get feedback from those of you here in the audience. We'd like to do this, in an orderly fashion and I'm going to ask the applicant to make notes. I'll be doing the same. We'd like to hear from everyone, one at a time.
- Mr. Woodruff: Good evening. My name is Doug Woodruff. I live at 17 Wallace Grove Lane. I have a number of concerns. Mr. Schirmer just re-introduced an idea via a water main tap and extended that conversation and the potential access to his development off of Wallace Grove Lane. Everybody on Wallace Grove Lane that I've spoken to is completely against any access point, any curb cut for development of that property. One of the residents on this street left because it was stated earlier in this meeting that a curb cut was taken off the table. Mr. Schirmer just reintroduced that, so I want to make sure that everybody in the Planning Commission understands we are strongly against a curb cut on Wallace Grove Lane. We've had conversations about water control. That's a blue line stream behind my house and he's talking about putting a detention pond on top of it, a detention basin and I guess is the terminology a detention basin is as Mr. Messerly stated, a dry basin until it rains. We've had a lot of rain this year and the detention basin isn't just a straight-line detention basin. They're usually around like ponds because they hold water. Where is he going to put a pond without invading my property? Or he'll lose lot number 10 and 11 if he puts a detention pond on his property. So, I'm very interested in how he's going to control water on that blue line stream. Also, while he's enjoying a lemonade on my back deck, I want him to see how many trees are on this hill, on this ridge. The only way he's going to be able to develop that is to remove those trees. If he removes those trees with a clear-cut method, you're going to have a huge water problem. Not only on my ravine behind my house, but down on Apple. There's going to be nothing to slow down water coming off that ridge. So, this is going to be a challenging site to develop.
- Ms. Luecke: Donna Luecke, 910 Wallace. We have horrible water pressure up on Wallace. The house we just built it cost us almost \$2,000 to put in the pump so we could get some water pressure. Will this additional 20 housing units affect the water pressure? Second question being a comment was made earlier about the heavy traffic on High Street. I know it doesn't compare to the heavy traffic on Wallace. People that cross over Wallace, they're just ridiculous in their speeding. The No truck sign, that's a joke. All types of trucks come up through there and I understand where they would want access off of Wallace Grove. They're going to cut across Wallace in order to drop down to get to Garfield. Thank you.
- Mr. Stober: Ed Stober, 815 Wallace. With regard to Wallace Avenue water pressure, since that's come up, I live right next door to the tower. We have periods where we cannot get any second-floor water pressure. So, given the infrastructure that exist right now, there is no way that we can handle 20 to 40 residences and the increased water pressure demands,
- Mr. Albrecht: Have you mentioned this to the City?
- Mr. Stober: The Water Department has been to our home periodically since 1998.

Mr. Albrecht: Recently or not?

Mr. Stober: Yes. Within the last two or three years. And with the new home just down the street it's not surprising to me that they encountered this problem. Secondly, I am concerned with regard to traffic if 20 to 40 new homes are built, that is somewhere in the neighborhood of 40 to 80 automobiles coming and going constantly on Garfield Avenue. There is no berm, there is no edge to that road. And as a result, I'd be interested in hearing what the Fire Chief has to say with regard to emergency response and going down that road with large equipment. There has to be a feasibility study done with regard to that. Third, and this is a serious concern with regards to the development of the old school, the asbestos in that school has to be dealt with. Who's going to monitor the removal of the asbestos? Will the Ohio EPA do that? Will the contractor do that? Will, the City of Milford monitor that. The residents in Clertoma, Apple Lane, everything east of that is going to get the windblown dust particles from that. And lastly, the Valley View campus receives the flow from that hillside to down behind Arrowhead farm. There are times when I walk the dog at Valley View where I am somewhere between my knee and my ankle deep in water. If we increase the water flow down to Valley View, it will restrict public access, and detrimentally affect the growth there. These are all real concerns that have long term possibilities. Thank you.

Mr. Hatter: Hi, my name is Lee Hatter and I live on Apple Lane. I'll show you where my house is. All the runoff from here flows right to my backyard. My basement flooded. It took me two and a half months to clean my basement out. The gentleman spoke about somebody putting in a storm drain. It took 35 years to put in that storm drain. That storm drain is not an ideal. I cleaned that storm drain out personally because nobody else is going to do it. And I had to go out there in a flood and dig it out so the water could go out. It's constantly wet because we get all the runoff from Wallace Grove ever since they built that subdivision. Thank you.

