

BLUE ASH BOARD OF SITE ARRANGEMENT

August 10, 2020

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Brian Gath called the regular meeting of the Board of Site Arrangement to order at 7:47 p.m. on Monday, August 10, 2020 and requested a roll call.

MEMBERS PRESENT: John Cordell, Bruce Crutcher, Brian Gath, and Zeeshan Pasha

MEMBERS NOT PRESENT: Joe Hoelker, and Jeff Uckotter

ALSO PRESENT: Community Development Assistant Paul Kleier, Council members PJ Jhaveri, 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 July 13, 2020.

ITEM 3. – New Hearings

a) 11309 Deerfield Road – TCM Property Holdings, LLC

Approval of a proposed multi-tenant commercial facility.

Paul Kleier explained the property location in the Blue Ash North district, existing building, and the layout of the proposed facility. Most of the first floor would consist of a warehouse use with a smaller office use on the east side of the building and a second floor office use component directly over that of the first floor. He explained the landscaping proposal and additional features of the site plan.

Todd Majeski clarified that the plan is not contingent on the market and that two stories of office will be constructed along with the warehouse use. The second floor office layout may have minor changes depending on tenant needs. In response to questions from Bruce Crutcher and Brian Gath, Mr. Majeski shared that he has been looking for a site in Blue Ash and that it would not detract from neighboring properties or any residential areas. He believes that he would be using the property at its maximum potential.

There were no public comments.

The Board agreed that the building's appearance is impressive and demonstrates the quality of the Blue Ash market. Brian Gath said he sees no adverse effects and is a good use of the property. Zeeshan Pasha said he believes bringing in more technology companies would be beneficial for the community.

DECISION: Bruce Crutcher moved, Zeeshan Pasha seconded to approve the site plan as submitted subject to City Architect approval. 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, Zeeshan Pasha moved, Bruce Crutcher seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:00 p.m.

Bruce Crutcher, Secretary

MINUTES RECORDED BY:

Traci Smith