

BLUE ASH BOARD OF SITE ARRANGEMENT

December 11, 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 7:03 p.m. on Monday, December 11, 2017 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Brian Gath, Joe Hoelker, Jeremy Kraus, and Terry Peck,

MEMBERS NOT PRESENT: Sal Wertheim

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 9, 2017.

ITEM 3. – New Hearings

a. 11060 Kenwood Road – Matthew 25 Ministries

Approval of a building addition and parking lot expansion

Bill Lichtenberg, Lichtenberg Construction and Development, and John Grier, Architect, presented their proposal of a parking lot expansion and building addition. The new addition is currently going to be for warehouse space, but could turn into some office space in the future. The loading docks are not changing.

There were general parking questions. Mr. Johnson explained that the new Zoning Code does not have a ratio requirement and the requirement is that whoever is proposing changes be able to justify that what is being done is sufficient for their own use.

In answer to a question regarding reason they want to eliminate landscape islands, Mr. Grier explained Matthew 25 need an open parking lot for staging when planning for emergencies and also for truck maneuverability. Mr. Grier also presented their landscaping plan. New trees were only added by the proposed new parking lot and not to the entire site.

There was general discussion regarding the overall look of the building and landscaping requirements.

Mr. Johnson clarified that items considered for this project are the bufferyard, islands or no islands, landscaping for the islands, and foundation plantings.

There were no comments from the public, so public comments were closed and the Board discussed the items clarified by Mr. Johnson.

DECISION: Brian Gath moved, Joe Hoelker seconded to approve the application at 11060 Kenwood Road for Matthew 25 Ministries with the following conditions:

1. Bufferyard landscaping shall satisfy the normal zoning code requirement along the entire frontage of the property.
2. Foundations plantings for the addition are to be consistent with existing building.
3. Landscape islands internal to the parking lot are not required.
4. Final storm water management shall be approved by City Engineer.

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

ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

Mr. Johnson commented that the agenda format was slightly changed.

ITEM 6. – Adjournment

DECISION: There being no further business, Brian Gath 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 8:10 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith