

BLUE ASH PLANNING COMMISSION

April 2, 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, April 2, 2015.

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

MEMBERS NOT PRESENT: Raymond Schafer and John Moores

ALSO PRESENT: City Manager David Waltz, Assistant City Manager Kelly Harrington, Community Development Director Dan Johnson, Mayor Lee Czerwonka, 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: Mike Duncan moved, Jim Sumner seconded, to approve the regular meeting minutes of March 5, 2015 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: HEARINGS

a. 5427 Cornell Road – Valencia & Diaz

Planned Development approval for construction of a new office building in a C-2 Planned Commercial District

PRESENT: Matt Max, Max Construction Group – Applicant
Edward Wright, Architect

Matt Max introduced himself as the developer for this project and distributed photometric and landscaping plans. Mr. Max described the building that would be a law office. The building would be a single story office building, approximately 3,700 square feet, with a full basement to be used for storage and mechanical room.

Dan Johnson confirmed that the parking requirement for the office space is satisfied with the parking they show. If more office space is finished out, additional parking would be required. Edward Wright said they are requesting to extend the parking lot to the front property line and extend the landscaping slightly beyond into the grass area between sidewalk and property line, which is in the Cornell Road right-of-way.

Mr. Wright described the site layout, drainage and grading. The drainage patterns are unchanged for the surface water and would not be adding new surface water to it. Any hard surface, being the roof and pavements, will be collected and distributed away from the site. Mr. Max said there is a catch basin beyond this property line that is catching water from adjacent property to the west, but not much of a grade difference between the neighboring properties behind. The current system has been very effective. The height of the structure at the eave will be approximately 14-feet above grade at the rear of the property.

Mr. Johnson said the Landscaping plan appears to be in accordance with the Code. Since it was just distributed, he will need to review further. A few adjustments will need to be made, but he does not see any issues. There were also a few lighting items that will need to be addressed. Mr. Wright advised that there would not be any lighting on the rear elevation of the building.

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Since there were no additional questions for the applicant, Vice Chair Collett opened the floor to public comment.

Maria Sammy, rear property owner, asked where the parking lot would be and how far away it would be from her property. She also had questions regarding drainage and lighting.

Since there were no additional questions, Vice Chair Collett closed public comments.

Mr. Johnson commented that he will need more information to ensure that the lighting meets the Code. He will ensure that it does by the time it comes to the building permit.

The Commissioners were in agreement that they liked the look of the building and that it fits in with the neighborhood.

DECISION: Mike Duncan moved, Jim Sumner seconded, to recommend approval to Council of an office building in the C-2 Planned Commercial District at 5427 Cornell Road for The Law Offices of Valencia & Diaz, LTD as submitted with the following conditions:

1. That the photometrics and landscape plans be approved in accordance with the Code by Community Development Department.
2. That the City Engineer ensure that all storm water collection and drainage systems be in place that will not add any additional burden upon neighboring properties.
3. That the 10-foot minimum setback from the right-of-way be waived and that all plantings recommended in the right-of-way be approved by the Public Works Director.

A roll call vote was taken. All members present voted aye / nay. Motion carried / denied.

ITEM 5: MISCELLANEOUS BUSINESS

None

ITEM 6: ADJOURNMENT

DECISION: There being no further business to be discussed, Jim Sumner 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 7:29 p.m.

Paul Collett, Vice Chair

MINUTES RECORDED BY:

Traci Smith