

PLANNING COMMISSION MINUTES OF February 14, 2018
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, February 14, 2018, at Council Chambers, 745 Center Street, Milford, OH 45150.

Roll Call:

Lois McKnight, Chairman, called the Planning Commission meeting to order at 6:05 p.m. Other members present at tonight's meeting are Mike Huseman, Fred Albrecht, and Oliver Roe. Mr. Roe made a motion to excuse Mr. Pelle; Mr. Huseman seconded the motion. All voted in favor.

Staff: Pam Holbrook, Asst. City Manager

Visitors: Jon Lenihan, 5364 S. Milford Rd.; Tom Wagner, 5392 S. Milford Rd.; Jeremy & Amber Hassman, 146 Cleveland; John Wenstrup, 14 Cleveland; Bob & Gail Laudeman, 5384 S. Milford Rd.; Andrea Callahan & Stephen Poat, Jesuit Spiritual Center; Patricia meisner, 15 Whitewater Way

Minutes Approval:

Minutes were carried over to the next meeting.

Site 17-11 SEM Terrace Independent Living Units Site Plan Review

Ms. Holbrook read the following letter dated February 14, 2018, from Heis & Wenstrup, Attorneys representing SEM Villa II, into the record:

RE: Application for Site Plan Review/Development Plan Review, Our client: SEM Villa II, Inc.

Dear Ms. Holbrook:

This is to confirm the telephone message that I left with you earlier today in which I told you that SEM Villa II, Inc. respectfully withdraws the *Application* referenced above that was made to the Milford Planning Commission. If another *Application* is made, we will attempt to address the concerns that the Milford Planning Commission has expressed to us.

Best regards,

Very truly yours,
Daniel J. Wenstrup

Ms. Holbrook read the Staff Report for case SITE 18-04 into the record:

Project: Silver Lining Automotive Specialists
Location: 150 Olympic Drive
Property Owner: Olympic Drive LLC
10700 Montgomery Road, Suite 101
Cincinnati, OH 45242
Applicant/Agent: Irwin & Morgan LLC DBA Silver Lining Automotive Specialists
6383 Branch Hill Miamiville Road
Loveland OH 45140

Tax Parcel Id: 210738.134P
Zoning: L-I, Light Industry
Existing Use: Warehouse/Office
Proposed Use: Auto Repair

ADJACENT LAND USE AND ZONING

Zoning Districts

Surrounding property is zoned L-I, Light Industry District

PROPOSAL

The applicant is seeking approval to operate an automotive repair facility on the property located at 150 Olympic Drive; parcel id: 210738.134P. The property is zoned L-I Light Industry District; Automotive Repair is a conditional use which may be permitted upon approval by Planning Commission.

STANDARDS FOR ALL CONDITIONAL USES

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.

ANALYSIS

This 4.2 acre parcel contains 4 warehouse/office buildings with access from Olympic Drive. The applicant plans on using an existing space for repair services; no expansion of square footage will occur. The applicant will be using the existing parking area which should be an adequate number of spaces for his business.

The applicant appears to be able to satisfy the conditional use requirements for an automotive repair shop as specified in Section 1195.05.C, and the proposed use is in keeping with the existing development.

STAFF RECOMMENDATION

Staff recommends approval of this conditional use application with the following conditions:

1. City approval is contingent on review and approval by any other applicable local, state, and federal agencies.
2. No gas tanks shall be permitted.(1195.05C.3)
3. No underground tanks shall be permitted unless approved by the authority having jurisdiction and by the Planning Commission.(1195.05C.4)
4. Lubrication, washing and other incidental servicing of motor vehicles and all supply and merchandise storage shall be completely within an enclosed building. (1195.05C.7)
5. Employee vehicles and vehicles awaiting servicing or return to customers following servicing shall be parked in areas indicated on approved site plan. (1195.05C.9)
6. Not more than 36 square feet of ground area may be used for outdoor storage of discarded materials, automobile parts, scrap and other waste prior to their collection and disposal. Storage areas shall be obscured from view by a masonry wall not less than 5 feet in height. (1195.05C.11)

The applicant is not proposing to make any changes to the site, and the use is adequately served by essential services. Minimum parking standards and landscaping are in compliance with the requirements. The conditional use request does not appear to negatively impact the adjacent property

Mr. Peter Morgan and Mr. Josiah Irwin introduced themselves. They stated they originally were located in Goshen but chose this site because it is a better location. They acknowledged that they will be able to comply with all of the staff conditions. Mr. Morgan stated they will be disposing of any excess metal or petroleum through the appropriate recycling sources.

The Planning Commission voted unanimously to approve the Conditional Use request for the Silver Lining Automotive Specialists.


Ms. Holbrook stated that there is a vacancy on Planning Commission and anyone interested in serving should send a letter of interest to City Hall.

Ms. Holbrook stated that the City will be moving forward with Design Guidelines for Downtown Milford, although guidelines already exist we want to review the existing language and revise where necessary. A kick off meeting will be scheduled in March with Planning Commission. Phase 2 would be design guidelines for SR 28 and Lila Avenue.

Ms. McKnight stated that this was Mr. Huseman's last meeting and stated that it had been a pleasure working with him. He has been on Planning Commission since March 2006.

There being no further business or comments to come before the Planning Commission, Mr. Huseman made a motion to adjourn the meeting at 6:20 pm; seconded by Mr. Roe. Following a unanimous decision, the ayes carried.


Assistant City Manager


Lois McKnight, Chair