

BLUE ASH BOARD OF SITE ARRANGEMENT

August 14, 2023

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Vice Chair John Meyer called the regular meeting of the Board of Site Arrangement to order at 6:29 p.m. on Monday, August 14, 2023 and requested a roll call.

MEMBERS PRESENT: John Meyer, Zeeshan Pasha, and Andrew Wittkugel

MEMBERS NOT PRESENT: Carleton Brown and 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 May 8, 2023.

ITEM 4. – Continued Hearings

None

ITEM 5. – New Hearings

a. 11030, 11034, 11040 Kenwood Road – Matthew 25 Ministries

Consideration of the landscape buffer between Hazelwood and 11030, 11034, and 11040 Kenwood Road.

Paul Kleier explained the background of the case and compared the proposed landscape plan with the Zoning Code requirements for a landscape buffer between commercial district uses and single-family residential districts. He said the proposal blends two of the four buffer options without fully meeting either. The number of trees exceeds what is required by either option, but the proposed barrier is a wood fence rather than an evergreen hedge or brick wall.

Katie Chapman, landscape architect for the project, explained that the change in this landscape plan from what was proposed in February 2023 is an increase in the height of the fence from 6 feet to 8 feet. She said that Matthew 25 met with Hazelwood residents to reach that change agreement and also committed to offer adjacent property owners a \$1,000 allowance to work with the project landscaper to create additional buffers on the rear of their properties. The fence would be a wood board privacy style fence not painted or stained. She confirmed that Matthew 25 would be responsible for maintaining the fence. In response to a question from John Meyer, she clarified that the berm would be behind the fence and serve as the base of the tree plantings. It would be designed so as not to block drainage swales.

Carleton Brown represented the Hazelwood residents and clarified that he had recused himself as a BSA member due to his role as a resident and past communications with Matthew 25. He confirmed that residents had met with Matthew 25, but that the verbal agreements from that meeting differ from what is being proposed at this meeting. The allowance had been reduced from \$2,000 to \$1,000 and the height of the fence reduced from 10 feet to 8 feet. Carleton requested that the Board table the hearing to allow the residents and Matthew 25 to reconvene and create a new agreement in writing.

BLUE ASH BOARD OF SITE ARRANGEMENT

August 14, 2023

Page 2

In discussion, John Meyer asked about what could be enforced and Paul Kleier answered that Blue Ash has to approve the landscape plan regardless of what agreement is reached between the two parties and that an agreement between Matthew 25 and residents could not be enforced by Blue Ash. In response to a question from Andrew Wittkugel, Paul stated he believed the Code calls for a durable screen. Andrew then stated he had concerns with the durability of the wood fence. John Meyer expressed interest in allowing the two parties to meet again. Katie Chapman clarified that BSA could decide that a wood fence was not sufficient even if that is agreed upon between Matthew 25 and the neighborhood. She said the buffer option of adding an evergreen hedge would be the next most logical choice if the wood fence is rejected. John Meyer commented that even if the residents are satisfied with a wood material, height is his primary concern.

DECISION: Zeeshan Pasha moved, Andrew Wittkugel seconded to table the matter. A voice vote was taken. All members voted aye. Motion carried.

ITEM 6. – Miscellaneous Business

a. Officer elections

Paul Kleier explained that BSA and BZA share officers and, to allow Carleton to participate in the decision, recommended postponing elections until the BZA meeting immediately to follow this BSA meeting.

ITEM 7. – Adjournment

DECISION: There being no further business, Andrew Wittkugel 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 6:54 p.m.

Zeeshan Pasha, Secretary

MINUTES RECORDED BY:

Traci Smith