

**BLUE ASH PLANNING COMMISSION**

**February 5, 2015**

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**ITEM 1: MEETING CALLED TO ORDER**

Vice Chair Paul Collett called the regular meeting of the Blue Ash Planning Commission to order at 7:00 p.m. on Thursday, February 5, 2015.

MEMBERS PRESENT: Paul Collett, Jr., Mike Duncan, John Moores, and Jim Sumner

MEMBERS NOT PRESENT: Raymond Schafer

ALSO PRESENT: City Manager David Waltz, Assistant City Manager Kelly Harrington, Community Development Director Dan Johnson, Mayor Lee Czerwonka, Council Member Tom Adamec, 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: Jim Sumner moved, Mike Duncan seconded, to approve the regular meeting minutes of December 4, 2014 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 4: HEARINGS**

**a. 9415 Plainfield Road**

Zoning Map Amendment from R-4 Residential to R-3 Residential

PRESENT: Michael Heines, Applicant

Michael Heines, JAE Capital, explained the proposal for the land at the corner Plainfield Road and Reed Hartman Highway. Since commercial development never seemed to work in that area, he partnered with Ken Schuermann to extend the Creekside Pointe development onto this land with additional townhouses. The site topography allows for stormwater detention on the south side and units near to Plainfield Road. The periphery would include berms and landscaping. The existing sidewalk would be maintained as it exists along both streets. This type of development would require a zone change.

Dan Johnson clarified that rezoning to R-3 would not permit the commercial use that was previous proposed.

In answer to a question regarding emergency vehicle access, it was mentioned that trucks could access the site from Plainfield Road if necessary.

Vice Chair Collett opened the meeting for public comment.

In answer to a question from a citizen in the audience, Mr. Heines said there were no plans to put a traffic light at the intersection of Old Plainfield and Plainfield Roads.

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As there were no additional comments, Vice Chair Collett closed public comments and entertained a motion.

**DECISION:** Jim Sumner moved, Mike Duncan seconded, to recommend to Council a rezoning of the parcel located at 9415 Plainfield Road to be changed from R-4 to R-3. A roll call vote was taken. All members present voted aye. Motion carried.

**b. 9415 Plainfield Road**

Special Use Permit approval for a townhouse development on approximately 0.9615 acres in an R-3 Residential District

In answer to a question, Dan Johnson clarified that the distance between the exterior walls of townhouse units is 10-feet.

Mike Duncan suggested that the approval include a requirement that the existing sidewalk along Reed Hartman Highway be replaced with an 8-foot concrete section consistent with other new and improved sidewalks around Blue Ash. The applicant confirmed that request was acceptable to him.

**DECISION:** Jim Sumner moved, John Moores seconded, to recommend approval to Council of a Special Use Permit to permit a townhouse development at 9515 Plainfield Road in conjunction with the existing Creekside Pointe development with the condition that the asphalt path along eastern boundary of the property be replaced with an 8-foot concrete sidewalk. A roll call vote was taken. All members present voted aye. Motion carried.

**ITEM 5: MISCELLANEOUS BUSINESS**

Dan Johnson gave an update on where things are in the Comprehensive Plan process and requested comments from the Commissioners. Mike Duncan expressed his compliments on the plan layout being professional and easy to read. John Moores felt like a lot of this is already in place. David Waltz said it is not a radical shift and would describe the ideas in the Plan as an evolution of the City's existing land use plans. He noted that the most significant changes would be in the Blue Ash North, Summit Park, and Crossgate Districts. There was general discussion regarding the Plan and what is expected from Planning Commission as a recommendation to Council.

The Commissioners requested that the Plan be on the March agenda as a formal agenda item, so that they may seek public input and make a formal recommendation to City Council.

**ITEM 6: ADJOURNMENT**

**DECISION:** There being no further business to be discussed, John Moores moved, Jim Sumner seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:35 p.m.

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Paul Collett, Vice Chair

MINUTES RECORDED BY:

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Traci Smith