

BLUE ASH BOARD OF SITE ARRANGEMENT

August 11, 2014

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 7:35 p.m. on Monday, August 11, 2014 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing, Joe Hoelker and Scott Miller

MEMBERS NOT PRESENT: Terry Peck

ALSO PRESENT: Assistant City Manager Kelly Harrington and interested citizens

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of June 9, 2014.

ITEM 3. – New Hearings

a. 4360 Creek Road – Wingate Packaging

Approval of driveways wider than permitted in an M-1 Office Industrial District

PRESENT: Jude Hehman, Furlong Building Enterprises – Applicant
Tom Moschel, Wingate Packaging
Don Stegman, Cardinal Engineering

Jude Hehman, CEO of Furlong Building, is a consultant and general contractor hired by Wingate Packaging and Sugar Creek and introduced Tom Moschel, Director of Operations for Wingate Packaging, and Don Stegman, a Civil Engineer with Cardinal Engineering. This project is being done in coordination with the sidewalk project the City is doing on Creek Road to accommodate truck trailer traffic efficiently and safely inside this site.

Tom Moschel provided a handout with background information on their company and gave a brief overview. They currently have 40 employees and are expanding.

Don Stegman, Engineer, explained that the driveways are too narrow and trucks are having difficulty navigating those turns. Creek Road is narrow, so they are just trying to match other driveways in that vicinity. Manufacturing zone allows the two access points that they have but just want to facilitate them to be able to handle the trucks. On the first access point for entering, they would like to widen the inside by two-feet. The second access is an exit and is a little bit wider than the first access point, but would like to widen more to make it work for tractor trailers and he explained how they envision the trucks to maneuver on the site. He commented that if this industrial area were being developed under current Code, Creek Road would have to be over 30-feet wide to accommodate the truck traffic.

In answer to questions from the Board, Mr. Stegman said they are also coordinating with Zak Bradley in Public Works and Dan Johnson regarding the sidewalks. They are ready to accommodate the driveway with the sidewalk project with no additional cost to the City. They will be using the existing catch basin.

DECISION: Tricia Downing moved, Scott Miller seconded to approve application for 4360 Creek Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

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b. 6971 Cornell Road – Lange Precision

Approval of building additions and site modifications

PRESENT: David Ballweg - Applicant

David Ballweg said they are a metal fabricating company expecting a piece of equipment from Germany in October, which is phase one of the project. The parking lot will be paved in phase two after the office area and new bathrooms are added.

Mark Kirby said the few items that deviate from the Code are the buffer, landscaping around building and parking lot.

Mr. Ballweg commented that since he last visited the site, a tree was removed at the entry so there are only two trees at the front now. He said they will add shrubs around the foundation to soften the building. Currently, there is no landscaping. He was hoping to leave the large tree and will meet the requirements of the Code.

There was discussion among the Board members and applicant regarding the amount of landscaping required.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve application at 6971 Creek Road for Lange Precision Inc. with the following conditions:

1. There will be three large trees in total and 30 shrubs at the front buffer yard
2. The existing mature tree in the parking lot be saved or replaced, waiving the remaining tree/shrub requirement in parking area
3. Paving the area to the dumpster was included in the Board of Zoning Appeal approval

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

c. 6100 Hagewa Drive – Sycamore Community Schools

Approval of accessory buildings

PRESENT: Chad Lewis - Applicant

Chad Lewis said where they located the sheds made the most sense for efficiency and effectiveness of the maintenance department for that property. The custodial staff at Maple Dale Elementary is responsible for the entire 16 acres with assistance of snow removal and grass cutting. Items used to assist with that maintenance are stored in both the sheds as well as the entire attic stock of ceiling tiles, floor tiles and other items of that nature. The new buildings only accommodated storage for teachers and students. The PE storage is now what used to be the custodial staff storage. He pointed out that there were two sheds on the existing Maple Dale property previously, but both had gotten into a condition that was run-down. They were originally approved by the City of Montgomery since they sat on that side of the property. In replacing the sheds, they did seek out sheds that match the color of the facility and have a more residential appeal. They will also provide additional screening from Montgomery into Blue Ash even though it was not a requirement. The applicant provided most updated landscaping plan. They meet the correct setback and are not above the allowable size.

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Mark Kirby asked what prompted this request since they were already in place. Mr. Lewis said they already had permission from Montgomery, but did not realize when they moved them they were no longer in Montgomery. It was actually caught by City of Montgomery. He said there were some communications from the residents, but the sheds were not the core subject of why they are seeking approval. It was mainly about lighting concerns from Montgomery residents.

On the landscaping plan, the numbers beside are proposed quantities, but do not show in photos. Most were in response to residents who did not like looking at that area, which used to be a parking lot. In response to their concerns, the row of viburnum will be planted and some trees. They did install some new chain link fence.

DECISION: Tricia Downing moved, Scott Miller seconded to approve application at 6100 Hagewa Drive for Sycamore Community Schools as submitted. 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

None

ITEM 7. – Adjournment

DECISION: There being no further business, Scott Miller moved, Joe Hoelker seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:24 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith