

BLUE ASH BOARD OF SITE ARRANGEMENT

JANUARY 14, 2008

Page 1

ITEM 1. – MEETING CALLED TO ORDER

Chairman Paul Collett called the regular meeting of the Board of Site Arrangement to order at 7:09 p.m. on Monday, January 14, 2008.

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

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

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of November 13, 2007.

DECISION: John Berry moved, Marc Sirkin seconded the motion to approve the regular meeting minutes of November 13, 2007. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 9070 Plainfield Road – Dan Botter (for Frisch’s Restaurants, Inc.)

Final approval of a new restaurant building

PRESENT: Dan Botter, Applicant
Jim Shumate, CDS (Florence, KY office)
Tim Reilley, Frisch’s Construction Coordinator

Dan Botter explained they have plans to rebuild the existing Frisch’s on Plainfield Road and addressed the conditions in the staff report.

With regards to the location and square footage of the sign, Dan Botter said there is enough room that they can move the proposed monument sign back to meet the 10-foot requirement. Dan Johnson explained that, for the medallion wall signs, they would be allowed one-half of the linear frontage of the building in square feet. Mr. Johnson said the building permit application would need to verify compliance with this regulation. If they want to exceed the permitted square footage, a variance would need to be obtained. Paul Collett asked if the “Big Boy” statue was a part of the plan. Dan Johnson explained that if the statue did not contain any wording, he would consider it artwork. However, if there is any wording, then it would be considered signage. Tim Reilley said they would just remove the wording.

Dan Botter said they will make adjustments to the lighting (photometric) layout to correct the “hot spots”. The applicant will revise the plans per Code to include lighting suggestions such as cut-off fixtures and backwash shields. These changes can be presented to Dan Johnson for review and would not need to come back to the Board. Mr. Johnson asked that the revised plan include any wall mounted lighting as well.

Paul Collett pointed out that the proposed dumpster enclosure at the rear of the building would need to be brick. Dan Johnson said the Engineer specified this for the south face; not for the gates. Dan Botter said the enclosure itself is going to be brick to match the building and the gates will be painted fiberglass. Jim Shumate said there will be 8-inches thick reinforced concrete all around by the drive-thru, truck delivery lane, and for the dumpster pad. Dan Johnson commented that the Code requires a 10-foot by 20-foot dumpster pad, 9-inches thick in the actual area of the dumpster. Mr. Johnson said the City Engineer would need to review and approve an alternate specification.

Paul Collett asked about City Engineer’s requirement that easements be recorded prior to building permit approval. Dan Johnson noted that the proposed layout includes a 12-foot

BLUE ASH BOARD OF SITE ARRANGEMENT

JANUARY 14, 2008

Page 2

strip to be dedicated as a highway easement for the probable future widening of Plainfield Road. Jim Shumate said that Frisch's has agreed to do this, but asked that the actual dedication process be allowed to run concurrent with getting the building permit. The Board agreed this would be acceptable.

John Berry asked about the access easement to the adjacent properties. Jim Shumate said when and if this area is developed, the driveway proposed on the plan will align with the probable location of a traffic signal. With the future improvements and the widening of Plainfield Road, more than likely a concrete median would be installed which would restrict all turns north of the light to right-in and right-out. There is currently an access to the Long John Silver's lot at the rear corner, where they adjoin. This plan has been designed so that the three spots at the northeast corner of the lot could be removed to provide such access in the future. Even without those three spaces, the minimum parking requirement would be met. After discussion, the Board generally agreed that it is not the City's position to require a recorded easement between the properties, but that the motion would include language that such access would be provided when the traffic pattern on Plainfield Road was changed and such access became necessary.

At this point Paul Collett noted that the City Engineer would not require any additional storm water retention capacity. Dan Johnson verified this was accurate and explained the requirement for a bond.

DECISION: Julie Brook moved, Marc Sirkin seconded to approve a new Frisch's Restaurant at 9070 Plainfield Road under the conditions that the ground sign be set back 10 feet from the highway easement, the building signs meet the size requirements of the Code, all text be removed from the Big Boy statue, the lighting be corrected, the highway easement be recorded as noted on the plans, access to the abutting lot to the north be provided at such time as the City installs a median that restricts traffic movements in front of the site on Plainfield Road, the final plans be approved by the City Engineer and City Staff, the pavement be made to comply with the minimum Code requirements, and the south wall of the dumpster enclosure be masonry to match the building. If substantial development has not begun within 12 months, the applicant may be required to submit for further review.

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

ITEM 4. – MISCELLANEOUS BUSINESS

Dan Johnson reminded the Board of an email he sent with the schedule for a series of five planning sessions arranged by Hamilton County throughout the year. The City will pay for members to attend. If they attend all five sessions, they will receive a certificate. There is also a Planning Commissioners Forum at Drake at the end of January.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Julie Brook seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:49 p.m.

Paul Collett, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk