

BLUE ASH BOARD OF ZONING APPEALS

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 Zoning Appeals to order at 7:00 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 Zoning Appeals regular meeting of October 8, 2018.

Chair Downing swore in all those in attendance wishing to testify for any of the agenda items and gave a brief overview of the Board of Zoning Appeals.

**ITEM 3. – New Hearings**

**a. 4640 Cornell Road – McDonald’s**

Appeal to allow four drive-through signs and to allow an existing pole sign to remain with the addition of the new signs

Landon White, Site Enhancement Services, described the project to replace two digital menu boards, add two pre-browse boards for each drive-through lane, and requested to keep the existing pole sign. He explained that the reason behind the proposed drive-through signs was to provide for faster and more efficient service. He noted that the additional efficiency may help prevent the drive-through lane from impacting traffic in Cornell Road.

In answer to a question from the Board, the appellant answered that the message on the proposed signs will be changed only a few times each day so that the menu focuses on the typical meal during that time of day. He also explained that the quality of the digital is very good and that it is not obviously a digital display.

Several Board members commented that the existing pole sign was not bothersome, but may be less effective than a new ground sign because of its height.

There were no public comments.

DECISION: Joe Hoelker moved, Sal Wertheim seconded to approve the appeal at 4640 Cornell Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**ITEM 4. – Continued Hearings**

None

**ITEM 5. – Miscellaneous Business**

None

**ITEM 6. – Adjournment**

DECISION: There being no further business Sal Wertheim moved, Jeremy Kraus seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:10 p.m.

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Tricia Downing, Chair

MINUTES RECORDED BY:

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Traci Smith