

BLUE ASH BOARD OF SITE ARRANGEMENT

JUNE 9, 2008

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ITEM 1. – MEETING CALLED TO ORDER

Chairman Paul Collett called the regular meeting of the Board of Site Arrangement to order at 7:44 p.m. on Monday, June 9, 2008.

MEMBERS PRESENT: Paul Collett, Jr., John Berry, Julie Brook, Mark Kirby and Marc Sirkin

ALSO PRESENT: Assistant Community Development Director Dan Johnson and Administrative Clerk Traci Smith

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of April 14, 2008.

DECISION: John Berry moved, Julie Brook seconded the motion to approve the regular meeting minutes of April 14, 2008. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4271 Cornell Road – John Franklin

Approval of a fence in a front yard

PRESENT: John Franklin, Owner

Julie Brook pointed out that in the staff comments, under Analysis & Recommendation, that a word was left out of the first sentence and that it should read, “These proposed fences would appear to *not* have a negative effect on adjoining or neighborhood properties.”

John Franklin said that he just purchased this property thirty days ago and would like to put a split-rail fence that exceeds the corner of the house by approximately 5-feet, which would make it even with the existing stone wall. He also proposes to add a second 4-foot cedar picket fence just inside the existing stone wall to contain his dogs. The stone wall would remain the same.

John Berry asked about the two different fence designs. Mr. Franklin said the split-rail will enclose the backyard for his two children and the picket will surround the upper area for his dogs.

John Berry pointed out that the Board only needs to approve the location of the fences in front of the house, towards Sycamore Grove Lane.

Julie Brook pointed out that the picket fence would need to be no more than 30% solid. Dan Johnson said he had spoken to Bill Cantrell, the contractor, to explain the fencing regulation. Mr. Franklin said Mr. Cantrell told him he could meet the regulation.

DECISION: John Berry moved, Julie Brook seconded to approve a picket fence in a front yard at 4271 Cornell Road for John Franklin with the condition that the proposed split rail fence be moved to comply with the Code. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – 10925 Reed Hartman Highway – CMC Office Center

Concept approval of a new building and site changes in the M-1 district

Dan Johnson said the applicant was not present, but it would be helpful for the Board to discuss the application and offer any comments that he could then share with the applicant after the meeting. The Board would need to review any final plan eventually, anyway.

Julie Brook commented that a drive-thru is not permitted. Dan Johnson said that this plan had been approved in the past, subject to removal of the drive-through and was not sure why it was still on the plans.

Mark Sirkin said there is abundant parking in the area; he doubts that parking would be an issue. Dan Johnson noted that the parking requirements that would have originally applied to this office park had been revised to require less parking. It is possible that the entire site with this addition would meet the current code.

Paul Collett asked if the project meets the concerns of the City with storm pipes, utilities, run-off, and trash facilities. Julie Brook commented that the parking lot is very uneven and bumpy.

Dan Johnson asked for feedback regarding the general location of the project. Paul Collett said as long as it is not a safety issue; it is up to the applicant if they want to make it more difficult to get around the site by putting a structure in the middle.

Paul Collett asked Dan Johnson to relay the Board's comments to the applicant.

There was no vote taken.

ITEM 5. – MISCELLANEOUS BUSINESS

Election of officers

The following slate was proposed:

Julie Brook, Chair
Marc Sirkin, Vice Chair
John Berry, Secretary

DECISION: Marc Sirkin moved, John Berry seconded to accept slate of officers presented. A voice vote was taken. All members present voted aye. Motion carried.

Dan Johnson advised that Chris Chrisman will be arraigned on June 25th for 14 counts of violating the code in the matter that was appealed at the May Board of Zoning Appeals meeting.

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ITEM 6. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Julie Brook seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:12 p.m.

Paul Collett, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk