

BLUE ASH BOARD OF SITE ARRANGEMENT

JUNE 11, 2007

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ITEM 1. – MEETING CALLED TO ORDER

Chairman Paul Collett called the regular meeting of the Board of Site Arrangement to order at 7:54 p.m. on Monday, June 11, 2007.

MEMBERS PRESENT: Paul Collett, Jr., John Berry, Julie Brook and Marc Sirkin

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

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of July 10, 2006 and May 14, 2007

DECISION: John Berry moved, Paul Collett seconded the motion to approve the regular meeting minutes of July 10, 2006 and May 14, 2007. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 10691 KENWOOD ROAD – Roland Ponchot

Final approval of a new commercial building and related site improvements in an M-1 zoning district

PRESENT: Roland Ponchot, Applicant
Joe Brandel, Property Owner

Roland Ponchot explained the changes they made from their concept plans. The building has been repositioned and is now parallel with Kenwood Road, which gives room to put the dumpster off to the side and provides additional parking space. The size of the approach was reduced on the entrance and would be one-way traffic. The north exterior is a masonry wall and the block color will match the rock face block on the front. Three courses of natural split-faced block about 10-feet high would help break up the north wall. The south wall would have split-face block 6-feet high and two windows, as if there was a second story in the building. The East side is a stair step split-face block design, from 6-feet high to 14-feet at the corners. The building is reduced to less than 5,000 square feet, which allows more area for parking and landscaping in front of the parking lot. Joe Brandel thought that the modified design will look better from Kenwood Road.

Paul Collett commented favorably on the efforts to satisfy City Staff with regards to parking and breaking up the exterior building facades. Mr. Collett asked if an awning was considered on the south side to enhance the entrance. Joe Brandel agreed that awnings would highlight that area. Marc Sirkin thought having windows up high on the east side would be an exterior improvement that would also bring “free” light into the warehouse.

Julie Brook asked about identification on the building and was told there would be no additional signage.

John Berry commented that the elevation of the split-face block on the east and north sides of the building should align. He also suggested that the stair-step design on the east face would make construction more difficult and suggested that replacing that design with a single step from 6-feet up to 12-feet at the corners. Mr. Ponchot agreed and said that added the stair step detail because it was suggested at the previous meeting.

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Dan Johnson noted that the City Engineer was satisfied that the current design provides sufficient room for parking and maneuverability outside of the right-of-way. Also, the proposed landscaping now meets the Code, with the exception of one area that would have three bushes instead of one tree, which is a better solution due to utilities above.

DECISION: John Berry moved, Julie Brook seconded to approve the final plan at 10691 Kenwood Road for a new commercial building and related site improvements with the following suggestions by the Board:

1. Altering the stair step masonry work on the east elevation to a more rectilinear design with the top of the masonry at 12-feet to coordinate with that shown on the north elevation.
2. Provision of awning on the south elevation that would extend over the windows and front entry door.
3. Landscaping in the south landscape aisle along Ritter Road to include three shrubs in lieu of a single tree because of overhead utilities.
4. Consider windows on the east elevation to break up the flat facade.

A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – MISCELLANEOUS BUSINESS

Paul Collett asked about the position of the City regarding the corner of Reed Hartman Highway and Plainfield Road. Dan Johnson said there is no official position and provided the Board the history as he understood it. He said the Rotary Club maintained it; the City had only provided the mulch. When the property sold, the new owner no longer wanted the Rotary Club to maintain it. Mr. Collett said this is a “gateway to the community” since the traffic count is so high and he feels that the City should do something to “dress it up” and make the area more visually appealing.

Julie Brook requested that meeting materials be delivered by Thursday evening.

Marc Sirkin would like some kind of identification for visiting properties prior to the meetings. Dan Johnson said he would look into the law regulating property visits prior to Board meeting.

John Berry asked about El Pueblo’s outdoor dining area and thought it would come before this Board. Dan Johnson explained that it is in a Planned District which sends it to Planning Commission and Council, rather than to the Board of Site Arrangement. In this case, the patio was approved as a minor amendment and will not need Council approval.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Marc Sirkin seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:26 p.m.

Paul Collett, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk