

BLUE ASH BOARD OF SITE ARRANGEMENT

October 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 7:05 p.m. on Monday, October 8, 2018 and requested a roll call.

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

MEMBERS NOT PRESENT: Terry Peck and Sal Wertheim

ALSO PRESENT: Assistant City Manager Kelly Harrington,
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 September 10, 2018.

ITEM 3. – New Hearings

a. 11511 Reed Hartman Highway – Project Angel

Approval of a building addition and site development

David Parker of Cushman & Wakefield is representing Mercy/Ensemble Health in the development of the former Procter & Gamble facility.

Steve Barber of BHDP Architecture introduced himself and the Senior Architect for the project, Dana Baker. Mr. Barber gave an overview of the existing site and their plans to convert the existing building to an updated office space to give it more appeal. To meet their parking requirement of 1,700 parking spaces, more parking will be added. The existing entrance point to the building will remain and a canopy will be added over it with a new drop-off area for the main entrance. There will be a 75,000 square foot addition which will include a child care center and exterior dining area. The tree line and all existing vegetation will be maintained adjacent to Reed Hartman Highway. The materials used in the new building addition and to update the look of the existing building will include an insulated composite metal panel with a sleek design and a stone replicated product to give the building a more textured, natural look around the entrance points and to tie the addition into the existing building.

DECISION: Brian Gath moved, Joe Hoelker seconded to approve the addition and site development at 11511 Reed Hartman Highway 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. The final site design must satisfy the requirements of the Blue Ash Fire Department and the applicable Fire Code.
3. Any removal of vegetation along the frontage of Reed Hartman Highway will require a plan for compliance with the current zoning code buffer requirements in the same area.
4. Sufficient area shall be provided along the entire Reed Hartman Highway frontage to allow for installation and maintenance of a public sidewalk to City standards.
5. Final building architecture to be approved by the City Architect.

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. – Miscellaneous Business

None

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 7:16 p.m.

Tricia Downing, Chair

MINUTES RECORDED BY:

Traci Smith