

BLUE ASH BOARD OF SITE ARRANGEMENT

SEPTEMBER 18, 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 7:02 p.m. on Monday, September 18, 2006.

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

MEMBERS NOT PRESENT: James Jones

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

ITEM 2. – APPROVAL OF MINUTES

As Jim Jones was not in attendance, the minutes of the July 10, 2006 meeting were not able to be approved. Approval of July 10, 2006 minutes will be done at the next regular meeting.

ITEM 3. – 5300 CORNELL ROAD – Jiten Patel

New Hilton Garden Inn hotel in M-1 district (final plan)

PRESENT: Jiten Patel, applicant
Jon Crowdus, architect
Jeremy Frisbee, representative for applicant

Jon Crowdus said they have designed a 5-story Hilton Garden Inn to be located at Cornell Road and Cornell Park Drive. This is Hilton's newest prototype that offers three meals a day and has public spaces for meetings. The restaurant is primarily for guests; however, the kitchen can prepare and serve meals in the meeting rooms. There is a meeting room can be divided into three smaller rooms and there is also a board room. The building is non-combustible construction of light gauge metal and steel framing. The ground floor exterior is synthetic material that has crushed granite in it and the upper floors are synthetic stucco. There is a small office building on the site and some area to the north of the existing building where trees will need to be removed and grading will need to occur to balance the site. All the storm drainage system will be replaced with inlets and there is additional retention to be added to the site underground. The only drainage that flows off of the site that is currently there remains that way. The water that goes into the storage pipes is metered so that it slowly exits and goes into the storm system. It has composition shingled roof. The building is fully sprinklered.

Mr. Crowdus said has read the staff comments and can accommodate all recommendations requested. Their submitted plan exceeded lighting requirements, which can be adjusted by reducing the wattage of the lamps. Signage was also an issue. The plans show a sign on the south end of the building as well as on the front. They will remove one sign to be in compliance, keeping the sign on the west side. Dan Johnson confirmed the signs were in compliance regarding size and height.

John Berry asked about landscaping. Jon Crowdus said the landscape requirements will be in compliance with the Code. John Berry commented they would also like to see landscaping around the sign. Dan Johnson said that parking appears to meet Code with the current 162 parking spaces.

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Julie Brook asked about sidewalks. Mr. Crowdus commented that any requirement by the City to continue the sidewalk will be met.

John Berry asked if the entire exterior was going to be EIFS (Exterior Insulation and Finish Systems). Jon Crowdus confirmed and said the lower floor has the crushed granite in it for durability and appearance. This system is completely drainable from behind.

Paul Collett asked if this design was approved by Planning Commission. Dan Johnson confirmed that the design approved for the Glendale Milford Road site was a very similar design. Jon Crowded added the materials have not changed.

DECISION: Paul Collett moved, Julie Brook seconded to approve the application for final approval at 5300 Cornell Road for the Hilton Garden Inn of Blue Ash with the stipulation that the recommendations of City staff be adhered to and to include a landscaping plan as discussed, a lighting plan in compliance with the hot spots eliminated, the sign issues resolved with City staff particularly with the name on the directional signs, that the site include the inclusion of the sidewalk and bike bath that currently exists on this public right-of-way, and that this approval may expire if no building permit has been issued within 12 months. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – 11471 DEERFIELD ROAD – Les Collins

New Molder's World office and industrial building in M-4 district (final plan)

PRESENT: Les Collins, applicant
Russ Bowen, owner

Les Collins said they would like to demolish an existing building on this site which is in poor condition and replace with a pre-engineered office/industrial building. They plan to keep the existing gravel drive in the back of the property and some of the existing landscaping in front. Semi trucks do not need access to this property.

Paul Collett commented this building is pretty basic. Les Collins said they plan to put an awning on the front, but they are trying to keep the costs down. John Berry asked about a landscaping plan to help soften the front. Mr. Collins said the front is currently pretty well landscaped and plan to keep and/or relocate plants to the other side. Mr. Collins also said they plan to keep with the Code when they apply for the permits. There was discussion regarding how much to add to this building considering the area. The board members feel some more character needs to be added to the building. Mr. Collins and Mr. Bowen both said that this new building will look better than anything that is currently in that area.

John Berry commented about the gravel driveway and asked Dan Johnson what the position of the City is regarding existing unpaved parking area. Mr. Johnson said that when you are upgrading a whole site like this, the requirement would be to upgrade everything to meet the current code. Since the whole site is being improved, all paving needs to be upgraded. Parking requirements were discussed and it was determined that four parking spaces would be needed based upon the size square footage of office space and number of employees.

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DECISION: Paul Collett moved, Marc Sirkin seconded to approve the construction of a building at 11471 Deerfield Road for a construction of a small business manufacturing per plan with the additional requirement that the applicant make some pavement at the rear of the building to accommodate the fourth parking spot and the exit door, the non-paved areas no longer maintained as gravel driveway be returned to grass, landscaping plan be submitted in compliance with Blue Ash Code with some effort made to soften the front elevation in the way of awnings over doors and windows with landscaping along front east elevation, and lighting requirements to be in compliance with the Code. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – 9852 REDHILL DRIVE – Dan Haglage

New office building in M-1 district (final plan)

PRESENT: Ted Haglage

Ted Haglage described the building they are proposing on Redhill Drive and said the design will match as closely as possible to the sister building located to the East. The building will be approximately 11,000 square foot single-story building, conventional construction with brick veneer. The building will be owned and occupied by Richfield Labs, which is currently located on Kenwood Road across from Ringo Lanes bowling alley.

Paul Collett asked if they have the buffer requirements for residential. Ted Haglage said they did and Dan Johnson said it appears to meet the distance, along with being heavily wooded. It is their intent to do a berm along the residential area. Mr. Haglage said he did not know the board required the landscaping or lighting plans, but submit them for the building permit. Mr. Haglage confirmed that there will be an enclosure for the dumpster located on a concrete pad that will compliment the building.

DECISION: Julie Brook moved, Marc Sirkin seconded to approve proposed building at 9852 Redhill Drive contingent on submission of landscaping and lighting plans and the following conditions:

1. Plans submitted for Building Permit are in compliance with all City regulations relative to all items not fully addressed in the application materials.
2. The landscaping plans comply fully with the minimum Code requirements.
3. The lighting plan is made to satisfy Code requirements.
4. All signs meet the M-1 Code regulations.
5. The amount of required parking is verified as sufficient by the applicant.
6. The approval may expire if no building permit for the improvement has been issued within 12 months of the date of this approval.

All building materials have been indicated to match the existing adjacent building and dumpster enclosures also constructed to match the design of the building per submission. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 6. – MISCELLANEOUS BUSINESS

With the addition of two new board members this month, there was some general discussion with the board members and City staff regarding procedures.

ITEM 7. – ADJOURNMENT

DECISION: There being no further business, Paul Collett moved, Marc Sirkin seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:55 p.m.

John Berry, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk