

BLUE ASH CITY COUNCIL

May 24, 2018

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1. MEETING CALLED TO ORDER

A regular meeting of the Council of the City of Blue Ash, Ohio, was held on May 24, 2018. Vice Mayor Marc Sirkin called the meeting to order in Council Chambers at 7:00 PM.

2. OPENING CEREMONIES

Vice Mayor Sirkin led those assembled in the Pledge of Allegiance.

3. ROLL CALL

MEMBERS PRESENT: Vice Mayor Marc Sirkin, Councilwoman Linda Bauer, Councilman Joe Leet, Councilman Pramod Jhaveri, Councilman Jeff Capell, and Councilman Lee Czerwonka

MEMBERS ABSENT: Mayor Tom Adamec

Vice Mayor Sirkin moves, Councilman Czerwonka seconded to excuse Mayor Tom Adamec from the meeting. A voice vote was taken. All members present voted yes. Motion carried.

ALSO PRESENT: City Manager David Waltz, Solicitor Bryan Pacheco, Clerk of Council Jamie Eifert, Assistant City Manager Kelly Harrington, Treasurer Sherry Poppe, Parks & Recreation Director Chuck Funk, Public Works Director Gordon Perry, Administrative Assistant Karla Plank, Community Development Director Dan Johnson, and interested citizens

4. ACCEPTANCE OF AGENDA

Councilman Czerwonka moved, Councilman Jhaveri seconded to accept the agenda. A voice vote was taken. All members present voted yes. Motion carried.

1. MEETING CALLED TO ORDER
2. OPENING CEREMONIES
3. ROLL CALL –Clerk of Council Jamie K. Eifert
4. ACCEPTANCE OF AGENDA
5. PUBLIC HEARING to consider a Final Development Plan approval at 4477 Carver Woods Drive for the Hamilton County Coroner Crime Lab, in the Summit Park Zoning District (Resolution No. 2018-27)
6. APPROVAL OF MINUTES
 - a. Regular Meeting of May 10, 2018
7. COMMUNICATIONS
 - a. Communications to Council –Clerk of Council Jamie K. Eifert
 - b. Reports From Outside Agencies
8. HEARINGS FROM CITIZENS
9. COMMITTEE REPORTS
 - a. Planning & Zoning Committee, Marc Sirkin, Chairperson
 1. Resolution No. 2018-27, approving a Final Development Plan for the Hamilton County Coroner Crime Lab at 4477 Carvers Wood Drive in the Summit Park Zoning District
10. MISCELLANEOUS BUSINESS
11. ADJOURNMENT

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5. PUBLIC HEARING to consider a Final Development Plan approval at 4477 Carver Woods Drive for the Hamilton County Coroner Crime Lab, in the Summit Park Zoning District (Resolution No. 2018-27)

David Parker, Project Manager for Cushman & Wakefield, presented to Council the Final Development Plan for the Hamilton County Coroner & Crime Laboratory Facility.



Mr. Parker indicated that the Coroner & Crime Laboratory Facility will be a three story building located at 4477 Carver Woods Drive.

The building is located parallel to the road with visitor parking in the front, secured parking in the back of the building and a connection to the Landings parking lot that allows for over flow parking.

The parcel was being shared with the Devine Group and is now being split. The parking lot is isolated and gives a separate parking lot from the County's property. The through cut is to save green space but can be converted into additional parking in the future if there is a demand. The parking area will accommodate up to 100 parking spaces in the back which is a secured parking area."



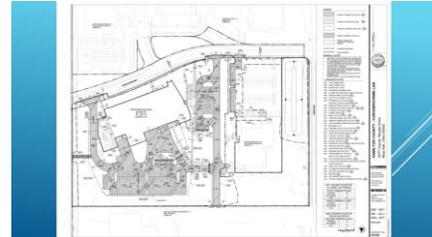
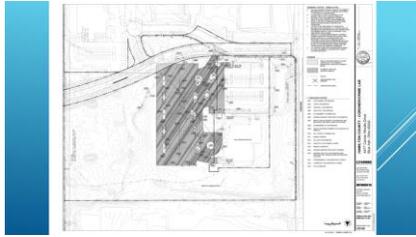
From the street, there will be a front drive-up entrance which will expose the front of the building which has a lot of glass and cast stone masonry on the multi-purpose room with an overhang to provide shading. The building, by County policy, will be a LEED certified project. There is a second secured private entrance drive to the back. The back entrance will be for police officers to drop off evidence and for funeral homes to drop off or pick-up decedents. Part of the certification of the facility is that it must have a closed garage facility called a "Sally Port".

The materials selected for the building consists of glass on the street side with the cast stone along the anchor of the building. Along the back, there will be a mechanical yard screening. The roofline is very clean and hides the exhaust stacks and roof ventilation.

The multi-purpose room can hold up to 125 people for training. The Coroner's office has 3-4 training sessions per year for approximately 60 people which will require additional parking at the public garage.

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The County will be maintaining the existing stormwater detention for the entire site.

Once the road is relocated, there will be a secured entrance gate to the Devine Group. Hamilton County has access easements to do construction on the site. There is a small piece of property that the County does not own but will be transferred via right-of-way and an access easement is across it.

In response to Councilman Czerwonka's question, Mr. Parker stated that the biowaste from the facility is treated the same as medical waste. It is stored in the building and then taken out through a service scheduled every few days.

In response to Councilman Jhaveri's question, Mr. Parker stated that Carver Wood Drive is connected to Summit Park; however, the majority of the traffic will be coming through Carver Road. Reed Hartman Highway is the direct access to the facility.

Vice Mayor Sirkin opened questions or comments to the public. Peter Nord, Kenridge Lake, felt the laboratory facility is a good thing for Blue Ash. He believes there will be ancillary businesses moving to Blue Ash because of the facility. It is a step in a direction that will bloom in 20-30 years in ways that the City cannot anticipate. Mr. Nord requested that the current Carver Woods debilitating condition be addressed in the specifications. .

There being no further questions or comments, the public hearing was declared closed at 7:15 P.M.

6. APPROVAL OF MINUTES

Councilman Czerwonka moved, Councilman Jhaveri seconded to approve the minutes of the regular meeting of May 10, 2018. A voice vote was taken. All members present voted yes. Motion carried.

7. COMMUNICATIONS

a. Communications to Council

There were no communications presented to Council.

b. Reports from Outside Agencies

There were no reports from Outside Agencies presented to Council.

8. HEARINGS FROM CITIZENS

Marilyn Bailey Love, 11157 LaBelle Avenue, addressed concerns to Council regarding a noise disturbance from a neighbor who plays high pitched music every day from early evening until midnight. Ms. Love has spoken with the neighbor who seems to ignore her requests. She asked the Blue Ash Police Department to intervene but compliance is only met while the police officer is at the residence. She has spoken to the Hazelwood Community Council who has stated they would support her in this matter. She requested Council to look into the matter.

Hearings from Citizens was declared closed at 7:20 PM.

9. COMMITTEE REPORTS

Prior to the Council meeting, Council members received the following report describing agenda items:

This memo offers a brief description of the topics included on the May 22nd Council agenda.

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5. Public Hearing to consider a Final Development Plan approval at 4477 Carver Woods Drive for the Hamilton County Coroner Crime Lab, in the Summit Park Zoning District

and

9.b.2. Resolution No. 2018-27 approving a Final Development Plan for the Hamilton County Coroner Crime Lab at 4477 Carvers Wood Drive in the Summit Park Zoning District

The Hamilton County Coroner's Office is proposing a 3-story 85,000 square foot Crime Lab at 4477 Carver Woods Drive (the vacant land surrounding the former Sycamore Senior Center). Planning Commission recommended approval of the Final Development Plan approval at its May 3 meeting, with conditions.

The site is situated on the section of Carver Woods that will be reconfigured to connect through to the new roadways in the Neighborhoods at Summit Park subdivision. Its parking lot will also connect to the adjacent property to provide for overflow parking in the public parking garage that is located in the Landings parking lot. City Council approval of the Final Development Plan will allow the property owner to apply for building permits. Please direct any questions to the Community Development Director.

a. Planning & Zoning Committee, Marc Sirkin, Chairperson

Vice Mayor Sirkin asked the Clerk to read Resolution No. 2018-27 by title only.

THEN WAS PRESENTED AND READ BY TITLE ONLY:

RESOLUTION NO. 2018-27

APPROVING A FINAL DEVELOPMENT PLAN FOR THE HAMILTON COUNTY CRIME LAB, A NEW OFFICE AND LABORATORY BUILDING AND SITE DEVELOPMENT ON APPROXIMATELY NINE ACRES AT 4477 CARVER WOODS DRIVE

Vice Mayor Sirkin moved, Councilman Czerwonka seconded to adopt Resolution No. 2018-27.

Council expressed their gratitude towards a well thought out design of the building and feels it should serve the Hamilton County Coroner's office well for many years.

Councilman Capell felt the conditions in the legislation under Section 1, Item 1 was poorly written. The condition concerning the preliminary road at the Neighborhoods at Summit Park has already been approved and adds no benefit but rather a detriment. He requested the condition be stricken from the resolution.

City Manager David Waltz stated Community Development Director Dan Johnson indicated that the section gives the City some flexibility should something change with the new alignment. The condition has currently been met. By striking the section from the legislation, minor flexibility could be taken away from the City. It would only happen if the developer should decide to re-align the road. Planning Commission recommended keeping the language.

Councilman Capell moved to strike Item 1 under Section 1 as the condition concerning the preliminary Neighborhoods at Summit Park subdivision has been met. There was no second to the Motion. The Motion was not carried.

There being no further discussion, the Clerk called the roll. Councilpersons Bauer, Leet, Jhaveri, Capell, Czerwonka, Sirkin, and Mayor Adamec voted yes. Seven yeses. Resolution No. 2018-27 passed.

10. MISCELLANEOUS BUSINESS

Public Works Director Gordon Perry indicated that the annual Touch-A-Truck was held at Summit Park on Wednesday, May 20th, along with the Farmer's Market. The events were a huge success and great time.

Parks and Recreation Director Chuck Funk reminded Council of the Memorial Day Parade and Ceremony on Monday, May 28th beginning at 10:15 a.m.

Mr. Waltz reminded Council of Summit Fest on Saturday, June 9th. There will be a dedication ceremony on Phase 3 of Summit Park beginning at 11:00 a.m. Mr. Waltz also stated that he had a conversation with Senator Terhar regarding issues concerning the city, driverless cars, and wireless cell towers, etc.

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Mr. Pacheco informed Council that House Bill 419 is working its way through the Senate in an attempt to get rid of "emergency call immunity". There is some sentiment in the General Assembly that immunity should be taken away for an emergency call with the police and fire departments.

Councilwoman Bauer stated that the Touch-A-Truck and Farmer's Market at Summit Park was so well attended that parking became a problem. She was concerned for the restaurants in that there is not enough parking spaces for their patrons.

Mr. Funk indicated that he is aware of the parking situation during certain major events otherwise it is not an issue. City staff is in constant contact with the restaurant owners frequently and continue to monitor it to avoid any problems.

In response to Councilman Czerwonka's question, Mr. Perry stated that Carver Woods is the street along the new Coroner Laboratory. It is an existing public roadway that will be realigned as part of the new 98-acres development.

11. ADJOURNMENT

All items on the agenda having been acted upon, Councilman Czerwonka moved, Councilman Jhaveri seconded to adjourn the meeting. A voice vote was taken. All members voted yes. The Council meeting was adjourned at approximately 7:40 PM.

Thomas C. Adamec, Mayor

Jamie K. Eifert, Clerk of Council

MINUTES RECORDED AND WRITTEN BY:

Karla Plank, Administrative Assistant

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