

BLUE ASH BOARD OF SITE ARRANGEMENT

August 9, 2021

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Jeff Uckotter called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, August 9, 2021 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

Pledge of Allegiance

ITEM 3. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of June 14, 2021.

ITEM 4. – New Hearings

a. 10890 Indeco Drive – SugarCreek & ESM Architects

Consideration of a proposed event center

Paul Kleier explained that SugarCreek is proposing a corporate campus for their location on Indeco Drive and that part of that project includes an event center. Planning is ongoing so full details were not available.

Brad Ewing, ESM Architects, introduced Ben Gilles, Ben Gilles Design, to explain the inspiration for the project. This included an explanation of the periodic philanthropic events organized by SugarCreek. Brad Ewing then described SugarCreek's plans for the campus as a whole, as well as the event center, including a parking plan, floor plans, and exterior finish ideas. He confirmed that he spoke to Blue Ash Fire Marshall, Heath Waxman, regarding fire protection and access and also to Public Works Director, Gordon Perry, about the possibility of Blue Ash vacating Indeco Court.

In answer to a question from Jeff Uckotter, Brad Ewing said that he believed SugarCreek would be able to effectively manage parking because events would be solely private. In response to another question about landscaping, Mr. Ewing explained that a full survey was conducted and the entire campus will be beautified, but a landscaping plan has not been solidified. In response to questions from Zeeshan Pasha, Mr. Ewing shared that 48 jobs would be retained and there would be 76 new jobs. They have also considered sustainable elements like geothermal for the event center.

Brian Gath asked questions about the potential impact of noise on the nearest residents on Wengate Lane, the impact of the building's orientation, and what conditions might be acceptable to the applicant. Mr. Ewing explained that there are no plans for a stage and there have been no conversations about music. He believes SugarCreek would accept conditions that the space would be non-rentable, non-public and require valeting for large events. Ron Holbrook, SugarCreek, introduced himself to clarify that they are seeking initial approval of their concept plan

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recognizing that some details still needed to be finalized. John Cordell had a water retention concern.

In discussion, Jeff Uckotter expressed that he supported the basics of the project, but that it lacked specificity. The Board discussed the potential for noise by SugarCreek or a future landowner and what steps could be taken to remediate it. In response to questions, Paul Kleier explained that there is a noise ordinance that would require sustained noise to be violated, but that few complaints are received. The Board was excited about the project, but were in agreement that they do not have sufficient information to approve this submittal. They discussed potential conditions regarding noise mitigation and limiting the number of events, as well as the feasibility of enforcement. Jeff Uckotter asked when more details would be available and Mr. Ewing responded that it would be relatively soon. Mr. Ewing also emphasized that they intend to keep events limited through the year and pointed out noise mitigation plans for the site.

DECISION: Brian Gath moved, Bruce Crutcher seconded to table the item until the applicant returns with more detail, including exterior finish of the structure, landscaping, and water retention plans. A roll call vote was taken. All members present voted aye. Motion carried to table.

ITEM 5. – Continued Hearings

None

ITEM 6. – Miscellaneous Business

None

ITEM 7. – Adjournment

DECISION: There being no further business, Brian Gath 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 7:46 p.m.

John Cordell, Secretary

MINUTES RECORDED BY:

Traci Smith