

BLUE ASH BOARD OF SITE ARRANGEMENT

JULY 14, 2008

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ITEM 1. – MEETING CALLED TO ORDER

Madam Chairman Julie Brook called the regular meeting of the Board of Site Arrangement to order at 8:34 p.m. on Monday, July 14, 2008.

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

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith and Assistant to the City Manager Kelly Osler

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of June 9, 2008.

DECISION: John Berry moved, Paul Collett seconded the motion to approve the regular meeting minutes of June 9, 2008. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4930 Cornell Road – Girl Scouts of Western Ohio

Concept and Final Approval of a building addition

PRESENT: Jim Kaiser, Applicant

Jim Kaiser said several councils of the Girl Scouts have consolidated and, in order to accommodate the additional office staff at this facility, they plan to renovate the inside of the existing building to create additional offices and build an addition to match the existing design and materials. The new addition would be EIFS with colors to match the existing and stone accents on the new entry elevation. They also plan a small storage addition by the overhead garage door where they receive and distribute their Girl Scout cookies that will help eliminate a shed that is currently on site.

John Berry asked if there were any changes to the site lighting or dumpster. Dan Johnson confirmed there were no such changes noted in the application.

Susan Osborn of Girl Scouts said this facility will be the Headquarters for four councils from Cincinnati to Toledo.

DECISION: Marc Sirkin moved, John Berry seconded to grant Final approval for the proposed addition to Girl Scouts of Western Ohio at 4930 Cornell Road with the following conditions:

1. Final plans including drainage, landscaping and signage be approved by City Staff and City Engineer.
2. If substantial development has not begun within 12 months, the applicant may be required to submit for further review.
3. Removal of the existing shed.

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

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ITEM 4. – 11136 Corine Avenue – House of God Church

Concept approval of a new building

PRESENT: Callie Porter, Applicant
Maureen Rhodes, House of God Church

Callie Porter said the new building is the same size as what was submitted in 2004, which was 2,500 square feet. The funds for this church are limited; when they submitted in 2006, they requested a steel building, which was denied. This submission is also a steel building, but the exterior materials will be off-white stucco and a rose-colored brick base.

Julie Brook said in the past parking was an issue and asked Maureen Rhodes how many in the congregation walk versus how many drive. Ms. Rhodes said they currently have 13 members in their congregation. Ms. Porter said they are under on their parking requirements, per the Blue Ash Code since they should have 26 spaces and only have 11. Ms. Porter asked if street parking could be considered. Dan Johnson said he is not aware of any street parking regulations, with the exception of driveways and fire hydrants. Dan Johnson added that there is a provision that would call this use a Special Use in this district, which does not come to this Board; it would go before Planning Commission and City Council for approval. There are no regulations in the R-3 district that specifically describe the appropriate site layout relative to parking. All we have to go by in this location is the residential standards, which allows no more than 50% of front yard to be used for parking. He said that nothing regulates the rear yard in the same manner as the front but, in his opinion, it should not all be dedicated to parking even if there is a distinct lack of parking on the site, which was a situation that existed with the prior structure.

John Berry said that, based upon the size of the congregation, the community in which it is located, and the ability to park on the street, he does not have a problem with the 11 spaces. He noted that there are similar uses in the vicinity that have too few parking spaces and, to his knowledge, the City has not received any complaints. Marc Sirkin said the parking will really only be an issue once or twice a week and not on a daily basis.

DECISION: John Berry moved, Marc Sirkin seconded to grant concept approval for 11136 Corine Avenue House of God Church per submission. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – MISCELLANEOUS BUSINESS

Kelly Osler presented the current proposal for a potential mixed-use development on and around the current Towne Square area in Downtown Blue Ash.

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 9:15 p.m.

Julie Brook, Madam Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk