

BLUE ASH BOARD OF SITE ARRANGEMENT

September 10, 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 7:29 p.m. on Monday, September 10, 2018 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Joe Hoelker, and Sal Wertheim

MEMBERS PRESENT: Jeremy Kraus 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 July 9, 2018.

ITEM 3. – New Hearings

a. 11591 Grooms Road – Copper Creek Homes

Approval of a new building and site development

David Clark of McGill Smith Punshon (MSP) said they are the architect of record and advised they have photometric plan available and eight full-sized copies of the alta surveys to submit.

In answer to a question regarding a dumpster, Ranjit Sharma of Copper Creek Homes advised they are not planning to have a dumpster at the new site but would meet Code if they decide to have one. There is an existing dumpster at the front property. They do not own the property in front, but improvements are being made to that site, as well. Mr. Johnson said if there is an existing non-conforming dumpster on the site, the Board has the option to require that it be brought up to Code.

Mr. Clark advised that the storm calculations were included in the permit process submittal. Mr. Johnson did not have any reason to believe it would not satisfy the Code.

Mr. Johnson said parking requirements for both businesses can be handled administratively.

There was discussion regarding the paving and buffer at the frontage. Mr. Sharma said they need to have access to the garages and have landscaping planned for their building and the front building. Mr. Johnson said they could work this out administratively.

DECISION: Joe Hoelker moved, Sal Wertheim seconded to approve the new building and site developments at 11591 Grooms Road with the following conditions:

1. The final site design must satisfy applicable stormwater regulations and other civil site design requirements as approved by the City Engineer.
2. Final parking lot design subject to more detailed parking analysis.
3. The final site design must satisfy the requirements of the Blue Ash Fire Department and the applicable Fire Code.
4. Any outdoor storage must be screened as required by the current Zoning Code.

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5. Some bufferyard landscaping be provided adjacent to Grooms Road.
6. If dumpster is added, it must be screened.

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 advised that the newly re-elected Board members for Board of Zoning Appeals apply to this Board, as well. He also mentioned that he included the Rules & Regulations and suggested they be reviewed yearly.

ITEM 6. – Adjournment

DECISION: There being no further business, Joe Hoelker moved, Sal Wertheim seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:52 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith