

**BLUE ASH BOARD OF SITE ARRANGEMENT**

May 8, 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, May 8, 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 March 13, 2023.

**ITEM 4. – Continued Hearings**

None

**ITEM 5. – New Hearings**

**a. 9209 Floral Avenue – Karen Eborall**

Consideration of a front yard fence.

Paul Kleier explained the Zoning Code requirements for front yard fences and the request of the applicant.

Karen Eborall described her desire to define the property, which was recently purchased from the City of Blue Ash, and make usable.

DECISION: Zeeshan Pasha moved, John Meyer seconded to approve the front yard fence at 9209 Floral Avenue as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

**b. 11220 Reed Hartman Highway – McBride Dale Clarion**

Consideration of a proposed Kroger fuel station

Paul Kleier explained the proposed site arrangement, highlighting the dumpster location, landscaping, signage, lighting, and prior review by Planning Commission and City Council.

Anne McBride pointed out that the proposed sign to overhang eastbound Cornell Road was a result of discussions with the Blue Ash Public Works Department and City Engineer. Changes would be made to the canopy columns in response to comments by the City Architect. In response to questions, Ms. McBride confirmed that tests were run to confirm tanker access to the site and that the private road exit onto Cornell Road was already signed.

DECISION: Andrew Wittkugel moved, Zeeshan Pasha seconded to approve the application at 11220 Reed Hartman Highway as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

**ITEM 6. – Miscellaneous Business**

None

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**ITEM 7. – Adjournment**

DECISION: There being no further business, Zeeshan Pasha 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 6:47 p.m.

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Zeeshan Pasha, Secretary

MINUTES RECORDED BY:

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Traci Smith