

**BLUE ASH BOARD OF SITE ARRANGEMENT**

May 14, 2007

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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 9:08 p.m. on Monday, May 14, 2007.

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

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Assistant to the City Manager Kelly Osler and interested citizens

**ITEM 2. – APPROVAL OF MINUTES**

The Board waived the reading of the minutes of November 13, 2006.

DECISION: Marc Sirkin moved, Julie Brook seconded the motion to approve the regular meeting minutes of November 13, 2006. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 3. – 10691 KENWOOD ROAD – Roland Ponchot**

Concept and final approval for a new commercial building and related site improvements in an M-1 zoning district

PRESENT: Roland Ponchot, applicant  
Sue Russell, owner

Roland Ponchot presented the proposed building materials to the Board members and explained the colors would match the existing building. Sue Russell explained this building is strictly a warehouse only for their tile and the showroom is in the existing building.

The Board members were in agreement that the proposed building needs more architectural detail because it is in a highly visible area. This location is not an appropriate area for a plain metal building and suggested masonry or EIFS elements.

There was general discussion regarding the dumpster location, parking arrangement, lighting and landscape requirements. The Board was concerned with the building itself and how plain it is, even though the colors were suitable. They asked the applicant to enhance the building and return to the Board with a solution they could feel comfortable approving for that area.

Joe Brandel, property owner, asked if they could combine masonry with the steel to break up the look of the building. The Board members felt something of that nature would help and made suggestions such as beginning a design mid way on the building then using plantings to cover up the lower portion.

Dan Johnson reiterated the City Engineer's concerns with traffic on Ritter and that there needs to be a solution for the parking area being so close to the road.

Danny Lipson and Bob Davis, adjoining property owners, were in attendance to express their concerns with the aesthetics of having a steel building in that area and did not feel

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that type of building should be permitted. They also feel the property seems severely under parked based upon the size of the new building.

DECISION: Marc Sirkin moved, John Berry seconded to approve the concept plan with the following conditions:

1. Contingent upon satisfactory changes to the aesthetic concerns with the exterior of the building.
2. Addressing the concerns of the City Engineer in regards to having enough parking, the shape of the parking lot, and ingress/egress from the parking lot.
3. Full plan submittal required for final approval.

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

**ITEM 4. – MISCELLANEOUS BUSINESS**

There was no miscellaneous business.

**ITEM 5. – ADJOURNMENT**

DECISION: There being no further business, Julie Brook moved, Marc Sirkin seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 9:53 p.m.

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Paul Collett, Chairman

MINUTES RECORDED BY:

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Traci Smith, Administrative Clerk