

BLUE ASH BOARD OF SITE ARRANGEMENT

August 8, 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, August 8, 2022 and requested a roll call.

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

MEMBERS NOT PRESENT: Joe Hoelker

ALSO PRESENT: Planning & Zoning Administrator 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 June 13, 2022.

ITEM 4. – Continued Hearings

None

ITEM 5. – New Hearings

a. Osborne Blvd & Ilmenau Way – Flipside Productions

Consideration of a proposed production facility

Paul Kleier explained the proposed facility, noting the City Architect’s comments regarding screening of the dumpster and loading dock.

Phil Cohen, with Flipside Productions, explained the history of Flipside Productions and the planned orientation of the facility. The Board asked questions of Mr. Cohen and Kevin Elliott, with The Kleingers Group, about possible methods of screening. Mr. Elliott explained the planned screening including street trees, not including a berm.

In discussion, the Board compared the property to others with loading docks facing Ilmenau Way. Jeff Uckotter suggested the addition of evergreen plants such as a Spring Grove Arborvitaes to improve screening year round. Mr. Elliott clarified that these would be in lieu of some of the other trees the plans called for. The Board commented that this project would be a welcome investment and would fit into the neighborhood.

DECISION: Bruce Crutcher moved, Zeeshan Pasha seconded to approve the application for the property numbered 612-0150-0585 with the condition that the landscaping along Ilmenau Way be supplemented with approximately three evergreen trees along the north property line and 8-10 evergreen trees along the east property line that are 6-feet tall at planting. A roll call vote was taken. All members present voted aye.

ITEM 6. – Miscellaneous Business

a. Officer elections

Paul Kleier explained that the Board could vote for the same officers they have had for the past year or elect new officers. Bruce Crutcher and John Cordell expressed interest in keeping officers for a second year to allow for greater experience and continuity.

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DECISION: Bruce Crutcher moved, John Cordell seconded to nominate Jeff Uckotter as Chair, Bruce Crutcher as Vice Chair, and John Cordell as Secretary for the Board of Site Arrangement. A voice vote was taken. All members present voted aye. Motion carried to elect officers.

ITEM 7. – Adjournment

DECISION: There being no further business, John Meyer 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 7:25 p.m.

John Cordell

MINUTES RECORDED BY:

Traci Smith