

BLUE ASH BOARD OF SITE ARRANGEMENT

November 8, 2010

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ITEM 1. – MEETING CALLED TO ORDER

Chairman Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 7:19 p.m. on Monday, November 8, 2010.

MEMBERS PRESENT: Mark Kirby, Julie Brook and Marc Sirkin

MEMBERS NOT PRESENT: Paul Collett, Jr. and Terry Peck

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

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of September 13, 2010.

ITEM 3. – 11380 Grooms Road – GQ Business Products

Approval of two self-storage facility buildings

PRESENT: Amy Westheimer, Cincinnati Commercial Contracting – Applicant

Amy Westheimer described the two proposed self-storage buildings, each building being 4,800 square feet, single-story, with roll-up doors to access the space. The buildings will be gray with evergreen trim and doors.

Marc Sirkin said he felt it was an appropriate use for the area. He asked about site lighting and dumpster accessibility. Ms. Westheimer said they are going to put lighting packs on the wall in between the doors but they are not yet shown on the plans. She also said there is an existing dumpster on the property available for use.

Mark Kirby confirmed that the applicant is comfortable with all of the conditions listed in the staff report. Dan Johnson explained that this application is for Buildings C and D. Buildings A and B were part of an original plan that never came to the City and he was told there is no intent to do A and B.

DECISION: Marc Sirkin moved, Julie Brook seconded to approve the application for GQ Business Products located at 11380 Grooms Road, as submitted, with the following conditions:

1. The required parking spaces and other pavement markings be detailed on the plans for a Building Permit.
2. The landscaping be installed as required by Code.
3. The pavements and stormwater requirements be approved by the Fire Department and City Engineer.
4. Any utilities that serve the buildings be underground.
5. Site lighting be permitted as proposed to accommodate the owner's need without creating excess night lighting
6. Dumpster be provided.
7. Work must commence within 12 months of approval or the plan may require 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

Dan Johnson said the registration for the Dayton Planning Conference has been published and it appears no one will be attending this year. He said he also sent an email regarding Sustainability Sessions that appear to be good training sessions for the members to attend.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, Julie Brook moved, Marc Sirkin seconded to adjourn the meeting of the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:24 p.m.

Mark Kirby, Chairman

MINUTES RECORDED BY:

Traci Smith