

**BLUE ASH BOARD OF SITE ARRANGEMENT**

**December 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 7:10 p.m. on Monday, December 10, 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 Members Joe Leet and Marc Sirkin, 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 October 8, 2018.

**ITEM 3. – New Hearings**

**a. 5535 Pfeiffer Road – Ursuline Academy of Cincinnati**

Approval of a modified bufferyard

Earl Crossland, VSWC Architects, summarized the proposed new tennis courts, which would include a 10-foot high barrier of chain-link fencing around the edge of the court surface to contain balls, a 50-foot wide bufferyard on the south side of the courts with required landscaping, a 25-foot buffer on the west side of the courts, a new parking lot adjacent to the building and a detention basin for storm water management.

In answer to questions by Commissioners, he noted that the courts would not be lit and they would be for school use only. The design of the tennis courts is based upon state guidelines, which requires that they be oriented north/south, so that they can be used for tournament games.

Chair Downing opened the meeting for public comments.

Bill Henke, 10158 Crosier Lane, is not in favor of this project because he feels it would be a detriment as he tries to sell his house, which is currently listed for sale.

Lynne Beutel, 10150 Crosier Lane, stated that the tree line density is deceptive in the photos they are showing and had questions regarding the stormwater detention. She also said she has had problems with students parking on Crosier and cutting through her yard to the school.

Joe Austrow, 4932 Twinbrook Court, said he has not received any communication from Ursuline regarding the tennis court proposal. He added that he would like the same treatment regarding landscape on the west side of the proposed tennis courts.

Doug Horn, 10140 Crosier Lane, commented that an earthen berm with evergreens would be good for screening. He expressed concerns regarding water run-off and erosion along the stream bank where the stormwater from this improvement would enter the ravine.

Sue Rose, 10130 Crosier Lane, had questions regarding draining and lighting of the proposed parking lot.

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Lori Zieg, 10166 Crosier Lane, asked if there was a guarantee for the buffer requirement should plantings die.

Donita Austrow, 4932 Twinbrook Court, would like more trees added to the west side of the proposed tennis courts and does not feel that 25-feet is enough buffer.

In answer to questions, Mr. Crossland agreed that a berm with trees along the south property line could help to divert stormwater from the adjacent properties. He noted that the plans as proposed in the application would catch almost all of the stormwater that currently flows to the south and instead divert it into the proposed basin.

In answer to a question about Moeller or another school using the tennis courts, Sharon Redmond, Ursuline Academy, said that others might use them as an exception. Ursuline did not intend to allow them to be used on a regular basis by anyone other than for Ursuline to practice and to play matches against other schools. She noted that the number of courts proposed is not sufficient to provide for large tournaments.

Brian Shenk, Bayer Becker, briefly described how the stormwater system is designed to function and what effect it would have on the adjacent properties and on the stream where it would discharge.

Public comments were closed and the Board discussed among themselves.

Mr. Hoekler was concerned with the west side buffer and liked the suggestion of a berm near to the south property line. He asked if the courts could be shifted to the east, closer to the proposed parking lot so that the west side buffer could be closer to the minimum requirement of 50-feet.

Ms. Peck said the parking lot seemed excessive and questioned whether it was necessary, since the remainder of the school parking lot would likely be unused at the same time of day that the tennis courts would be in use.

There was general discussion among the Board members about approving the application, but with conditions relative to the west bufferyard, parking lot location, and type of buffer and landscaping that should be required along the south lot line.

Mr. Johnson clarified that the purpose of the application was to address the proposed modifications to the minimum required bufferyards, which is a reduced width on the west side of the tennis courts and a lack of landscaping on the south side of the proposed parking lot. He noted that Ursuline would have the right under the Zoning Code to build all of the elements that are contained in the plans if there was no modification to the bufferyard requested. Even if the Board approves the request, Ursuline could choose to satisfy the bufferyard requirements instead and then would be free to do the project without being bound by any conditions of approval, including lighting the parking lot and tennis courts.

**DECISION:** Terry Peck moved, Jeremy Kraus seconded to deny a modified bufferyard. A roll call vote was taken. All members present voted aye. Motion carried to deny.

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**ITEM 4. – Continued Hearings**

None

**ITEM 5. – Miscellaneous Business**

None

**ITEM 6. – Adjournment**

DECISION: There being no further business, Jeremy Krauss 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 8:40 p.m.

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Tricia Downing, Chair

MINUTES RECORDED BY:

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Traci Smith