

PLANNING COMMISSION MINUTES OF May 10, 2017
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, May 10, 2017, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call:

Vice Chair, Mike Huseman called the Planning Commission meeting to order at 6:00 p.m. Other members present at tonight's meeting are Oliver Roe, and Laurie Howland. Ms. Howland made a motion to excuse Ms. McKnight and Mr. Pelle; seconded by Mr. Roe. The ayes carried.

Staff: Pam Holbrook, Asst. City Manager

Visitors: Chris & Lee Smith, 833 Walnut; Rachelle & Andy Dickerson, South Milford Road; Lisa Evans, Forest Avenue; Delores Wisby, 757 Forest Avenue; Darrell Donovan, Wooster Pike

Minutes Approval:

There being no addition, deletion, or changes to the February 8, 2017 meeting minutes, Mr. Roe moved to approve as written; seconded by Ms. Howland. The ayes carried.

Site 17-03 20 Brix Awning.

Project: 20 Brix Awning
Location: 101 Main Street
Property Owners: Early Properties LLC
123 Main St
Milford, OH 45150
Applicant/Agent: Hunter Thomas
20 Brix
101 Main Street
Milford, OH 45150
Acreage: 0.1148 Ac
Tax Parcel Id: 210709.015A
Zoning: B-2 OMO
Existing Use: Restaurant

ADJACENT LAND USE AND ZONING

Adjacent Property is zoned B-2 OMO

PROPOSAL

A request by Hunter Thomas for a Certificate of Appropriateness, to replace an awning over an existing outdoor dining area. The property is zoned B-2, Downtown Mixed Use, and is in the Old Mill Overlay district.

ANALYSIS

The applicant proposes to install a permanent black and brown awning just below the existing wall signs to completely cover the existing outdoor dining area. (See fabric sample.)

STAFF RECOMMENDATION

Staff recommends approval.

Mr. Roe made a motion to approve the Certificate of Appropriateness to replace the awning; seconded by Ms. Howland. The motion carried 3-0.

Residential Chickens

Ms. Holbrook explained that Milford's current ordinances are vague regarding the keeping of chickens on residential properties. Several residents currently have chickens and occasionally we will get a complaint from the adjacent property owner about the chickens. The Zoning Ordinance defines an 'agricultural use' and requires a minimum of 10 acres in order to apply. Staff's interpretation has been that 'agricultural use' applies to farming and not necessarily to residential chickens. Ms. Holbrook is recommending some text be added to the Zoning Ordinance identifying parameters for the keeping of chickens in a residential neighborhood.

Mr. & Mrs. Smith spoke in favor of permitting chickens; they currently have several chickens which they keep for the eggs. They did not feel an ordinance was necessary. Ms. Evans also spoke in favor of permitting chickens; she noted that her neighbor, Ms. Wisby, keeps chickens and they have not had any problems. Ms. Dickerson stated that as a part of creating a sustainable city, Milford should allow chickens in the residential neighborhood.

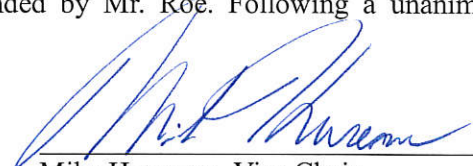
Ms. Smith stated that there is no regulation on the number of dogs so she wondered why chickens should be regulated. Ms. Howland noted that typically chickens have been known as farm animals whereas dogs have not. It was also pointed out that dogs are registered and licensed by the county.

The Commission agreed that some minimum text language should be added to the Zoning Ordinance. Ms. Holbrook stated that she would expect this topic to appear before the Commission in either July or August along with an amendment to address the following: 1. add government buildings in an Institutional zoning district; 2. Bed & Breakfasts; and 3. Code Compliance.

ADJOURNMENT:

There being no further business or comments to come before the Planning Commission, Ms. Howland made a motion to adjourn the meeting at 6:30 pm; seconded by Mr. Roe. Following a unanimous decision, the ayes carried.


Assistant City Manager


Mike Huseman, Vice Chair