

BLUE ASH BOARD OF SITE ARRANGEMENT

February 13, 2023

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Bruce Crutcher called the regular meeting of the Board of Site Arrangement to order at 6:30 p.m. on Monday, February 13, 2023 and requested a roll call.

MEMBERS PRESENT: Bruce Crutcher, Joe Hoelker, John Meyer, Zeeshan Pasha, and Andrew Wittkugel

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 January 9, 2023.

ITEM 4. – Continued Hearings

None

ITEM 5. – New Hearings

a. 11030, 11034, 11040 Kenwood Road – Phoenix Architecture

Consideration of proposed event, support/restroom, and chapel buildings at Matthew 25 Ministries

Paul Kleier provided details of the site layout, reason for the timing of the hearing, and status of the project.

Jeff Osterman presented the project, including lighting, design, access, and the like. He also explained the intent of the architectural choices for the event and support buildings to blend with their surroundings and he identified the M1 material as a metal panel similar to EIFS. He answered questions about building capacity, parking availability, waste collection, and building functions.

Katie Chapman, 2K Landscape Architecture, spoke about the landscaping plan featuring a 6 foot high wood fence, 650 feet long, with mounding 1-3 feet in height, topped by evergreen, deciduous trees, and plantings. She asserted that Matthew 25 was committed to maintaining the fence, especially in light of its orientation facing north. She also answered questions about height, speed of growth, and maintenance.

Carleton Brown spoke on behalf of concerned residents in Hazelwood and presented concerns around the buffer, lighting, noise, and privacy impacts of the project. He expressed concern around variations between different versions of the design and around the detention system and the drainage problems in the neighborhood. He also distributed a handout to the Board listing concerns of the neighborhood and their hope to sit down with Matthew 25 and resolve concerns.

Joodi Archer, representing Matthew 25, spoke about the dedication of the organization to the community and intent to take comments of the residents back to the executive staff.

In discussion, the Board spoke about the landscaping buffer between the site and Hazelwood and how to best improve the screening as the proposed landscaping was between different buffering options identified in the Zoning Code.

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DECISION: Andrew Wittkugel moved, Zeeshan Pasha seconded to approve the plan with the condition that a revised landscape plan be presented for approval to the Board at a future date. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 6. – Miscellaneous Business

Paul Kleier commented that the legal review from the City Solicitor would be postponed and that a prior hearing before the Planning Commission, at 4200 Cooper Road for a daycare center fence, had approved a fence other than the one that was recently erected at the site. Paul was notifying the owner of the need to match the prior Commission approval.

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 7:42 p.m.

Zeeshan Pasha, Secretary

MINUTES RECORDED BY:

Traci Smith