

**BLUE ASH BOARD OF SITE ARRANGEMENT**

**January 8, 2018**

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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 7:09 p.m. on Monday, January 8, 2018 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Joe Hoelker, Jeremy Kraus, Terry Peck, and Sal Wertheim

ALSO PRESENT: Community Development Director Dan Johnson, Council Member Jeff Capell, 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 11, 2017.

**ITEM 3. – New Hearings**

**a. Techwoods Circle – Noah’s Event Venue**

Approval of a new building and site development

Chris Winkle of Noah’s Event Venue gave overview of their business which is wedding events on the weekends and business meetings on weekdays. They are proposing an 8,100 square foot building. On one side there is a main hall and stage that can seat up to 200 guests. On the other side there are two small conference rooms that are divided by a retractable wall to make one large room that can seat up to 110 guests and opens up to the outside. The max capacity is 250 guests. All events are catered so there is not a full kitchen, only a food staging area with sink and counter. They are proposing 83 parking spaces and feel this is where they need to be for this facility based upon the studies they have done over the country.

In answer to a question regarding on street parking, Mr. Johnson was told by the Public Works Department that it was not permitted; however, there are currently no street signs stating such. If it would become a problem, the City could have to monitor. This area is primarily busy during weekday office hours so it most likely would not be an issue.

Mr. Winkle stated they would add shrubs along both frontages where there is a deficit on the landscaping plans and will meet Code with all landscaping requirements.

Mr. Johnson added that Public Works did request a 10-foot easement reserved along the curb line of Reed Hartman Highway for a public sidewalk that might be possible in the future and to keep landscaping out of the easement area. There was discussion regarding having two front yards and meeting the landscaping requirements.

DECISION: Terry Peck moved, Jeremy Kraus seconded to approve the application for Noah’s Event Venue on Techwoods Circle as submitted with the following conditions:

1. The site plan shall include a 10-foot public sidewalk easement adjacent to Reed Hartman Highway.
2. The building design shall be modified as necessary to satisfy the requirements of the Code as agreed to by the City Architect.
3. The final site design must satisfy applicable stormwater regulations and other civil site design requirements as approved by the City Engineer.

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4. The final site design must satisfy the requirements of the Blue Ash Fire Department and the applicable Fire Code.

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 will forward Cincinnati area planning workshop information to members.

**ITEM 6. – Adjournment**

DECISION: There being no further business, Joe Hoelker moved, Jeremy Kraus seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:38 p.m.

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Tricia Downing, Chair

MINUTES RECORDED BY:

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Traci Smith