

BLUE ASH BOARD OF SITE ARRANGEMENT

November 9, 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 7:00 p.m. on Monday, November 9, 2020 and requested a roll call.

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

MEMBERS NOT PRESENT: Joe Hoelker

ALSO PRESENT: Community Development Assistant Paul Kleier

ITEM 2. – Approval of Minutes

The Board waived the reading and moved to approve the minutes of the Board of Site Arrangement regular meeting of October 12, 2020. Jeff Uckotter proposed an amendment to the minutes reflecting details of the discussion relating to plant species at E.H. Greene Intermediate School. The Board approved the amendment and the minutes of the October 12, 2020 meeting.

ITEM 3. – New Hearings

a. 4585 Cornell Road – Ohio Valley Electrical Services

Approval of a 10,400 sq. ft. expansion

Paul Kleier explained that the application is before the Board because it is considered a substantial expansion of an existing building. He said the project is largely compliant with relevant standards except landscaping, which does not amount to the level called for in the Zoning Code. In response to a question from Brian Gath, Mr. Kleier clarified that the Code calls for landscaping where the property abuts the right-of-way.

David Frye, DRK Construction on behalf of OVES, is the appellant and explained that the project would be largely for material storage and would match the existing facility. The parking lot expansion entails removing 2-3 existing trees, which would be replaced beside the driveway. He clarified that the monument sign would remain and the detention area would be grassy and sufficient for current and future expansion plans. Brian Gath asked about the plans for additional expansion that explain the decision not to add brick to the south side of the addition and Mr. Frye estimated future expansion would be 5-6 years in the future. In response to a question from Bruce Crutcher, Mr. Frye clarified that the planned future expansion would be as much as setbacks allow at the property. Jeff Uckotter asked about willingness to plant in the drainage basin and emphasized the long-term viability of trees compared to shrubs. He also noted Duke Energy's reluctance to allow landscaping infringing on its easements. Mr. Frye was not able to speak to the feasibility of planting in the basin, but suggested planting close to the parking lot so as to avoid Duke's easement.

In discussion, Brian Gath expressed a desire to balance a reasonable condition on the applicant with the need to keep the City aesthetically appealing as more and more sites are redeveloped going forward. The Board agreed that the omitted brick on the exterior south wall was not of concern. Jeff Uckotter suggested that a bald cypress would not cause problems for the parking lot or power lines and Slender Silhouette Sweet Gum or Regal Prince Oak columnar trees for the grassy areas. He also emphasized that the lack of spread would not obstruct the building while still providing aesthetic value to the property. The Board discussed whether input from a landscape architect would be helpful and what extent of new landscaping was reasonable given neighboring properties. In response to questions from Mr. Gath and Mr. Crutcher, Paul Kleier explained that with 240 feet along the street, the

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Zoning Code requires 8 trees and 80 shrubs and there is no standard tradeoff between shrubs and trees. He explained that among the Board's options are tabling the application until December, conditioning approval on the submission of a Landscaping Plan that meets a specific standard, and approving the application while requiring that the Landscaping Plan return to the BSA. Upon further discussion, the Board agreed to apply requirements less than what would be needed of a new greenfield development of the same size.

DECISION: Bruce Crutcher moved, Zeeshan Pasha seconded to approve application as submitted with the condition that a landscape plan providing for 8 new columnar trees and 20 new shrubs, appropriately distributed, be included in building permit applications. 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, Jeff Uckotter 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 7:42 p.m.

Bruce Crutcher, Secretary

MINUTES RECORDED BY:

Traci Smith