

**BLUE ASH BOARD OF SITE ARRANGEMENT**

**APRIL 14, 2008**

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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 7:14 p.m. on Monday, April 14, 2008.

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

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith and Stephanie Stoller Council Member

**ITEM 2. – APPROVAL OF MINUTES**

The Board waived the reading of the minutes of January 14, 2008.

DECISION: John Berry moved, Tom Adamec seconded the motion to approve the regular meeting minutes of January 14, 2008. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 3. – 4642 Miller Road – Mae Harmon**

Approval of a fence in a front yard

PRESENT: Greg Harmon, husband

Greg Harmon is proposing to put a picket fence around the front section of their yard. He said they have been making a lot of improvements to the property and would like to enclose the entire yard with a fence, putting a privacy fence in the back yard.

There was general discussion that the Board is reluctant to grant fences in front yards. Also, there are no other fences in any other front yard in that neighborhood and there is concern this might set precedent with the other neighbors. Mr. Harmon said they do have pets and it would be used to contain them as well as be for decoration. John Berry noted that there is a lot of space in the rear of the property for dogs.

After further discussion, Mr. Harmon decided to withdraw his application.

DECISION: John Berry moved, Julie Brook seconded to accept withdrawal of application. A roll call vote was taken. All members present voted aye. Motion carried.

**ITEM 4. – 5901 Creek Road – Cincinnati Thermal Spray**

Concept and final approval of a new building and site changes in the M-4 district

PRESENT: John Fuchs – L.F. Wolf Contracting, Applicant  
Dan Classen, Cincinnati Thermal Spray  
Scott Paschke, Cincinnati Thermal Spray  
Ken Nordstrom, Cincinnati Thermal Spray

John Fuchs explained that Cincinnati Thermal Spray would like to build a new building next to the existing building to expand their business. It would be a steel structure with brick face on front which will match the existing building. The office in the front of the building will be 2-stories. The shop in the rest of the building will be 1-story, but will

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be the same height to accommodate an internal crane. The height of the building at the eaves is 24-feet and the center is 28-feet. The buildings will not be connected at this time. Perhaps in the future there might be a covered walkway, but for now there will only be a sidewalk.

Marc Sirkin asked about the space between the new building and the property to the north. Mr. Fuchs said between the building and the property line is probably 6-feet and from the property line to the building about another 10-feet. Dan Johnson pointed out there are no side setback requirements in this district.

Dan Johnson advised that this property does need to provide stormwater detention, but the calculations submitted had a transposed number and the Engineer is looking at that now. He said that what is being proposed is underground piping for the additional building and pavements, not the existing.

Julie Brook asked if some property maintenance issues would be taken care of during this construction such as fixing the fence with wire on top that is leaning and repaving the parking lot where there are holes. The applicant confirmed.

Dan Johnson advised that the required amount of parking is the combination of the office space and then the largest shift in the industrial warehouse space. Given the information provided, the maximum amount of spaces required would be 135. Mr. Johnson said he counted 145 on the plans. The applicant advised they would be losing two of those spaces since they will add a landscaping island.

John Fuchs showed the materials that would be used on the new building. Mr. Fuchs did say the plans show having separate windows, but they are thinking about making it two long bands to add more lighting in the office area.

The lighting plan was discussed and Paul Collett said he did see a few hot spots on the lighting plan that would need to be corrected.

John Berry asked about the type of manufacturing done in this facility. Dan Classen of CTS said they do electrical metal coatings primarily for GE Turbo. The spray material is collected into dust collectors and there are no odors from the operation. The existing dust collectors are located on one side of the building.

The applicant said their heat was designed by Cambridge Engineering for the back portion of the shop which one unit that is 24x24x5 that has a vent going out the side and will heat the entire shop area. There will be two rooftop units that will feed the office area which will be towards the front and can go behind the parapet wall.

Stephanie Stoller asked that sounds and odors be focused toward the industrial area and not towards the residential areas.

**DECISION:** Tom Adamec moved, John Berry seconded to grant concept and final approval of the new building at 5901 Creek Road for Cincinnati Thermal Spray provided that Civil Engineer can resolve any stormwater handling deficiencies in plan without modifying above ground development and meet city staff landscaping plan. A roll call vote was taken. All members present voted aye. Motion carried.

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**ITEM 5. – MISCELLANEOUS BUSINESS**

Dan Johnson advised that the Election of officers could be handled the same way as Board of Zoning Appeals. The Board members were in agreement.

**ITEM 6. – 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 8:12 p.m.

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Paul Collett, Chairman

MINUTES RECORDED BY:

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Traci Smith, Administrative Clerk