

BLUE ASH BOARD OF SITE ARRANGEMENT

June 8, 2020

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Hoelker called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, June 8, 2020 and requested a roll call.

MEMBERS PRESENT: Brian Gath, Joe Hoelker, Jeremy Kraus, and Jeff Uckotter

MEMBERS NOT PRESENT: Bruce Crutcher

ALSO PRESENT: Assistant City Manager Kelly Harrington, Community Development Director Dan Johnson, Community Development Assistant Paul Kleier, City Council members Jeff Cappell, Joe Leet, and Katie Schneider, 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 9, 2019.

ITEM 3. – New Hearings

a. 5621 Cornell Road – Lakeshore Construction Group

Approval of a proposed fiber optic utility transfer hub

Paul Kleier gave an overview of the project including the site plan, equipment plan, and landscape plan.

Gary Buren, Lakeshore Construction, explained the project stressing the need for security and obscurity. In response to a question from Brian Gath, he said that the generator fuel is diesel and will have 1,117 gallons stored on-site. He clarified that the fence would be 5-feet away from the east wall and 10-feet away from the north, west, and south walls. Jeremy Kraus asked about the facade design as it relates to the differences between the north and west faces with the south and east faces. Gary explained the materials and colors proposed for the street-facing facades.

Karen Boehler, representing the New Testament Christian Church, objected to locating the condensing units on the south side of the building, but was reassured by the arborvitae plants planned for the south property line. Paul Kleier confirmed that the City's Architectural Standards prohibit equipment from being placed in a front yard.

During the Board's discussion Brian Gath expressed concern that a decline in landscaping would lead to a dull building compared to other recent and appealing development on the south side of Cornell Road. Jeff Uckotter suggested that spring grove arborvitae would provide a better, thicker screen on the south property line than emerald green arborvitae. Brian Gath also found the Architect's objection to the east and south wall design differing from that of the north and west concerning. Dan Johnson confirmed that whatever landscaping was included in the approved plans must be maintained going forward so dead plants must be replaced.

DECISION: Jeremy Kraus moved, Jeff Uckotter seconded to approve the site plan as submitted with the condition that the applicant continue to work through the design process with the City Architect,

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especially relating to screening on the south property line. Brian Gath clarified that the condition requires the City Architect to approve of the final design. 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, Brian Gath moved, Jeremy Kraus seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:26 p.m.

Joe Hoelker, Chair

MINUTES RECORDED BY:

Traci Smith