

BLUE ASH PLANNING COMMISSION

October 2, 2014

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ITEM 1: MEETING CALLED TO ORDER

Chair Ray Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:02 p.m. on Thursday, October 2, 2014.

MEMBERS PRESENT: Raymond Schafer, Mike Duncan, John Moores, and Paul Collett, Jr.

MEMBERS NOT PRESENT: Jim Sumner

ALSO PRESENT: Assistant City Manager Kelly Harrington, Community Development Director Dan Johnson 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: Paul Collett moved, Mike Duncan seconded, to approve the regular meeting minutes of September 18, 2014 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: HEARINGS

a. Margaretta Avenue – Monarch Homes
Final subdivision plat

Dan Johnson said the final platting process is verification by the City that the entire infrastructure has been built according to plan. The signed plat will be filed with the County so the lots can be sold, dedicate land for public, and begin building. All the proper agencies, including the City, have signed off on the work that has been done.

In answer to the question if this will connect to Cornell Road where there is a street sign for Margaretta, Dan Johnson said this is at the end of the existing Margaretta which does not connect.

DECISION: Mike Duncan moved, John Moores seconded, to approve request for final subdivision plat for Margaretta Avenue and Monarch Homes as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

b. Plainfield Road & Georgetown Road – Creekside Pointe
Special Use Permit for a townhouse development

PRESENT: Michael Heines, JAE Capital, LLC
Sean Chmura, Robinson Sotheby's International Realty
Jeff Barnes, Cedar Hill Custom Homes

Michael Heines said the success of Creekside Pointe has allowed them the opportunity to discuss a landlocked area with the neighbors which is owned by Walnut Creek. They are currently under contract with Walnut Creek to purchase that land and add to their Phase I, which would give them three additional units. In addition to selling this land to Creekside Pointe, a letter from Walnut Creek Apartments states they have intentions to undergo a significant renovation in the spring of 2015. Creekside Pointe plans to do some much-needed improvements to

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the entire entrance on Georgetown Road by redoing fences, updates in landscaping, new paving and signage in exchange for Walnut Creek granting them an entrance at the back of Georgetown Road.

Sean Chmura said they have been marketing this property for the last 60 days and more than 50% of Phase 1 is pre-sold. They are finding the majority of the buyers are originally from Blue Ash and looking for something new. The homes that have been most successful have been the detached ranches. They are limited to just six in Phase 1 and have a waiting list for those ranches. In Phase 2, they already have buyers making commitments to that part of the project.

Jeff Barnes overviewed all of the models and said the single family units are the preferred model with the starting base prices ranging from \$350,000-\$450,000. He said they are restricted to these sizes because of the topography and they are at all the setbacks.

In answer to a question regarding flooding, Mr. Johnson said he is not aware of anything in that area. He said the majority of the water comes out of the storm sewer system so it would be restricted by that. Mr. Heines pointed out stormwater detention in three areas.

Any approval tonight would supersede the previous approval. If this is recommended for approval and Council approves, Mr. Johnson would look for this plan and approve administratively if it matched. Mr. Johnson noted that Fire Department had some concerns about possibly needing a turnaround so will need to have more discussion to make sure the Fire Department is satisfied. The roads will be 20-foot wide and private, like Georgetown Road. CDS will look at the traffic to make sure the turn bays are long enough.

In answer to a question regarding the turnaround by unit 34, Mr. Johnson said the Fire Department and Engineer would determine if a turnaround would be needed or if it is a short enough distance to back out. If a turnaround is needed and the unit numbers change, Mr. Duncan feels the applicant should return for further review. John Moores asked about the two parking spaces for the model, Mr. Johnson said those are temporary and would be removed after the model home is sold.

Paul Collett asked about parking for guests. Mr. Heines said each home would have two spaces in the driveway. In answer to a question regarding the location of the trash containers for the individual residents, Mr. Barnes said all garages are oversized for storing garbage cans inside. Mr. Heines added that the homeowners association can require cans to be kept inside.

Mr. Johnson commented that it was noted in the staff report Walnut Creek will most likely need a variance for a reduction in the number of units per acre as a result of reducing their overall land area. He said the apartment complex in front does not need a variance since he found the original approval plan and they still have more than the minimum 3 acres.

Chair Schafer asked under what circumstances it should return to the Planning Commission if the number of the units should change. It was agreed that they should return only if the number of units increase.

Chair Schafer opened for public comment. There were none.

Mike Duncan feels it is a good use for this property.

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Dan Johnson clarified that if this does not get approved by Council or BZA, the original approval would still be valid.

DECISION: Mike Duncan moved, Paul Collett seconded, to recommend approval to Council for a Special Use Permit for a townhouse development on approximately 5.975 acres in an R-3 Residential District and a multiple-family development on approximately 3 acres in an R-4 Residential District at 9409, 9415, 9395, and 4030 Plainfield Road (aka 4042 Georgetown Road) as submitted by Infrastructure and Development Engineering contingent upon the variance approval by the Board of Zoning Appeals. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5: MISCELLANEOUS BUSINESS

None

ITEM 6: ADJOURNMENT

DECISION: There being no further business to be discussed, John Moores moved, Mike Duncan seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:33 p.m.

Ray Schafer, Chair

MINUTES RECORDED BY:

Traci Smith