

**BLUE ASH BOARD OF SITE ARRANGEMENT**

September 11, 2023

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**ITEM 1. – Meeting Called to Order and Roll Call**

Chair John Meyer called the regular meeting of the Board of Site Arrangement to order at 6:30 p.m. on Monday, September 11, 2023 and requested a roll call.

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

MEMBERS NOT PRESENT: Carleton Brown

ALSO PRESENT: Planning & Zoning Administrator Paul Kleier and City Architect Mike LeVally

**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 August 14, 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.

[Joe Hoelker was not present for this agenda item.]

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

Tim Mettey updated the Board pertaining to a meeting Matthew 25 Ministries had with residents on September 8, 2023 and confirmed the landscape plan would remain as submitted with an 8 foot high wood fence. He noted that the trajectory of the fence will adjust to accommodate locations where adjacent properties have sheds which cross the property line.

In response to a question from John Meyer, Katie Chapman confirmed that the berm would be approximately 10 feet wide and undulate along the property line. She reiterated that Matthew 25 had come to an agreement with the adjacent property owners regarding stipends for additional landscaping.

DECISION: Zeeshan Pasha moved, Andrew Wittkugel seconded to approve the landscape plan at 11030, 11034, and 11040 Kenwood Road. A roll call vote was taken. All members present voted aye. Motion carried.

**b. 10635 Techwoods circle – Red Dog Pet Resort**

Consideration of a proposed animal boarding facility.

[Joe Hoelker arrived during the hearing of this agenda item.]

Paul Kleier provided background of Red Dog's efforts to establish a location at this site and major components of the proposed plan. He explained the unique challenge

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of the barrier and that the opinion of the City Architect opinion was to classify it as an exterior wall, therefore requiring it to conform to the Architectural Standards. Mr. Kleier confirmed that the site arrangement meets required setbacks even with the barrier being treated as a wall and answered questions on landscaping.

Darrell Sears, architect for the applicant, explained the rationale for the business and answered questions from the Board about hours of operation, anticipated traffic, materials, and a project timeline. John Bishop also answered questions from the Board, particularly around the proposed barrier, noise, and the like.

Mike LeVally articulated his opposition to the use of vinyl for the barrier and answered questions. Paul Kleier stated that the subject of whether to allow vinyl is better suited for the subsequent Board of Zoning Appeals meeting where the applicant has appealed for the use of vinyl.

DECISION: Andrew Wittkugel moved, Zeeshan Pasha seconded to approve the proposed site arrangement at 10635 Techwoods Circle with the exception of the proposed use of vinyl and with the condition that it comply with Zoning Code requirements for landscaping at the right-of-way and foundations. A roll call vote was taken. All members present voted aye. Motion carried.

**ITEM 6. – Miscellaneous Business**

None

**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 7:30 p.m.

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Zeeshan Pasha, Secretary

MINUTES RECORDED BY:

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Traci Smith