Mr. Naylor: My name's Scott Naylor I am Lee's neighbor. I live at 28 Apple, what's penciled in as detention basin, I have a concern because it's a dry creek. It's a natural wash. It's a ravine and a little bit of water flows down through the creek. It fills up when it's raining and for an hour or two after. So instead of having water flow past my house, they're talking about retaining it. My basement floods. To me it's just making it worse. It's no answer.

Mr. Barch: Hi, my name's Doug Barch, 18 Wallace Grove Lane. We are vehemently opposed to any access off of Wallace Grove Lane. It's a safety issue. The curves too tight. And there are numerous other reasons that it shouldn't be coming off Wallace Grove Lane. I don't see any way that you build this dense of a subdivision without a scorched earth policy. All those trees come down. Folks have talked about the possibility of having drainage problems. Wallace Grove estates where we live is 24 lots on about 13 acres. 777 Garfield is about 13 acres more or less. So, the two parcel sizes are almost identical. What they're proposing here on your R2 zoning is 20 lots on half the size of that. Half million-dollar houses. I echo what Doug Woodruff said. I'm now concerned about the access off Wallace Grove Lane because I thought it was off the table but that's not what I'm hearing tonight. I urge you to meet us up there, we'll walk you through it. Take a look at the topography. It makes no sense not to mention the safety issues. Come

up there about five or six at night and see all the children on their bikes up and down that street, right where they're proposing this access. Unfortunately, we had a neighbor enter into this contract without anybody's knowledge until it was done. No one was talked to. I think that property should be offered to Valley View. Let's figure out a way to get this done. A simple look at the recorded plat for Wallace Grove estates would have shown you the parcel that they have an option on is protected. That's the entire utility easement for all of Wallace Grove estates. Thank you for your time.

Ms. Langdon:

My name is Kelly Langdon. I live on Gatch Street and I think that a lot of good comments have been made so I don't have a lot new to add. Like you John, I'm uncomfortable not knowing the whole plan or seeing a whole plan before anything goes forward. Of course, I'm concerned with the water. We already struggle with that. I'm concerned with the aesthetic. I hate hearing the words environmental destruction, but I understand it's zoned for single family houses. I agree that it feels like there's too many crammed into a small space. I understand growth can be good but I have concerns Milford as a whole, is growing too quickly without seeing studies of what happens. Thank you.

Ms. Stober:

Hi, Wendy Stober, 815 Wallace. I just wanted to concur with what she was saying about this development. Is this something that is in the neighborhoods and in the city's best interest? I also don't agree with the idea of doing the development in two parts, after your 20 houses, would we be forced into the rest of the development. If this development were to go ahead at a minimum keep the trees, cut the development in half, keep the trees, which would also minimize the cost of grading the hillside. Thank you.

Ms. McKinney:

My name is Lisa McKinney. I live on Hogan drive. My house is actually on the plan. It's the second house shown on Hogan drive and I get flooded out every time it rains really hard. It comes down from the water tower, hits us right in the front door garage, floods the steps on the side of the house are like rapids and my neighbors is the same way. You've heard enough about water tonight. That's all legitimate. That's all for real. We're all dealing with it. We're all experiencing it. We're all trying to divert it and live with it. The school district abandoned that property because of flooding, of course 13 acres wasn't big enough to keep growing with the district. And I get that too. But it's listed flooding in their reasons. That property is honestly most suitable to become a part of Valley View. Access off of Wallace Grove, there's not a lot of us that live up there on top of Wallace, but there are some of us who have children and Wallace Grove actually gave us the ability to have our kids out playing on that dead end cul de sac. We've got three six-year-olds on Hogan and some older kids and that gives them a place to play. We don't have sidewalks up there on top of the hill. I don't even know if that's a possibility with the width of the road and how it is. And to put the vehicle access off of Wallace Grove. I feel like it's going to take away our neighborhood, the very little one that we have. But I think we need to keep some integrity with trees in the hillside. I think we need to see a full development plan. I feel really leery about it just being half and half. Thank you.

