

BLUE ASH PLANNING COMMISSION

February 5, 2009

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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 7:03 p.m. on Thursday, February 5, 2009.

MEMBERS PRESENT: Raymond Schafer, Tom Adamec, Beverley Gill and John Moores

MEMBERS NOT PRESENT: James Sumner

ALSO PRESENT: City Manager David Waltz, Assistant to City Manager Kelly Osler, Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Council Member Lee Czerwonka 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: Tom Adamec moved, Bev Gill seconded, to approve the regular meeting minutes of December 4, 2008 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4 – 4110 Hunt Road - Incahoots

Approval of an outdoor seating area at a restaurant (minor amendment to an approved Planned Development)

PRESENT: Howard Zuefle, Applicant
Bob Wendel, Architect

Bob Wendel said he is the architect for Incahoots and explained they would be bringing all the materials from the old location to the new location, which is a better location for their operation. Mr. Wendel also said they do not plan to have any outdoor music at this time. Ray Schafer questioned if the audio system should be addressed now. Dan Johnson said that would be up to the Commission if they chose to put a limit on it prior to them asking. However, he said he does not feel that would ever be an issue due to the location being 500-feet back from the road and nowhere near any residences. He added if the music was loud enough to be bothersome off site, it would most likely be bothersome to the patrons. Ray Schafer said since there is a Code in place he is comfortable with letting Staff handle the request if it falls within Code and, if it does not meet the code they would have to return to Planning Commission. Tom Adamec asked the applicant if the landlord had any requirements in the lease regarding noise level. Mr. Wendel said he was not aware of anything and added that the landlord has reviewed the construction documents.

John Moores commented that the planters outside the fence appear to be something that could be bumped into. Mr. Wendel said that area is huge and that is unlikely since at the smallest point the measurement is 8-feet. Dan Johnson commented that there are

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requirements in the building code dealing with ADA needing a certain amount of cleared distance so will need to meet the code with regards to that.

Dan Johnson noted the intent of the owner is to use the existing sign from the previous location. If that is the case, they would need to get approval through the Board of Zoning Appeals.

Ray Schafer opened it up to the public for questions and comments; however, there were none.

John Moores asked the applicant what the schedule was for opening. Mr. Wendel advise that the drawing are now complete and they are getting bids.

DECISION: Tom Adamec moved, John Moores seconded, to approve a minor modification to the approved plan for an outdoor seating area as submitted at 4110 Hunt Road at the Incahoots location, with the following condition:

1. If substantial development has not occurred within 12 months of approval, 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.

ITEM 5 – MISCELLANEOUS BUSINESS

David Waltz said he does not have anything official, but nationally Target is having a lot of problems and have gone from having 120 stores they were considering building to 6. For all practical purposes, it would not be a surprise if Target does not get built. With the economy, the developer is not sure what they are going to do with the land they purchased where the office park and former Hardees were located. The houses were subject to the rezoning.

John Moores thanked the city for the wonderful job with snow removal. He said the Service Department did a great job would like that passed on to the folks.

ITEM 6 – ADJOURNMENT

DECISION: There being no further business to be discussed, Tom Adamec moved, John Moores seconded, to adjourn the meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:18 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk