

BLUE ASH BOARD OF SITE ARRANGEMENT

July 27, 2015

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Secretary Tricia Downing called the regular meeting of the Board of Site Arrangement to order at 7:43 p.m. on Monday, July 27, 2015 and requested a roll call.

MEMBERS PRESENT: Tricia Downing, Joe Hoelker and Jodi Stacey

MEMBERS NOT PRESENT: Mark Kirby 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 May 11, 2015.

ITEM 3. – New Hearings

a. 4602 Ilmenau Way - Wornick

Approval of a new light industrial building

PRESENT: Ben Titus, ARCO Design Build Midwest, Applicant
Michael Kady, Civil Environmental Consultants, Inc., Civil Engineer

Ben Titus is the General Contractor for this project. Wornick Foods is planning to use this building for cold storage for frozen and refrigerated foods. They currently have offsite storage for cold storage, so this would improve efficiency because their operations would be on the same campus. The building is 75,000 square feet with 25,000 square feet of freezer storage, 25,000 square feet of cold storage, and the rest ambient temperature storage.

Michael Kady gave an overview of the site layout. The site will have three access points; two on Ilmenau Way and the third on the southeast corner to connect directly with the existing Wornick campus. Trucks will use the east Ilmenau driveway. Signs will direct trucks away from the Ilmenau intersection with Reed Hartman Highway. Parking for employees is on the west Ilmenau driveway. They will try to maintain as much of the existing vegetation between the development and Reed Hartman as possible. The site will also have screening on the south property line, required landscaping on north side and around the building, as well as required foundation plantings. Landscaping on the northeast portion of the site will provide screening of the loading docks, cardboard baler, and trash compactor on the east side of the building. Stormwater will drain to through the site to the regional detention basin adjacent to itelligence.

Since there were no additional comments, Secretary Downing closed public comments.

DECISION: Joe Hoelker moved, Jodi Stacey seconded to approve the appeal at 4602 Ilmenau Way for a new light industrial building with the condition that the requirement for foundation plantings be met. A roll call vote was taken. All members present voted aye. Motion carried to approve.

BLUE ASH BOARD OF SITE ARRANGEMENT

July 27, 2015

Page 2

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business, Jodi Stacey 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 7:56 p.m.

Tricia Downing, Secretary

MINUTES RECORDED BY:

Traci Smith