

# CITY OF BLUE ASH

## Interoffice Memo – City Manager's Office

**TO:** City Council  
**FROM:** City Manager and Department Directors  
**SUBJECT:** Agenda Items for the January 12, 2023 Council Meeting  
**DATE:** January 10, 2023  
**COPIES:** Department Directors, Clerk of Council, Solicitor, Media

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This memo offers a brief description of the topics included on the January 12, 2023 Council agenda.

**5. PUBLIC HEARING – 7:05 p.m. to consider an application for a Conditional Use Permit for a fuel station with 7 pumps at 11220 Reed Hartman Highway in the Blue Ash North District (Resolution No. 2023-01)**

Anne McBride, on behalf of Kroger, presented to Planning Commission on December 1, 2022 for approval of a Conditional Use Permit to allow a fuel station at 11220 Reed Hartman Highway. The site is at the northeast corner of the intersection of Cornell and Reed Hartman.

The project includes 7 fuel pumps (for a total of 14 dispensers), exceeding the limit of 4 set by the Zoning Code. There would be a kiosk occupied by an employee at all times the fuel station is open.

Entry to the site would be from Cornell Place, a private road.

Planning Commission recommended approval at their December meeting with the following conditions:

1. The applicant provide a traffic study determining the impact on left turn movements from eastbound Cornell Road onto the private road and from the private road onto eastbound Cornell Road.
2. The applicant comply with all local, county, state, and federal stormwater management standards and regulations for a fueling station on a redevelopment lot of greater than one acre.
3. The comments of the City Architect be incorporated into the design.

Following the traffic study that was conducted and after communicating with the City Engineer and Public Works, the applicant has requested that the Public Hearing be tabled to allow further analysis of the traffic impacts of the project.

Please direct questions regarding this item to the Assistant City Manager or the Planning and Zoning Administrator.

**6. PUBLIC HEARING – 7:10 p.m. for consideration of a Concept Development Plan for a Planned Unit Development at 10477-10609 Kenwood Road (Ordinance No. 2023-01 – First Reading)**

Rob Hayes, on behalf of Fischer Homes, presented to Planning Commission on December 1, 2022 for approval of a Concept Development Plan PUD to 22 townhomes on the property west of Kenwood Road opposite the Kenridge lake neighborhood.

The project includes 22 townhomes, an interior drive, parking, and a drainage basin. The townhomes would be three stories and include garages on the ground floor.

Entry to the site would be from Kenwood Road.

Planning Commission recommended approval at their December meeting with the following conditions:

1. Applicant constructs a left turn bay on northbound Kenwood Road for entrance to the north driveway of the development.
2. Applicant shall construct an extension of the Kenwood Road island at the south driveway of the development to prevent left turns onto northbound Kenwood Road.
3. Continuing materials from the front elevation onto all north, south, and east sides of the buildings excluding the small gap between buildings.

The City's engineer has reviewed the project with the Public Works Department and does not feel conditions 1 and 2 (above) are necessary. Rather, signage should be installed demonstrating that the south entrance is a right in/right out to include right turn only signage when exiting and signage on Kenwood Road restricting a northbound left into this entrance. Staff recommends that the legislation be modified accordingly.

Please direct questions regarding this item to the Assistant City Manager or the Planning and Zoning Administrator.

**10.a.1. Resolution No. 2023-02 – Updating Parks & Recreation Department related fees**

The Parks and Recreation Department periodically reviews and recommends adjustments to the pricing of recreation fees in relation with market changes, operational costs and usage trends. The attachment to the resolution reflects the suggested adjustments for 2023, which are focused on field rental and usage guidelines at the Blue Ash Sports Center.

Please direct questions related to this Resolution to the Parks and Recreation Director.

**10.b.1. Resolution No. 2023-03 – Authorizing payment for traffic signal parts, repair services, and upgrades throughout 2023**

Resolution No. 2023-03 authorizes payment for routine purchase of parts, professional maintenance, upgrades, and repair of traffic signals provided by Capital Electric Line Builders throughout 2023 for an amount not to exceed \$100,000. The City has a favorable long-term relationship with this vendor for these types of services, and these items were included within the 2023 Final Budget. In addition to the previous costs for maintenance, repair and signal upgrades, this also includes \$15,000 to cover the costs of utility locating services as is required by State law. These services are required utility marking and locating services, which aid contractors with construction within the public right of way.

Please address questions regarding this Resolution to the Public Works Director.

**10.b.2. Resolution No. 2023-04 – Authorizing the purchase of bulk rock salt**

Resolution No. 2023-04 authorizes the City Manager to enter into a unit price contract with Compass Minerals for the purchase of bulk rock salt for the 2023 snow season for an amount not to exceed \$90.97 per ton delivered. This purchase is in conjunction with a shared purchasing arrangement through Southwest Ohio Purchasers for Government (SWOP4G). Southwest Ohio Purchasers for Government (SWOP4G) recently publicly bid highway salt for the purposes of snow and ice removal, and has awarded the bid to Compass Minerals.

Please direct questions regarding this Resolution to the Public Works Director.

**10.c.1. Resolution No. 2023- 05 – Authorizing the purchase of one replacement police supervisor cruiser, and one replacement command vehicle for the Police Department**

Resolution No. 2023-05 authorizes the City Manager to purchase two 2023 Chevy Tahoe PPVs from Ganley Chevrolet of Aurora, Ohio at the price of \$43,645.00 each for a total of \$87,290.00. These purchases were approved in the 2023 budget. The Police Department was able to secure two vehicles at pricing better than State bid for a total savings of approximately \$13,000.

Please direct questions regarding this resolution to the Police Chief.

**11. Miscellaneous Business**

The BLUE final development plan received a positive recommendation with conditions from Planning Commission at its January 5<sup>th</sup> meeting. Staff anticipated inclusion of the BLUE on this Council agenda, however, the applicant and staff need additional time in order to respond to the Planning Commission conditions and requested it not be on the agenda at this time.