

BLUE ASH BOARD OF SITE ARRANGEMENT

MAY 8, 2006

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**ITEM 1. – MEETING CALLED TO ORDER**

Chairman John Berry called the regular meeting of the Board of Site Arrangement to order at 8:06 p.m. on Monday, May 8, 2006.

MEMBERS PRESENT: John Berry, Paul Collett, Jr., and Stephen Robinson

MEMBERS NOT PRESENT: James Jones and Donald Fruechtemeyer

ALSO PRESENT: Assistant Community Development Director Dan Johnson and Administrative Clerk Traci Smith

**ITEM 2. – APPROVAL OF MINUTES**

As Steve Robinson was not at the meeting on April 10, 2006, there was not a quorum in attendance to approve the minutes. Approval of April 10, 2006 minutes will be done at the next regular meeting.

**ITEM 3. – 11061 DEERFIELD ROAD – Doug Rogers**

Installation of an above-ground storage tank

PRESENT: Jon Creek, applicant

Jon Creek said Roger's Pavement would like to install an above ground fuel tank on their property. The tank was delivered prior to them being aware that a permit was required, but the tank has not yet been filled with fuel.

Steve Robinson feels this is a reasonable request and asked if the Fire Department was required to review. Dan Johnson said the Fire Department does not regulate above-ground tanks and safety standards are contained within the building code. Mr. Robinson asked why the tank is not painted to match the building. Paul Collett said the tank is probably a different color for safety reasons.

Paul Collett pointed out that the whole area looked unkempt and suggested to use this opportunity to get the area cleaned up. Dan Johnson said storage is permitted in that area so long as it is behind the front building line and screened from view. Jon Creek said they will do whatever clean up is necessary to get approval to get the tank filled.

DECISION: Paul Collett moved, Steve Robinson seconded to approve an above-ground storage tank at 11061 Deerfield Road for the purposes outlined in the submission for the benefit of the business that operates at that location. A roll call vote was taken. All members present voted aye. Motion carried.

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**ITEM 4. – 11379 GROOMS ROAD – Ty Shah**

Expansion of existing commercial/industrial building (concept plan)

PRESENT: Ty Shah, applicant  
Bob Gray, co-owner

Ty Shah said they are a chemical company that manufactures liquid resin, mainly for jet engines. The building was bought approximately five years ago. Now they are expanding their business and need another building. Mr. Shah said the civil engineering drawings are still preliminary. Storm detention will be under the parking lot. They hope to maximize the building and add as much parking as possible, which will result in a retaining wall on the north side of the parking area. The new building will have a loading dock and its own entrance.

Mr. Shah said the new building will be for a separate, but related, company with additional investors. The new company will apply the Maverick resin product to a carbon fiber cloth to be sold to end users.

Mr. Shah noted that there is not sufficient room to turn a semi-trailer on the site, which will require backing from the street. Dan Johnson confirmed that there is nothing illegal about this arrangement, but that a driver could face an additional violation if it caused an accident. Bob Gray said currently they have approximately two semi-truck deliveries per week, but would expect to have one per day after the addition.

Ty Shah asked about the required number of parking spaces and noted that the plan incorporates as much green space as possible. Dan Johnson confirmed that a planted island is required for each row of 15 parking spaces but that the Board of Site Arrangement can approve variations to this requirement. Steve Robinson said that the amount and configuration of parking is something that can be addressed in the final plan approval.

John Berry advised that they are only permitted one ground sign. Steve Robinson suggested they consider some type of visual barrier that compliments their property along the rear property line, adjacent to the private drive.

Steve Robinson said the Board can approve only the footprint of the building and parking for concept approval.

DECISION: Paul Collett moved, Steve Robinson seconded to grant concept approval of a 16,544 square foot building addition at 11379 Grooms Road as submitted per plan. A roll call vote was taken. All members present voted aye. Motion carried.

**ITEM 5. – MISCELLANEOUS BUSINESS**

Steve Robinson asked Dan Johnson to review a storage box in the front parking lot at Circle Storage on Deerfield Road. He thought it was in a location meant for advertising, since there are signs on the sides of the box. Dan Johnson said he will check into the situation.

The Board discussed Council actions relative to overbuilding lots in the R-3 district.

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**ITEM 6. – ADJOURNMENT**

DECISION: There being no further business to be discussed, Paul Collett moved, Steve Robinson seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 9:05 p.m.

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John Berry, Chairman

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Stephen Robinson, Secretary

MINUTES RECORDED BY:

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Traci Smith, Administrative Clerk