

BLUE ASH BOARD OF SITE ARRANGEMENT

July 8, 2019

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair Joe Hoelker called the regular meeting of the Board of Site Arrangement to order at 7:37 p.m. on Monday, July 8, 2019 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Joe Hoelker, Jeremy Kraus, and Jeff Uckotter

MEMBERS NOT PRESENT: Brian Gath and Sal Wertheim

ALSO PRESENT: Community Development Director Dan Johnson, Community Development Assistant Paul Kleier, Council members Marc Sirkin and Joe Leet, 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 February 11, 2019.

ITEM 3. – New Hearings

a. 9254 Plainfield Road - Skyline

Appeal to allow a drive-thru at a proposed new Skyline Chili restaurant

C. Francis Barrett assured the Board that there was no objection to additional landscaping and that a balance could be achieved between appropriate landscaping and building visibility. Jim Sheanshang pointed out that the grade increases from Plainfield Road to the drive-thru lane and agreed to work with City Staff to improve landscaping of the lane as long as the front of the building remains visible. He also answered questions about signage and the menu board on the site.

Jeremy Kraus asked about the degree of specificity that might be needed on a condition of approval. Dan Johnson answered that greater specificity eases the approval of plans, but that less specificity in a condition could also be accommodated. He also pointed out that an option open to the Board is to approve the site plan, with the exception of the landscaping, and require the applicant to return with an improved landscaping plan for approval.

Jeff Uckotter suggested that trees are a more lasting form of landscaping than shrubs and that there would be room for approximately three trees in the Plainfield Road buffer and potentially more shrubs.

DECISION: Bruce Crutcher moved, Jeremy Kraus seconded to approve the site plan as submitted with the condition that the applicant work with City Staff for adequate landscaping for the project still allowing the building to be easily visible from the street. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

ITEM 5. – Miscellaneous Business

Election of officers.

Following a discussion of the customary succession of officers, Bruce Crutcher moved to name Joe Hoelker as Chair, Jeremy Kraus as Vice Chair, and Brian Gath as Secretary. A voice vote was taken. All members present voted aye.

BLUE ASH BOARD OF SITE ARRANGEMENT

July 8, 2019

Page 2

ITEM 6. – Adjournment

DECISION: There being no further business, Vice Chair Hoelker adjourned the Board of Site Arrangement. The meeting was adjourned at 7:54 p.m.

Joe Hoelker, Vice Chair

MINUTES RECORDED BY:

Traci Smith