Ms. McKnight:

Anyone else? Thank you. We appreciate you taking time out of your evenings to come here and participate in this. This is a good thing that the city allows this consultation before the subdivision. I'm going to give the applicant and the engineer an opportunity to speak if they want to. We don't expect them to have

all the answers tonight, but they certainly have a lot more questions now and that's thanks to you. So, anything else you'd like to say?

Mr. Shirmer:

I think that the basic response is that we've, we've taken in the comments. Our understanding was that when the city had rezoned the property to R2, that their intent was to do residential on the property. Otherwise it would be zoned recreational space if their intent was to keep it or deed it over to Valley View, we're going to make our best efforts to address all the water issues that had been brought up tonight. It sounds like some of our water issues aren't just our issues. It seems like it's more regional. It seems like you've got other issues beyond our site that are flowing through our site. Maybe some of the items suggested would be best to look at as what can we do to help with bettering the condition of our neighbors, whether it's Valley View or Apple Lane.

Mr. Albrecht:

I think one of our questions opened up a can of worms with respect to an opening on Wallace. This plan does not show an opening on Wallace, is that correct? Is that no longer in your future plans or is that still something that you might consider at some point?

Mr. Shirmer:

When we came for the initial presentation back in the early spring, we took the comments back with us and laid the property out as a residential subdivision. And we saw that there may be some advantages to bifurcating the upper development from the lower development. So, I think some of the concern is that if we were to get an access point on Wallace, it would create a through street, and that was never the intent. It was to do with creating a small cluster of about 10 houses up on top of the hill side, and it would not be connected to the lower development. We looked at that option and had heard from a lot of the neighbors and city representatives that the neighbors were very concerned about traffic and safety.

Mr. Albrecht:

I brought that up because I felt like we threw that out there.

Mr. Shirmer:

I think your question is really directed towards water and how do we get water to create that loop.

Mr. Albrecht:

Yes, that's between the water department and you. Also, to clarify it was the intent of council to pick the best, the least dense use of that property which seemed to be the R2 district.

Ms. Holbrook:

We were trying to find a compromise for the zoning district, R2 was 10,000 square foot lots. R1 was 1 1/2 acre lots. But R2 seemed to be the most feasible for that size of property.

Mr. Albrecht:

All adjacent lots were R3.

Ms. Holbrook:

And R3 allows, 8,000 square foot lots.

Mr. Shirmer:

With the building of the subdivision as proposed or as we're currently calling phase one, this plan doesn't intrude on the hillside.

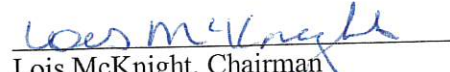
Mr. Albrecht:

Well, it's important to us. South Milford as a whole, has great affiliation towards trees, and we care about our neighbors.

Mr. Shirmer: One final comment, this is actually an opportunity to correct some of the issues.

There being no further business or comments to come before the Planning Commission, Ms. McKnight made a motion to adjourn the meeting at 8:32 pm; seconded by Mr. Pelle. Following a unanimous decision, the ayes carried.

