

BLUE ASH BOARD OF SITE ARRANGEMENT

August 14, 2017

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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 7:16 p.m. on Monday, August 14, 2017 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Brian Gath, Jeremy Kraus, Terry Peck, and Sal Wertheim

MEMBERS NOT PRESENT: Joe Hoelker

ALSO PRESENT: Community Development Director Dan Johnson

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of October 10, 2016.

ITEM 3. – New Hearings

a. 5133 Cook Avenue

Approval of a fence in a front yard

Dilorom Mirtalipova requested 40-feet of a 4-foot high Kentucky board split-rail fence to be installed in the front yard that will be the support for the climbing roses she intends to plant. The fence would extend from the corner of the existing privacy fence in the west side yard to the front lot line along the side of the property.

There was discussion about the location of the property line and how far back the fence would be from the roadway. Dan Johnson explained that the fence would have to be on the applicant's property and that it would be her responsibility to confirm the property lines by having a survey.

There were no comments from the public, so Chair Downing closed public portion and called for a motion.

DECISION: Terry Peck moved, Sal Wertheim seconded to approve the request for 5133 Cook Avenue as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 11083 Deerfield Road

Approval of a new office warehouse building and site

Ted Haglage, Haglage Construction owner, is proposing to construct a new building on vacant property owned by John Rogers, which is adjacent to existing property Mr. Rogers owns. He provided details of the building and site. They will meet all conditions recommended in Staff report.

John Rogers, property owner, plans to move his current operations into the new 4,900 square foot building, since he is scaling back his needs, and plans to lease the existing 11,000 square foot building.

There were no comments from the public.

DECISION: Terry Peck moved, Sal Wertheim seconded to approve the request for 11083 Deerfield Road as submitted with the following conditions:

1. Site lighting shall be permitted at levels lower than would normally be required, particularly towards the rear of the lot where it abuts a residential zoning district.
2. Curbs shall be required unless an alternative is approved by the City Engineer.

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3. The parking lot bufferyard is approved as proposed.
4. The building design must be modified as necessary to satisfy the requirements of the Code, as agreed to by the City Architect.
5. The final site design must satisfy applicable stormwater regulations including providing curbs unless otherwise approved by the City Engineer.

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

c. 10848 Joslyn Drive

Approval of a new office warehouse building and site

Jason Gallenstein and Tom Gallenstein, Gallenstein Brothers, are proposing to build a 24,000 square foot building similar to the other buildings they currently have on Creek Road and Millington Court. Currently, they do not have a tenant, but expect there will be approximately five tenants with small offices in front and warehouse in the back of each space. Details of the building and site were provided.

The parking lot is larger than might be required for just this building, to accommodate parking for other uses in the area. General traffic issues in the area were discussed.

There were no public comments.

DECISION: Brian Gath moved, Jeremy Kraus seconded to approve the request as submitted with the following conditions:

1. Site lighting be permitted at levels lower than would normally be required, if desired by the applicant and approved by City Staff.
2. Allowing the parking lot islands as proposed.
3. The building design must be modified as necessary to satisfy the requirements of the Code, as agreed to by the City Architect.
4. The final site design must satisfy applicable stormwater regulations and other civil site design requirements, as approved by the City Engineer.

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

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Mr. Johnson advised that the members were able to hold an election to rotate positions or keep as is.

ITEM 7. – Adjournment

DECISION: There being no further business, Terry Peck moved, Brian Gath seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:51 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith