

BLUE ASH BOARD OF SITE ARRANGEMENT

September 8, 2014

Page 1

**ITEM 1. – Meeting Called to Order and Roll Call**

Chair Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 9:35 p.m. on Monday, September 8, 2014 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing, Joe Hoelker, Scott Miller and Terry Peck

ALSO PRESENT: Community Development Director Dan Johnson and interested citizens

**ITEM 2. – Approval of Minutes**

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of August 11, 2014.

**ITEM 3. – New Hearings**

**a. 10607 Techwoods Circle – Animal Care Center**

Approval of a building addition

PRESENT: Joey Purcifull - Applicant

Joey Purcifull said they are proposing a 4,800 square foot addition to existing building that will mostly contain additional kennels. The addition will match the existing painted white concrete block.

Chair Kirby asked about landscaping and Dan Johnson confirmed that the only new landscaping that would be required would be new foundation plantings wherever the building does not abut pavement. Any trees that were part of the original approval will also have to be replaced, if removed for the addition. He noted that the proposed addition was actually shown on the original plans as a potential future expansion.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve the application for Animal Care Center located at 10607 Techwoods Circle with condition that the current landscaping requirements be satisfied. A roll call vote was taken. All members present voted aye. Motion carried.

**b. 4480 Malsbary Road – GPD Group**

Approval of a telecommunications equipment installation

PRESENT: Ed Block - Applicant

Ed Block of GPD Group is working with AT&T mobility to improve coverage in the Blue Ash area. The proposed antennas would be installed on the rails of a Greater Cincinnati Water Works water tower and would not be any higher than the tank. A 12x20-foot radio equipment shelter will be located behind the tank, away from Malsbary Road. The surrounding properties are commercial businesses. The chain link fence will have slats to shield any view of the equipment.

DECISION: Joe Hoelker moved, Terry Peck seconded to approve the installation of telecommunications equipment by GPD Group at 4480 Malsbary Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

**BLUE ASH BOARD OF SITE ARRANGEMENT**

September 8, 2014

Page 2

**c. 6580 Corporate Drive – Sestic Machine**

Approval of more than one driveway at a site in the M-4 District

PRESENT: Andrew Sestic - Applicant

Andrew Sestic, owner of Sestic Machine, moved into Blue Ash approximately six months ago. He hopes to buy the building in which he is located and lease the front of it to another business. However, there is no garage access to that portion of the building and an office separates the existing driveway from the warehouse. He hopes to add a second driveway and a drive in door to this leased space at the front half of the building. He noted that there are several businesses on Corporate Drive that have more than one driveway. He would install a generic white door along the front wall and provided sample photographs. He does not currently have a tenant.

Dan Johnson said the item at issue is the additional driveway, not just the door. In answer to a question about the types of vehicles that might use the new driveway, Mr. Sestic confirmed that it would mostly be delivery trucks or pick-up trucks, and would allow a company to store a vehicle inside. The tight turning radius and lack of a dock would make it inappropriate for semi deliveries.

DECISION: Scott Miller moved, Tricia Downing seconded to approve more than one driveway at 6580 Corporate Drive for Sestic Machine as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

**ITEM 4. – Continued Hearings**

None

**ITEM 5. – Old Business**

None

**ITEM 6. – New Business**

None

**ITEM 7. – Adjournment**

DECISION: There being no further business, Tricia Downing moved, Joe Hoelker seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 9:50 p.m.

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Mark Kirby, Chair

MINUTES RECORDED BY:

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Traci Smith