

BLUE ASH PLANNING COMMISSION

March 3, 2011

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ITEM 1: MEETING CALLED TO ORDER

Chairman Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:03 p.m. on Thursday, March 3, 2011.

MEMBERS PRESENT: Raymond Schafer, John Berry, Beverley Gill and John Moores

MEMBERS NOT PRESENT: James Sumner

ALSO PRESENT: City Manager David Waltz, Assistant to City Manager Kelly Osler, Assistant Community Development Director Dan Johnson, Council Member Lee Czerwonka, Council Member Stephanie Stoller, Council Member Tom Adamec and interested citizens

ITEM 2: OPENING CEREMONY

Pledge of Allegiance

ITEM 3: APPROVAL OF THE MINUTES

Commission Members waived the reading of the minutes.

DECISION: Bev Gill moved, John Moores seconded, to approve the regular meeting minutes of January 6, 2011 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: MISCELLANEOUS BUSINESS

Johnson briefly introduced the project that will be discussed by representatives from Duke Realty. Waltz clarified that this presentation was requested so that the Planning Commission could see the project in advance of the City allowing an administrative lot split. The split will create the parcel for intelligence, but the remainder of the Duke property will be presented as a subdivision in the months to follow. The City needs to have the legal description of the parcel for a TIF and the timing requires that the lot be separate before the subdivision process could be completed.

Mr. Moores asked about having an additional intersection between the newly proposed roadway and Reed Hartman Highway. Johnson explained that the intersection would be a protected right-in, right-out only and would have deceleration and acceleration lanes to ensure that traffic on Reed Hartman Highway would not be affected. He also noted that an intersection at this approximate location was accounted for in the original planning for the construction of Osborne Boulevard.

Jay Smith is the Preconstruction Director for the project. He described the property that is owned by Duke and the parcel that will be sold to and developed for intelligence. Intelligence plans to develop two office buildings and a data center building. He described the rough plans for the remainder of the land and where they might expect restaurants, offices, or other smaller retail uses.

Smith noted that the right-in, right-out is not yet engineered. He described the building that intelligence will build, which will be similar to the design provided in the Commissioner's packets: precast concrete walls and lots of glass.

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Duke hopes to close on the property with intelligence before June so that they can begin construction on the site and then complete the subdivision process so that the roadway can be dedicated to the City.

Waltz noted that City Council recently approved a development agreement for this project and recalled that it was for projects of this type that Osborne Boulevard was constructed more than 10 years ago. The remainder of the subdivision of the property for separate parcels really is not on a fast-track, because there are no other projects that are imminent.

He reminded the Commission that the proposed roadway generally mirrors the plan that was presented by RREEF for the property on the north side of Osborne Boulevard.

Schafer noted that the additional intersection will allow the traffic to be more dispersed, which may be more efficient. Waltz noted that a more grid-like roadway network is generally more effective and results in fewer traffic jams.

Johnson noted that the project will also result in other associated improvements to the public realm, including the potential for new sidewalks and the burial of utilities along Reed Hartman Highway. Smith described where the utilities will be buried.

Gill asked about the location of the roadway relative to the existing elevation of the lot and the heavily treed area on the south side of the lot. Smith said that there will likely be some significant grading, but that the engineering has not been completed.

Berry asked about portions of the remaining land on the southeast side of the proposed new roadway. Smith answered that there may be some areas that are not necessarily desirable for building sites, but that this seemed to be the best configuration for the roadway nonetheless.

Ray Schafer thanked Duke for the presentation.

Additional Miscellaneous Business:

Waltz told the Commission that the City is now in an RFP process for a consultant to work with in planning for the airport park and will probably make a selection in late-March or early-April. The Commission will see information about the plans as that process moves forward.

ITEM 5: ADJOURNMENT

DECISION: There being no further business to be discussed, John Berry moved, Bev Gill seconded, to adjourn the meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:25 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Dan Johnson