

**BLUE ASH BOARD OF SITE ARRANGEMENT**

September 13, 2021

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**ITEM 1. – Meeting Called to Order and Roll Call**

Secretary John Cordell called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, September 13, 2021 and requested a roll call.

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

MEMBERS NOT PRESENT: Bruce Crutcher, Joe Hoelker, and Jeff Uckotter

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 August 9, 2021.

**ITEM 4. – New Hearings**

None

**ITEM 5. – Continued Hearings**

**a. 10890 Indeco Drive – SugarCreek & ESM Architects**

Consideration of a proposed event center

DECISION: Brian Gath moved, Zeeshan Pasha seconded to bring item back to the table. A voice vote was taken. All members present voted aye. Motion carried.

Paul Kleier highlighted the new details provided by the applicant on landscaping and exterior materials. He also shared the City Architect’s note that while wood is not listed in the Zoning Code as a primary building material, it composes a large portion of the proposed exterior facing. He also explained the scope of possible conditions of approval that the Board could pass.

Brad Ewing provided an overview of the project including changes and new details which included the paver schedule, topography, and landscaping plan for the site. In answer to a question about whether the topography of the lawn area created a sort of natural amphitheater, Mr. Ewing agreed. In describing the exterior materials Mr. Ewing estimated that stone, glass, and steel comprise 2/3 of the structure and wood comprises 1/3 of the structure on the three “public” sides of the barn while the side of the service drive facing a hill would be composed almost entirely of wood.

In response to a question regarding the nature of the wood exterior and what the impact of using CMU would be, Mr. Ewing answered that it would be reclaimed Cyprus wood that would be ¾-1 inch thick that would be maintained cyclically. Further, CMU would be cheaper and less appealing material to use. He also added that there would be no outdoor condensing units because of underground geothermal.

John Cordell commented that he knows the applicant has chosen to use quality materials that are not cheap. Zeeshan Pasha and Brian Gath applauded the plans presented.

DECISION: Brian Gath moved, Zeeshan Pasha seconded to approve the proposed event center and to allow wood as a primary material for its construction. A roll call vote was taken. All members present voted aye. Motion carried.

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**ITEM 6. – Miscellaneous Business**

None

**ITEM 7. – Adjournment**

DECISION: There being no further business, Zeeshan Pasha moved, Brian Gath seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:27 p.m.

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John Cordell, Secretary

MINUTES RECORDED BY:

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Traci Smith