

BLUE ASH BOARD OF SITE ARRANGEMENT

August 8, 2011

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ITEM 1. – Meeting Called to Order and Roll Call

Chairman Paul Collett called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, August 8, 2011 and requested a roll call.

MEMBERS PRESENT: Paul Collett, Jr., Mark Kirby, Terry Peck and Marc Sirkin

MEMBERS NOT PRESENT: Julie Brook

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

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of June 13, 2011.

ITEM 3. – New Hearings

a. 9875 Redhill Drive – Redhill Skyline Partners, LLC

Approval of an addition to an existing commercial building and an 8-foot fence in a front yard area

PRESENT: Steve Leesman, Leesman Engineering
Tim Dwyer, Leesman Engineering
Gary Hart, H&H Superstructure

Steve Leesman explained that the Federal Customs Agency plans to occupy this existing building and build an addition. Part of the addition is a “sally port” that is used for a large commercial bus to pull into an enclosed area. The other part of the addition is for inside parking. The majority of the building will be enclosed by an 8-foot black privacy and security fence. Dan Johnson explained the fence in the rear only requires administrative approval; the BSA approval would be for the one along Redhill Drive that connects the building on the north and south sides, which is in a front yard. Mr. Johnson pointed out that the detail of the fence is located on the drawings and appears similar to a typical wrought iron fence, with closer spacing. Mr. Leesman said the fence is for security and is virtually indestructible. He said it is approximately 60% opaque.

Mr. Johnson noted that the parking space at the very southeast corner of the parking lot cuts the buffer adjacent to the street right-of-way down to less than 20-feet. He said the applicant only drew it that way to provide more spaces in case the City was concerned with the number of parking spaces.

There was general discussion regarding landscaping requirements and Tim Dwyer explained that most of the existing landscaping along the wall will remain. He said for the grade changes, they may take out one or two trees but for the most part all of the landscaping will remain.

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DECISION: Mark Sirkin moved, Terry Peck seconded to approve the plans for 9875 Redhill Drive as submitted with the following conditions:

1. Satisfy the City requirements for stormwater management, including ensuring that any stormwater from the property to the west is handled in a way that does not allow water to stagnate
2. Adjust the lighting to comply with Code
3. Add foundation plantings along the east and north walls as required by Code
4. Increase the size of the proposed evergreen and deciduous trees to satisfy Code
5. Allow the proposed 8-foot security fence adjacent to Redhill Drive
6. Allow the security gate to substitute for a planted island in the south parking area
7. Add two evergreen or deciduous trees along the south property line, adjacent to the two trees on the neighboring property that are in declining condition
8. Allow the applicant to decide whether to include the parking space shown on the plan at the southeast corner of the property
9. 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.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

Dan Johnson commented that the discussion for the Rules of Procedure will continue during the next Board of Zoning Appeals meeting.

ITEM 6. – New Business

There was discussion regarding property maintenance issues at The Landings vacant property on Carver Road and the southwest corner Plainfield Road at Reed Hartman.

ITEM 7. – Adjournment

DECISION: There being no further business, Marc Sirkin moved, Mark Kirby seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:18 p.m.

Paul Collett, Jr., Chairman

MINUTES RECORDED BY:

Traci Smith