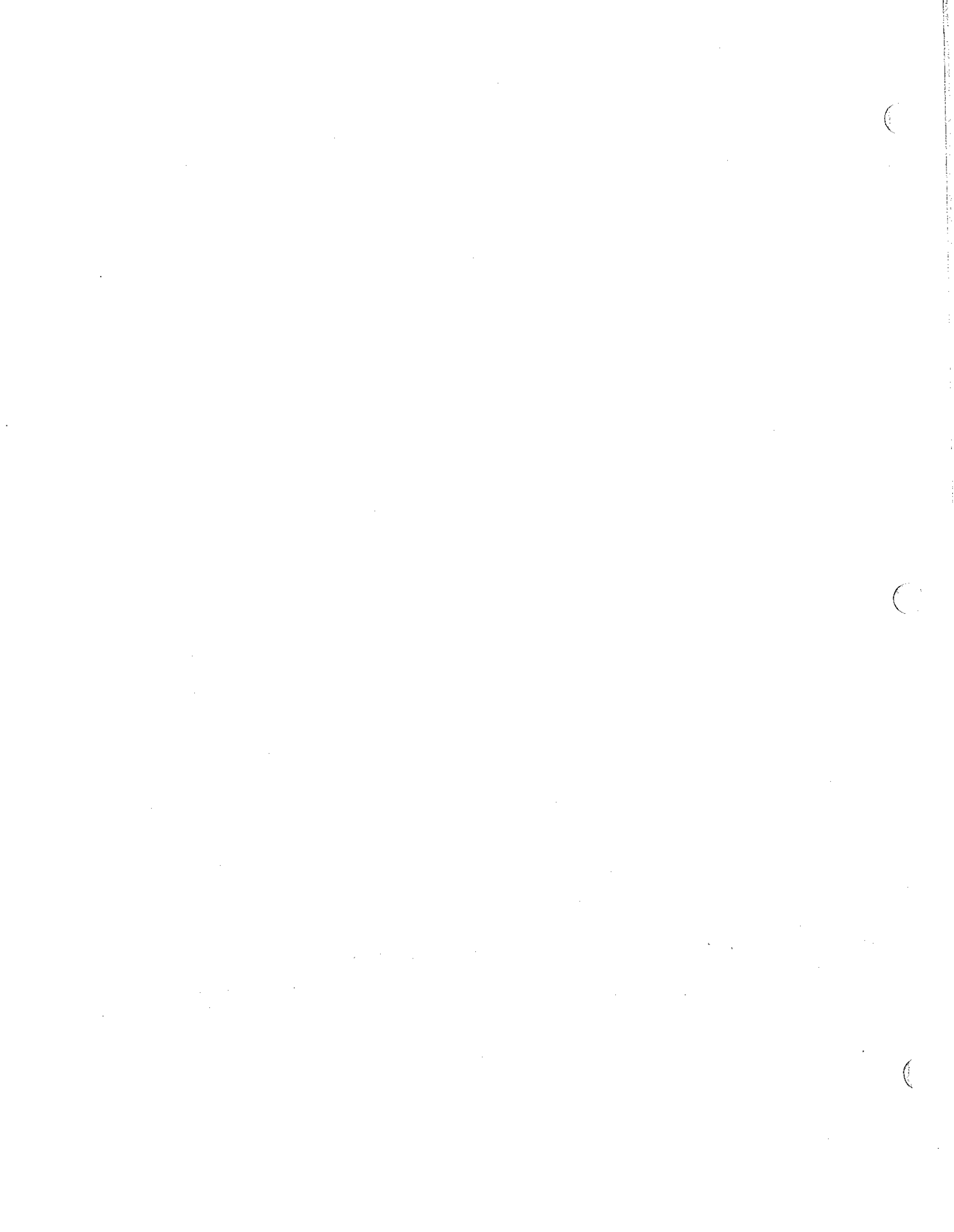

Assistant City Manager


Lois McKnight, Chairman

CITY OF MILFORD
 PLANNING COMMISSION MEETING
 August 14th, 2019 6:00 p.m.

SIGN IN SHEET

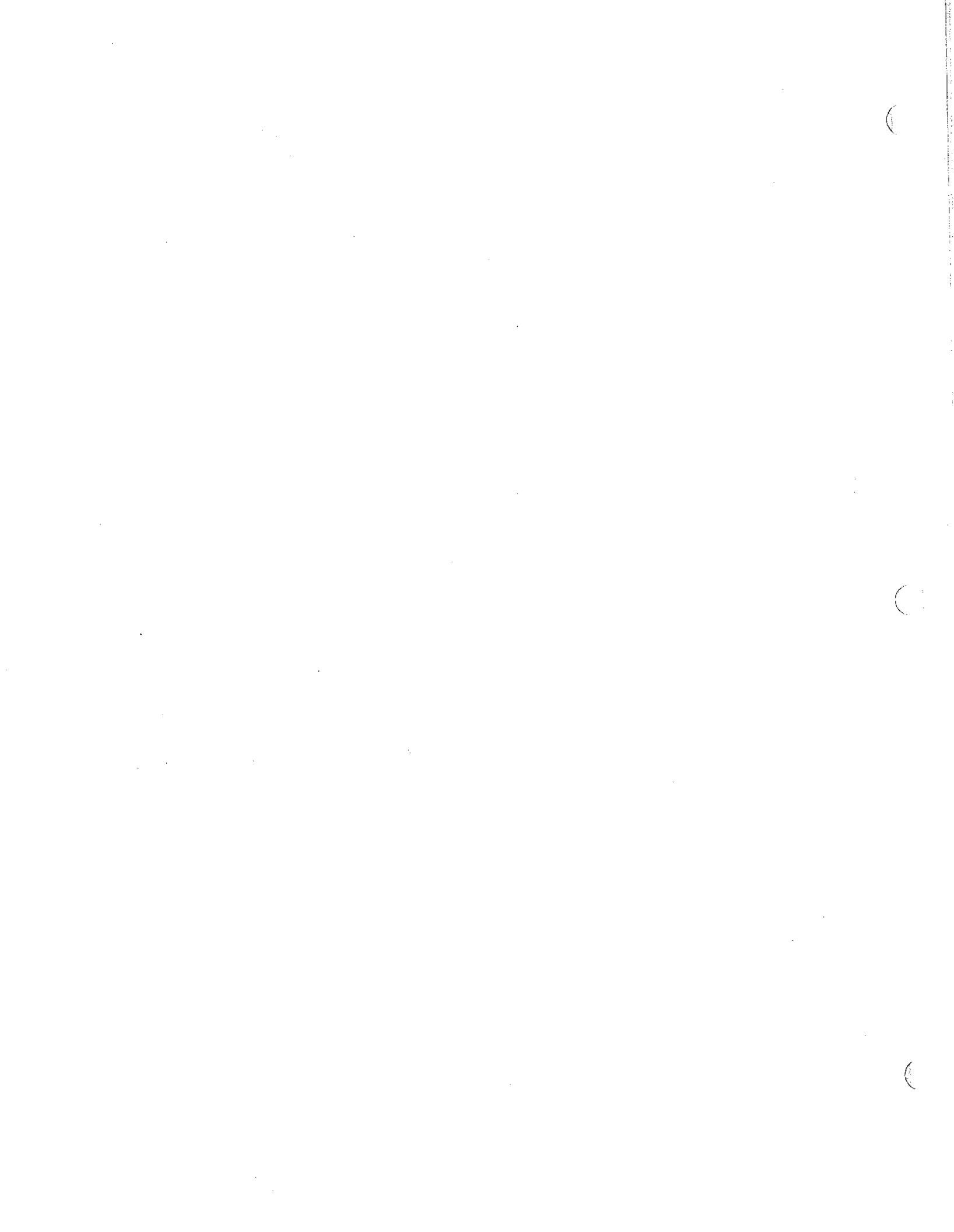
NAME	ADDRESS
Phil + Suzanne Ditcher	548 Main St.
Cindy Gorman	920 Wallace Ave.
The Patels	
Michael E. McCarty	213 High St. Hillsburg OH
Beverly Carsmey	5958 Shallow Creek, Milford
Paula L. Lee	25 Patowatomie TR
Ron Roberts	602 Linn Ave
MARK BREDEMETER	29 HIGH ST 45150
Martha Kleinseher	28 Wallace Grove
Lee HATTER	29 Apple Ln Milford
James Pielage	29 Wallace Grove Ln.
Dale Rice	1750 US 50
Jeff Johnson	5255 WILLIAM
Vanessa Hannah	922 Forest Ave.
Doug Woodruff	17 WALLACE GROVE LN.
Lisa McKinney	6 Hogan Dr.



CITY OF MILFORD
 PLANNING COMMISSION MEETING
 August 14th, 2019 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
Laura Whalen	38 Robbie Ridge
Matt Bunn	19 Wallace Grove.
Wendy & Ed Stober	815 Wallace ave
PAUL SCHIRMER	1009 DELTA AVE 45208
SCAW MESSERLY	66957 Murray 45227
Scott Naylor	28 Apple Ln
Hilda Naylor	28 Apple Ln.
Matt Reindl	5081 Cross Creek
Doug Bartsch	18 Wallace Grove
Kelly LAWWOOD	125 Gatch
Rebecca Stundin	11 Mound
Susan GATES	211 Center ST
John Hueber	211 center ST
Bill Loch	15 Wallace Grove Lane
NAT COMMISSIONER	
Dona Loecke	910 Wallace



CITY OF MILFORD
PLANNING COMMISSION MEETING
August 14th, 2019 6:00 p.m.

SIGN IN SHEET

NAME	ADDRESS
Andy + Rachelle Dickerson	5440 S. Milford Rd.
Jen Liles	375 Hickory St
Jim Thaxton	6 WALLACE GROVE Ln.
STEVE FRIESZ	130 LAUREL / LAUREL AVE
Gwen + Jordan Lewis	1 Stonevalley Dr.

