

PLANNING COMMISSION MINUTES OF August 9, 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, August 9, 2017, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call:

Chair, Lois McKnight called the Planning Commission meeting to order at 6:00 p.m. Other members present at tonight's meeting are Mike Huseman, Dino Pelle, Oliver Roe, and Laurie Howland.

Staff: Pam Holbrook, Asst. City Manager

Visitors: Kyle Henson, 5 Water Street

Minutes Approval:

There being no addition, deletion, or changes to the May 10, 2017, meeting minutes, Mr. Roe moved to approve as written; seconded by Ms. Howland. Ms. McKnight abstained. The ayes carried.

There being no addition, deletion, or changes to the July 12, 2017, meeting minutes, Ms. Howland moved to approve as written; seconded by Mr. Huseman. Ms. McKnight abstained. The ayes carried.

Ms. Holbrook read the Staff report for SITE 17-06 into the record:

Project: J Henson Company

Location: 5 Water Street

Property Owners: David Parker
730 Pine Ridge
Milford, OH 45150

Applicant/Agent: Kyle Henson
5 Water Street
Milford, OH 45150

Acreage: 0.45 Ac

Tax Parcel Id: 210709A006P

Zoning: B-2 OMO

Existing Use: Custom Millwork and doors

ADJACENT LAND USE AND ZONING

Adjacent Property is zoned B-2 OMO

PROPOSAL

Kyle Henson, J Henson Company, is requesting a Certificate of Appropriateness to install wood siding on the building located at 5 Water Street. The property is zoned B-2, Downtown Mixed Use District and is in

the Old Mill Overlay district. Building improvements visible from the public right of way that may change the original appearance of the building are subject to review by the Planning Commission.

ANALYSIS

Mr. Henson operates a custom millwork shop at 5 Water Street. (jhensoncompany.com) The applicant proposes to install wood siding on the front portion of the building. (See photo) Section 1167.11.B.6. of the Milford Zoning Ordinance states that wood is an acceptable material in the Old Mill Overlay.

Mr. Henson stated that he installed the wood siding on the Bleaux Water Spa in Mariemont (See website for other projects) and he would like to do a similar project at his current location.

STAFF RECOMMENDATION

Staff recommends approval.

Mr. Henson stated that he does custom wood working for residents and businesses in the area. He provided additional photos showing various jobs he has completed. He uses the ancient Japanese technique, Shou-sugi-ban, which consists of charring wood to preserve it for use as exterior siding.

Mr. Huseman made a motion to approve the Certificate of Appropriateness, seconded by Mr. Roe. The motion carried 5-0.

Short Term Rentals (STR)

Ms. Holbrook provided the commission with ordinance language that could be used to regulate short term rentals in Milford. She stated that the text was similar to language adopted by the City of Nashville. There appear to be several different ways to regulate the number of rentals in the community including; buffers and percentages. It would be up to the city to determine what would be most appropriate for the community.

The Commission was concerned about the number of STR's that may appear in one neighborhood and the possibility that you could have several rentals in a row. Ms. Holbrook stated that the Nashville ordinance limits the number of STR's that could operate in a designated neighborhood, by allowing only 3% of the neighborhood to have STR's. The members agreed that the language should limit the number of STR's per neighborhood and prevent STR's from being side to side. They also would like to prohibit the non-owner STR's. Ms. Holbrook stated that she will work on revised language and then forward to Mike Minniear, the Law Director, for review. This item should come back to the Planning Commission in September.

There being no further business or comments to come before the Planning Commission, Ms. Howland made a motion to adjourn the meeting at 7:10 pm; seconded by Mr. Pelle. Following a unanimous decision, the ayes carried.

Assistant City Manager

Lois McKnight, Chair