

BLUE ASH BOARD OF SITE ARRANGEMENT

March 14, 2022

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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, March 14, 2022 and requested a roll call.

MEMBERS PRESENT: John Cordell, Bruce Crutcher, Joe Hoelker, Jeff Uckotter, and John Meyer (Alternate)

MEMBERS NOT PRESENT: Zeeshan Pasha

ALSO PRESENT: Community Development Assistant Paul Kleier

ITEM 2. – Opening Ceremony

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 February 14, 2022.

ITEM 4. – Continued Hearings

None

ITEM 5. – New Hearings

a. Malsbary Road & Kenwood Road – Cross Development

Consideration of a proposed 4,900 square foot office building

Paul Kleier explained the proposal which included the upcoming sale of the property, the broad development concept, architectural notes, and landscaping.

Josh Allen from Cross Development shared that they plan to have 10-15 employees at the site, will ensure that the ratio of primary to secondary materials is compliant with the Zoning Code, and that the garage doors will be screened. In response to a question from Bruce Crutcher, Mr. Allen clarified that seven buildings are planned for the south parcel and, in response to a question from John Meyer, Mr. Allen said that the existing Kenwood Road buffer would be “cleaned up” and the southern buffer would not be touched.

In discussion, John Cordell explained that EIFS is an acceptable material and commented that having the tree line remain would benefit the neighborhood. Josh Allen confirmed that the structures would be build-to-suit.

DECISION: Bruce Crutcher moved, John Cordell seconded to approve the application at Malsbary Road & Kenwood Road. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 6. – Miscellaneous Business

a. Rules of Procedure

Paul Kleier explained that the BSA has previously used the BZA rules. This draft has been adapted to better fit the BSA. Members should review the document and be ready to discuss and approve at the next meeting.

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ITEM 7. – Adjournment

DECISION: There being no further business, Bruce Crutcher moved, Joe Hoelker seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:20 p.m.

John Cordell, Secretary

MINUTES RECORDED BY:

Traci Smith