

BLUE ASH BOARD OF SITE ARRANGEMENT

October 12, 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 7:01 p.m. on Monday, October 12, 2020 and requested a roll call.

MEMBERS PRESENT: John Cordell, Brian Gath, Jeff Uckotter, and Zeeshan Pasha (Alternate)

MEMBERS NOT PRESENT: Bruce Crutcher and Joe Hoelker

ALSO PRESENT: Community Development Director Dan Johnson, Community Development Assistant Paul Kleier, 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 14, 2020.

ITEM 3. – New Hearings

a. 5200 Aldine Drive – Sycamore Community School District

Approval of renovation and new construction at E.H. Greene Intermediate School

Dan Johnson commented that no representative for the project was present. Brian Gath expressed a reluctance to continue without a representative. Mr. Gath asked for a motion to table the item so that the Board of Zoning Appeals meeting could be conducted and the Board of Site Arrangement meeting could resume after when a representative was present.

DECISION: Jeff Uckotter moved, John Cordell seconded to table the item. A voice vote was taken. All members present voted aye. Motion carried to table.

ITEM 4. – Adjournment

DECISION: There being no further business, John Cordell moved, Zeeshan Pasha seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:05 p.m.

ITEM 5. – Meeting Called to Order

Chair Brian Gath called the regular meeting of the Board of Site Arrangement back to order at 7:54 p.m. on Monday, October 12, 2020.

ITEM 6. – Continued Hearings

a. 5200 Aldine Drive – Sycamore Community School District

Approval of renovation and new construction at E.H. Greene Intermediate School

Brian Gath asked for a motion to remove item from the table. John Cordell moved, Zeeshan Pasha seconded to continue the hearing. All members present vote aye. Motion carried to continue.

Brian Gath stated that he has served as a volunteer on early planning meetings for the Greene School renovation project and had attended two meetings about the internal changes and overall layout. Not believing this constitutes a conflict of interest, he stated his intention to participate in the hearing. There were no objections.

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Dan Johnson gave a brief report explaining that the project would include demolition of a portion of the current school building, renovation of two buildings, and construction of a new portion to the north of the two buildings. He pointed out that the site is split between Blue Ash and Montgomery.

Charlie Jahnigen, the project architect, explained that the gymnasium, cafeteria, and kitchens would be kept while the rest of the school building would be demolished and rebuilt in another area. The parking lot would be expanded, the new construction would be two stories, the number of curb cuts would be reduced from four to two in order to separate bus and other vehicle traffic, and the number of fields would be reduced from three baseball and one football to two baseball and one soccer/football. An open forum the previous week was well received and discussion was about the tree buffer, lighting, bus timing, and walking paths.

Jeff Uckotter expressed concern about elements of the landscaping plan and suggested a greater reliance on trees than shrubs like viburnums, especially at the western and northern borders, and pointed out that Blue Spruce are experiencing a harmful fungus. Given the residential uses across the street, Mr. Uckotter suggested a vegetative screen consisting of columnar or fastigate tree species at the bend of Aldine Drive southwest of the multi-purpose field. Trees with limited spread were recommended by Mr. Uckotter so the vegetative screen would not enter the playing field of the proposed playing surface. Mr. Jahnigen also noted the existing tree in this area would be removed.

In response to a question from Zeeshan Pasha, Charlie Jahnigen confirmed that the decrease of one bus stall was a mistake and the number will remain the same. Mr. Jahnigen also said lighting levels will be maintained, there will be no lights on the fields, and uniform monument signs are being considered for several schools, but that would be a later application.

Brian Gath questioned the quantity of bleachers at the multi-purpose field. In discussion, it was decided not to restrict the number of temporary stands at the fields. The members agreed that the proposal was of a high quality.

DECISION: Zeeshan Pasha moved, John Cordell seconded to approve the site plan with the conditions that Blue Spruce trees be replaced with a healthier alternative, screening on western and northern borders be similar to that of the eastern, and columnar landscaping be added to the southwest corner of the multi-use field so to provide a vegetative screen for the residential use across Aldine Drive. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 7. – Miscellaneous Business

None

ITEM 8. – Adjournment

DECISION: There being no further business, Zeeshan Pasha moved, Jeff Uckotter seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:31 p.m.

Bruce Crutcher, Secretary

MINUTES RECORDED BY:

Traci Smith