

BLUE ASH BOARD OF SITE ARRANGEMENT

September 9, 2013

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Marc Sirkin called the regular meeting of the Board of Site Arrangement to order at 7:03 p.m. on Monday, September 9, 2013 and requested a roll call.

MEMBERS PRESENT: Marc Sirkin, Mike Duncan, Mark Kirby and Terry Peck

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

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of June 10, 2013.

ITEM 3. – New Hearings

a. 4500 Alpine Avenue – Neyra Properties

Approval of a new commercial building and other site improvements for a new automobile dealership

PRESENT: Ed Neyra, Owner

Ed Neyra said they would like to build a new, high-end dealership on this site and feel this new construction will greatly improve the area.

Marc Sirkin asked about the lighting situation with the neighbors across the highway and wanted to make sure the lighting was directed toward the dealership. Mr. Neyra said they will follow the landscape plan and do not plan to request any additional lighting. The lighting is for security, not for selling cars, and that it costs a lot of money to leave on. He said he is very sensitive to the neighbors and has cut down the hours for when the lights are on. He also said that since the lighting schedule was changed, this subject has not come up again. The vandalism has gotten better, but still having issues with the graffiti. They currently do not have power in that area, but once the new building is built they will install a sophisticated camera system. He feels that will help and would then have something to take to police should it continue to happen.

In answer to a question by Mike Duncan, Dan Johnson said the levels specified in the plan meet the minimum and maximum foot-candles. He said they need to be sure it does not exceed .2 foot-candles across the highway at that residential district. Mr. Johnson said that since this information is not provided with this submittal, he will be sure the building permit materials meet the lighting code.

Mr. Neyra confirmed that a new building will be built on an existing foundation and the building known as “Heritage Hall” will be renovated. In answer to a question by Mike Duncan regarding the lack of landscaping on the plans along the Ronald Reagan Highway side, Mr. Neyra advised there would not be any since that will be all glass for displaying vehicles. Marc Sirkin commented that trees in a car dealership would be unusual because of birds damaging cars. Mike Duncan asked if the three display location areas that front Ronald Reagan Highway count as landscaping islands. Dan Johnson said that if there is no landscaping they are not islands and would not meet the Code. The Code calls for interruptions with landscaping every 15 feet in parking areas. In summary, if it is grass and they are parking in the grass, it is not allowed. If it is a landscaped island that has no grass,

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then that is not a landscaped island. If the two are mixed, that would be up to the Board to determine if that is acceptable. If it is not grassed in and the intent is to park cars on it, then it would need to be a waiver since there is essentially no landscaping in front of the site or in those islands. Mr. Duncan recommended there should be some type of shrub or evergreen to add greenery either in the middle of the parking areas or on either side of the display areas. There was discussion about the locations of the landscaping so Mr. Johnson would know what to look for on the building plans.

Chair Sirkin summarized the discussion and asked for a motion.

DECISION: Mike Duncan moved, Terry Peck seconded to approve application for new industrial building and other site improvements for Neyra Properties at 4500 Alpine Avenue per plan with the following waivers and conditions:

1. The requirement for landscaping on north elevation of the “Heritage Hall” building shall be waived
2. The requirement for a 20-foot buffer along Ronald Reagan Highway shall be waived
3. The requirement for the evergreens on the east side of “Heritage Hall” be waived
4. All deciduous trees planted shall be 3 inch caliper in accordance with the Code
5. Additional landscaping shall be added along the north side of the property adjacent to Ronald Reagan Highway to add three additional landscape areas with similar plantings and at both the northeast and northwest corners of the parking lot, for a total of five planting areas that are similar along that frontage

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

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Dan Johnson advised that he has not yet heard about a replacement for the open Board position.

ITEM 7. – Adjournment

DECISION: There being no further business, Terry Peck moved, Mark Kirby seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:30 p.m.

Marc Sirkin, Chair

MINUTES RECORDED BY:

Traci Smith