

BLUE ASH BOARD OF SITE ARRANGEMENT

August 10, 2015

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 7:03 p.m. on Monday, August 10, 2015 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Terry Peck and Jodi Stacey

MEMBERS NOT PRESENT: Tricia Downing and Joe Hoelker

ALSO PRESENT: Assistant City Manager Kelly Harrington 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 July 27, 2015.

ITEM 3. – New Hearings

a. 6300 Creek Road – The Kroger Company

Approval of renovations to a light industrial building and site

PRESENT: Tim Crowder, The Kroger Company, Applicant
Matt Hoying, Choice One Engineering

Matt Hoying gave a brief overview of project. There are three existing buildings on the site and two of those on the west end will be razed to accommodate for the distribution center. The main building will remain. They have designed the parking lot to accommodate the employees with the entrance off Deerfield Road with an exit off of Deerfield Road and a second exit off of Creek Road near the west end of the property. There will also be modifications to the retention basin.

Mark Kirby said the items where there were deficiencies in the Code related to landscaping and lack of double-staggered row of trees and the area where there are no plantings along the north property line. Mr. Hoying said the landscaping was designed for functionality and with the intent of satisfying the Code as much as possible. With a distribution center, there are safety concerns of blocking visual site lines. They needed to make sure the guards could see trucks coming in, that the trucks could see other trucks, and that employees could see trucks coming in. They did add additional landscaping north of the retention basin, in front of the residential homes, to help screen headlights from the trucks. They were keeping the existing landscaping on the north of the site so there was room for a fire lane to provide emergency access to the north side of the building.

In answer to not having the double row of trees, Mr. Hoying said they had to enlarge the detention basin to satisfy the stormwater regulations which decreased the amount of space they had. They feel there would not be enough room to allow for a double row of trees to properly grow and mature.

Mr. Hoying said the property immediately north is zoned M-4 and that is where there are constraints with water line, sanitary sewer and fire access lane. He said they tried to increase the landscaping as much as possible to meet the intent of the Code along the building and it is much more than what is currently there. However, the foundation plantings were just not functional for the owner as a safety concern with the egress to the building being close to doorways as employees are entering and exiting.

The Board discussed the landscaping and felt it was adequate for the type of use. Where the majority of the plantings occurred along residential was the most important.

BLUE ASH BOARD OF SITE ARRANGEMENT

August 10, 2015

Page 2

Kelly Harrington made mention of a couple outstanding items that have not yet been reviewed. The Engineer is still reviewing drainage so no permits will be issued until that meets his satisfaction. Also, a photometric analysis showing the lighting beyond the properties has been requested by Dan Johnson and would need to satisfy the Code.

DECISION: Terry Peck moved, Jodi Stacey seconded to approve the appeal at 6300 Creek Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 8345 Classic Drive – Craig Glab
Approval of a fence in a front yard

Since the applicant was not in attendance, Ms. Harrington told what she knew of the project. The way this property is situated, there really is not a rear yard which is why he is proposing fencing in what is behind the property and toward Classic Drive. He proposed a Kentucky board-style fence with vinyl mesh to create a safe environment for his children and dogs. The pool shown on the plan is not under consideration tonight. He hopes to build the fence as close to the right-of-way as possible, so the City would require a survey to ensure it does not encroach onto City property.

It was noted by Ms. Stacey that there are no other properties in that neighborhood with a fence in the side or front yard. Even though there are not many houses behind it, she feels there is an issue of obstructing the view at the corner. She was also a little uncomfortable with allowing changes to be made when the applicant did not own the property. Ms. Harrington clarified that the approval would be tied to the property and not the applicant.

The Board discussed options for the location of a fence on this corner lot.

DECISION: Jodi Stacey moved, Terry Peck seconded to approve a fence in a front yard with the conditions that the fence will not project beyond the front of the adjacent house on Foremark Drive and that the applicant will need to provide a boundary survey prior to installing any fence. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

None

ITEM 7. – Adjournment

DECISION: There being no further business, Terry Peck moved, Jodi Stacey seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:30 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith