

BLUE ASH BOARD OF SITE ARRANGEMENT

December 8, 2008

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ITEM 1. – MEETING CALLED TO ORDER

Madam Chairman Julie Brook called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, December 8, 2008.

MEMBERS PRESENT: Julie Brook, John Berry, Mark Kirby and Marc Sirkin

MEMBERS NOT PRESENT: Paul Collett, Jr.

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith and Council Member Stephanie Stoller

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes.

DECISION: John Berry moved, Marc Sirkin seconded the motion to approve the regular meeting minutes of November 10, 2008. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 11136 Corine Avenue – House of God Church

Final Plan approval for a new church in the location of a former church that was demolished in 2004

PRESENT: Callie Porter – Moody Nolan, Inc., Applicant
Maureen Rhodes – House of God Church

Callie Porter addressed some items that were recommended by staff. She said they are proposing to provide 11 parking spaces to the north of the site as they would like to preserve the front of the building for green space. She said their overall parking requirement would be lessened because seating capacity was reduced from 104 to 92 to allow room for musical equipment. Dan Johnson said in 2004 there was a variance approved for the 11 spaces, so that was not really an issue.

Another item Ms. Porter addressed was trash collection. Her recommendation was to provide a concrete pad and put two waste wheelers on it. Ms. Porter was trying to think of the most economical method to accomplish this. The Board members discussed that some screening was necessary if these were going to be stored outside. John Berry recommended pivoting the screen to put the open side to the building to avoid the need for a gate in order to save money. The screen would need to be high enough to cover the waste wheeler. Dan Johnson asked about the materials for the screening. Ms. Porter described the materials for the building to be a wine colored brick base with off-white stucco above it. The roof will be green and it will have gold, clear anodized windows with bronze glazing. Mr. Berry did not think it was necessary for the waste wheeler screening to be out of block. The Board discussed that as long as the material matches the bottom of the building and is high enough to cover the waste wheelers, it would satisfy the requirements of the Code.

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There was discussion regarding signage as there was a confusion regarding calculations. Ms. Porter thought the sign they were requesting exceeded the size permitted by Code because she was including empty space at the base. The Board pointed out that the space on either side of the base did not need to be included in the calculations. The top portion being 20-sq. ft. and the base being 5-sq. ft. will meet the regulations. Dan Johnson said that external illumination on the sign is acceptable and Marc Sirkin commented that the lights must be angled so they do not affect the neighbors. Ms. Porter said the plan did not show any landscaping around the sign, but they will definitely add some to the plans for the final building permit. John Berry suggested also adding landscaping to soften the front elevation of the building and moving or reducing width of sidewalk to add a planting bed.

There was discussion regarding the lighting and it was the feeling that it is too high, especially along back and one side. Dan Johnson said they may need to shield or lower wattage, but that the lighting company should be able to make work. The Board agreed that there should be no more than 0.2 foot candles at the property line and for the applicant to let the lighting designer figure out height, type of fixture and lens to be reviewed administratively. The Board agreed that the lights should be on a photocell/motion sensor to limit their use to only when necessary.

Stephanie Stoller asked about drainage and if there would be any impact on the neighbors. Dan Johnson said the site is not large enough to require on site storage, but the plan will direct stormwater towards the street. The plans show a low spot with drain to exit at the northwest corner into an existing storm sewer. Mr. Johnson advised that the civil plan will be reviewed by the City Engineer during the permit process. Ms. Stoller also commented about the height of the lights as the houses in that area are not very tall.

DECISION: John Berry moved, Mark Kirby seconded to approve Final Plan at House of God Church at 11136 Corine Avenue with the following conditions:

1. The sign shall comply with the Blue Ash Code as per handout showing the sign being 20-square feet and the base being 5-square feet.
2. The parking spaces to be per the original approval in 2004 of eleven spaces.
3. The site lighting be redesigned to cast no more than 0.2 foot candles at or beyond the property line and be on a photocell/motion sensor to ensure that they are not on all night long and when not necessary.
4. Trash enclosure to accommodate two waste haulers as submitted by the applicant and the screen to be oriented with the open portion towards the building tall enough to screen the cans, with the enclosure to match the face brick of the building.
5. Recommend landscaping to be added along front edge of building and around base of sign.
6. If substantial construction has not begun within 24 months of Final Plan approval, the applicant may be required to submit for further review and approval.

A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Marc Sirkin seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:59 p.m.

Julie Brook, Madam Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk