

BLUE ASH PLANNING COMMISSION

May 3, 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 8:01 p.m. on Thursday, May 3, 2007.

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

MEMBERS NOT PRESENT: James Sumner

ALSO PRESENT: City Manager David Waltz, Assistant Community Development Director Dan Johnson, 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: John Moores moved, Bev Gill seconded, to approve the regular meeting minutes of March 1, 2007 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4 – CITY OF BLUE ASH

Zoning Code Amendments to Chapter 1167, M-4 Light Industrial District relating to site design and activity adjacent to residential zoning districts

Dan Johnson summarized the two proposed amendments to the Code and noted that they supplement the 509.09 provisions that Council passed in April. These Zoning Code amendments would help ensure that future developments and any changes to existing developments would be designed so that violations of the 509.09 provisions would be less likely.

DECISION: John Moores moved, Bill Sikute seconded, to recommend that Council adopt the proposed amendments as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5 – CITY OF BLUE ASH

Zoning Code Amendments to Chapter 1181, Supplemental Site and Use Regulations relating to real estate signs

Dan Johnson summarized the proposed amendments and described the reason for the proposal. The existing temporary sign regulations for real estate leasing and sales have proven ineffective because they are burdensome, confusing, and require self-reporting by property owners, who have generally not applied for permits or followed through on

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the regulations that they helped design. The proposed regulations offer property owners a generous amount of permanent signage and should help solve the existing regulatory problems. He said that he had emailed the proposed amendments to several large local land owners and real estate brokers.

It was noted that Council had a discussion about this topic at a work session in February.

There were no comments in opposition. David Waltz suggested that the item be tabled to offer additional opportunity for public comments.

DECISION: Bev Gill moved, John Moores seconded, to table the proposed amendments to allow additional opportunity for public input. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 6 – MISCELLANEOUS BUSINESS

David Waltz briefly described the progress on developing a Downtown streetscape plan.

ITEM 7 – ADJOURNMENT

DECISION: There being no further business to be discussed, Bill Sikute 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 7:35 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Dan Johnson, Assistant Community Development Director