

BLUE ASH BOARD OF SITE ARRANGEMENT

JULY 10, 2006

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ITEM 1. – MEETING CALLED TO ORDER

Chairman John Berry called the regular meeting of the Board of Site Arrangement to order at 8:02 p.m. on Monday, July 10, 2006.

MEMBERS PRESENT: John Berry, Paul Collett, Jr., James Jones and Donald Fruechtemeyer

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 of the minutes of June 12, 2006.

DECISION: Paul Collett moved, Don Fruechtemeyer seconded the motion to approve the regular meeting minutes of June 12, 2006. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 4614 NORTHFIELD ROAD – Philip Conklin

Approval of a fence in the front yard in an R-3 district

PRESENT: Philip Conklin, owner/applicant

Philip Conklin said he would like to replace the existing chain link fence that is in the front of his yard with either a triple split rail fence or a Kentucky three board, including a light gauge rectangular mesh, to keep with the natural look of the property. Some of the fence had been removed prior to Mr. Conklin knowing he needed to come before the Board to replace this entire perimeter fence.

Don Fruechtemeyer asked if the Kentucky three board fence would keep with Code in being no more than 30% solid. Dan Johnson said it would depend on the size of the Board. Paul Collett said it is the preference of the City not to have a fence so close to the right-of-way. It was pointed out that the existing fence goes past the front of the house, but not past the telephone pole towards the street. It would be a one-for-one replacement in the current location.

Philip Conklin stated the fence would not be white in color and be either natural stained or black.

DECISION: Jim Jones moved, Don Fruechtemeyer seconded to approve a fence in a front yard in an R-3 district at 4614 Northfield Road provided it keeps within no more than 30% solid per Code going in the same location as the existing chain link fence and applicant offered to eliminate white as a color. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 4. – 11315 WILLIAMSON ROAD – Mike Inskip

Installation of above-ground storage tank

PRESENT: Greg Allen, applicant, Southwest Landmark

Greg Allen would like to install a 2,000 gallon above-ground double-walled tank for Groundmasters. Installation would have bollards around it and break away hoses.

Dan Johnson said that the applicant must secure a permit from the Fire Department that deals with the Code requirements relative to safety, including distance from the structure. Greg Allen said the tank would be approximately 90-feet from the back of the building and will be surrounded by fencing.

John Berry asked if the adjoining properties were all industrial. Dan Johnson said the properties to the rear are residential and recently have had some issues with noise. The City has been working with Groundmasters to seek resolution. After this summer, Groundmasters will build another large earthen berm near the rear of the property and will plant tall evergreens to help screen visibility and noise.

Paul Collett asked about spill containment requirement. Greg Allen pointed out the tank would be double-walled and that they have taken every precaution to eliminate any kind of spill. Mr. Allen noted that the entire property is secured with a fence.

DECISION: Don Fruechtemeyer moved, Paul Collett seconded to approve an above ground petroleum storage tank at 11315 Williamson Road per drawings submitted contingent above full review and approval of the Fire and Building Departments. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – 11379 GROOMS ROAD – Ty Shah

Expansion of existing commercial/industrial building (final plan)

PRESENT: Ty Shah, applicant, applicant
Bob Gray, owner

Ty Shah explained that changes have been made to the civil plans since the concept approval was granted. Stormwater detention is now located underground. All existing downspouts will be tied into the new catch basins. The roof will pitch to the rear of the property. The new building entrance will have “dressed-up” landscaping, a stamped concrete walkway, and a decorative seating area. The center aisle of parking was reduced from eleven to nine spaces to accommodate the extension of the truck dock retaining wall. John Berry commented that a depressed well requires at least a 42-inch high railing.

Dan Johnson explained that all new trees must meet the minimum standard of 3-inch caliper instead of 2-inches, as specified on the drawings. He also noted that the buffer yard requirement only applies to the right-of-way since all of the adjacent properties are in the same zoning district. He also noted that there are an insufficient number of trees based upon the number of parking spaces. The Board generally agreed that the proposed landscaping was sufficient.

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Don Fruechtemeyer commented that the applicant would have to go through the Building Department for a sign permit.

Ty Shah explained that he is working with the lighting contractor to develop a lighting plan that satisfies the Code requirements. They tried to avoid installing light poles, but will if they need to.

Ty Shah explained that the existing building will be covered to approximately 7-feet in split-face block to match the new building and the exterior steel will be replaced to match.

DECISION: Paul Collett moved, Don Fruechtemeyer seconded to grant final approval of a building addition and site improvements at 11379 Grooms Road with the following conditions:

1. Lighting is redesigned to meet Code in the parking area.
2. New trees meet the minimum Code requirements and the Board will waive any additional tree requirements in the southeast landscaping due to existing large evergreen and maple trees.
3. The rear buffer plantings may be reduced by up to 50 percent if approved by City Staff.
4. The truck dock include safety railing along both the north and south wall.
5. Board will waive requirement for a landscaped island in the north parking strip, which contains 16 spaces.
6. The light pole height not to exceed 25-feet.
7. The approval may expire if no building permit for the improvement has been issued within 12 months of the date of this approval.

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

ITEM 6. – MISCELLANEOUS BUSINESS

Don Fruechtemeyer said that he was told by a Council Member that City staff described Steve Robinson as difficult to work with, that other Board members did not enjoy working with him, and that these comments from staff were the basis for him not being reappointed. Mr. Fruechtemeyer did not feel this was a true representation of the Board and did not know who submitted those comments to Council. Mr. Fruechtemeyer agreed to write a letter from the Board to Council to correct the record and ask them to consider reappointing Mr. Robinson.

ITEM 7. – ADJOURNMENT

DECISION: There being no further business, Don Fruechtemeyer moved, Paul Collett seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 9:11 p.m.

John Berry, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk