

BLUE ASH PLANNING COMMISSION

February 1, 2007

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ITEM 1. - MEETING CALLED TO ORDER

Chairman Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:00 p.m. on Thursday, February 1, 2007.

MEMBERS PRESENT: Raymond Schafer, Beverley Gill, John Moores, William Sikute and James Sumner

ALSO PRESENT: City Manager David Waltz, Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Council Member Lee Czerwonka, Council Member Henry Stacey, Council Member Stephanie Stoller and interested citizens

ITEM 2. - OPENING CEREMONY

Pledge of Allegiance

ITEM 3. - APPROVAL OF THE MINUTES

Commission Members waived the reading of the minutes.

DECISION: Bill Sikute moved, Bev Gill seconded, to approve the regular meeting minutes of October 5, 2006 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4 – 5575 MYERDALE DRIVE – Katherine Eysoldt

Modification of approved Large Scale Residential Development to create two additional building lots at the end of Myerdale Drive in an R-2 district

PRESENT: Dennis Jennings, Zicka Walker Homes

Dennis Jennings explained they would like to add two lots to the Reserve of Blue Ash development by subdividing the largest lot into three lots. The existing house would remain. The two new lots would satisfy all of the Zoning Code requirements and are expected to be similar to the houses that have been built on the north side of the development.

Jim Sumner asked if these lots were included in the original plan. Mr. Jennings replied that there were multiple preliminary designs that were not submitted for approval. One of those may have included additional lots similar to the ones proposed in this plan.

Ray Schafer asked if adjacent property owners were notified. Dan Johnson explained that legal notice is required before the City Council public hearing, not the Planning Commission meeting.

DECISION: John Moores moved, Jim Sumner seconded, to recommend approval to Council with the conditions that the final detailed plans be approved by City staff and the City Engineer and that the revised plat must be filed within 12 months of approval or the applicant may be required to return for further review and approval. A roll call vote was taken. All members present voted aye. Motion carried.

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ITEM 5 – 9415 PLAINFIELD ROAD – RJ Gilhooley, Inc.

Special Use application for a medical (hospital) use facility in an R-2 district, at the intersection of Plainfield Road and Reed Hartman Highway

The applicant was not present for this meeting, so Dan Johnson gave an overview of the project. The project is a proposal for an 8,000-9,000 square foot, one-story commercial building with a medical office, which is permitted as a Special Use in the R-2 zoning district. Because of the slope of the land, it would be taller in the front, facing southeast. In the rear, along Plainfield Road, it would appear to be no more than one-story. The developer has not yet identified a tenant.

The setback along a portion of the south property line is less than would be required by the Code; however, the adjacent property would be very difficult to use for any permitted uses because of its size and existing easements. The developer showed a slightly reduced parking lot area to accommodate a potential future expansion of the Reed Hartman right-of-way.

There is not yet a detailed landscaping plan, but the diagram appears to exceed the number of required trees for the proposed plan. A detailed plan would be required before any permits would be issued to verify satisfaction of the tree and shrub requirements.

Developer has proposed low lighting including bollards and lights that are on timers to shut off after working hours.

Applicant has been told that these plans are less detailed than normally required. If a tenant decides that they do not like the proposed elevation or if something about the plan, if approved, changes, then they may be required to return to the Planning Commission for approval of any such changes.

The Commission asked about a medical office as a Special Use. Dan Johnson explained that the definition of “hospital” includes medical offices. David Waltz explained that if the property were ever to be sold to a new user, the new user would be subject to the same requirements as the original user. If an owner wanted to change the use of the building to a new use, even another permitted Special Use, they would be required to return to the Commission for approval.

Bill Sikute asked if this was similar to the residential property on Kenwood that the owners wanted to use as a dentist office. Dan Johnson explained that those owners had sought to rezone the property to Commercial rather than develop an office as a Special Use, which is an entirely different legal standard and process.

Bev Gill questioned whether the building design presented fit into the character of the surrounding residential neighborhood. Ray Schafer noted that some medical office user may generate ambulance traffic, and other loud noises. He suggested that the Commission consider tabling the application for further information and commitments from the applicant relative to the appearance of the building, the type of noises that might be generated, the hours of operation, the lighting, signage, and other items that may impact the residential neighbors.

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DECISION: Bill Sikute moved, Jim Sumner seconded, to table the item for further information based on this discussion. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 6 – MISCELLANEOUS BUSINESS

None.

ITEM 7 – ADJOURNMENT

DECISION: There being no further business to be discussed, Bill Sikute moved, Jim Sumner seconded, to adjourn the meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:55 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk