

BLUE ASH BOARD OF SITE ARRANGEMENT

January 11, 2016

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Tricia Downing called the regular meeting of the Board of Site Arrangement to order at 7:19 p.m. on Monday, January 11, 2016 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Jeremy Kraus, and Jodi Stacey

MEMBERS NOT PRESENT: Joe Hoelker and Terry Peck

ALSO PRESENT: Community Development Director Dan Johnson 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 December 14, 2015.

ITEM 3. – New Hearings

a. 10900 Kenwood Road

Approval of a new office and light industrial building and site

PRESENT: Josh Niederhelman, Applicant

Josh Niederhelman said this site is roughly 43 acres and they are proposing to build on approximately 30 acres. The proposed building is 529,420 square feet. The parking shown on the plan is based on the requirement for the entire building, including approximately 100,000 feet of office. The building is designed to have the least impact on neighboring properties as well as the perennial stream located within the flood plain and stream preservation zone. They are working with the Army Corps of Engineers and the Ohio EPA to create a preservation easement in the 100-foot buffer along the stream, which will include the trees. The storm water management system includes a detention basin and bio-swale before water enters the creek.

Dan Johnson discussed the proposed lighting plan, which includes LED lighting. He also explained the foundation planting requirement that was described in the Staff Report.

Gayle Frazier, landscape architect, commented that trees do a better job of softening a building of this size than foundation plantings.

The Board discussed foundation plantings and was in agreement they should not be done away with all together.

Public comments were closed.

DECISION: Jodi Stacey moved, Jeremy Kraus seconded to approve the application at 10900 Kenwood Road as submitted with the additional requirement that there be foundation plantings on the northeast and southeast areas that abut the parking lot to be consistent with the Code. A roll call vote was taken. All members present voted aye. Motion carried to approve.

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ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business, Jeremy Kraus moved, Jodi Stacey seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:40 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith