

BLUE ASH PLANNING COMMISSION

May 7, 2015

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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 7:00 p.m. on Thursday, May 7, 2015.

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

ALSO PRESENT: City Manager David Waltz, Assistant City Manager Kelly Harrington, Community Development Director Dan Johnson, and interested citizens

ITEM 2: OPENING CEREMONY

ITEM 3: APPROVAL OF THE MINUTES

Commission members waived the reading of the minutes.

DECISION: Jim Sumner moved, Paul Collett seconded, to approve the minutes of the April 2, 2015 meeting as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: HEARINGS

a. 10683 McKinley Road – Blue Ash Development LLC

Zoning Map Amendment from M-1 Office Industrial to R-3 Residential

PRESENT: James Kiefer, Blue Ash Development LLC– Applicant
Doug Hinger, Great Traditions

Jim Kiefer gave a brief review of “The Retreat at Summit Park” development for Phase I. The next phase is the purchase of 6.7 acres of land from Ethicon, which should be finalized in the next few months, that needs to be rezoned from M-1 to R-3. The additional property will add another 23 lots to the development, bringing the total to 85 lots.

Mr. Kiefer said they invited the 13 Sharonville residents that abut the property to their office for a presentation of the plan to hear their concerns and get feedback from them. He said their main concern was storm water management. Great Traditions plans to install a storm water detention basin on the west side of the site that will be connected to an existing storm sewer in an easement located in the backyard of adjacent residents. He confirmed that the system will be sufficient to handle increased flow that will result from new impervious surfaces. He also noted that some residents were concerned about the buffer setbacks, which he said would be at least 20-feet.

In answer to a question, Mr. Johnson said that the Fire Department confirmed that the length of the cul-de-sac was not an issue if the proposed number of lots is fewer than 100.

John Moores asked about the buffer between the new development and the Air National Guard property. Doug Hinger, with Great Traditions, said they plan to maintain as much existing vegetation as possible and will supplement with new plantings where necessary.

The Commission expressed concern over having the property rezoned to R-3 if the sale to Great Traditions does not occur.

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Chair Schafer opened for public comment. Seeing none, he closed public comments and entertained a motion.

DECISION: Mike Duncan moved, Jim Sumner seconded, to recommend to City Council approval of the Zoning Map Amendment as submitted by Blue Ash Development LLC to change the subject land from M-1 Office Industrial to R-3 Residential with a condition that the land will revert back to the M-1 District if the property sale from Ethicon Endo-Surgery to Blue Ash Development LLC is not completed within 18 months. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5: MISCELLANEOUS BUSINESS

Dan Johnson explained that Great Traditions is planning to include a chart of allowable exceptions from R-3 lot and building requirements on the Final Plat of the Retreat at Summit Park subdivision. Many of the proposed exceptions are permissible per existing provisions, but some would not be permitted. The exceptions are related to setbacks of certain building features and fencing in front yards, for example. He asked that the Commission review the proposed list and provide feedback so that any potential problems could be identified before they are included on the plat and so that he can know whether the exceptions should be approved for the model homes, which may be applied for before the Final Plat is filed with Hamilton County. He commented that a benefit of approving the subdivision as a Large Scale Residential Development is that this type of alternative design allowance can be administratively approved, so that a variance is not required for each instance.

Doug Hinger gave a brief overview of a list of architectural exceptions and explained that they are based on detailed planning for the proposed home designs, which were finalized after the Preliminary Plan was approved by the City. He noted that all of these elements could potentially be included, depending upon choices made by each future home buyer. The designs will also need to be approved by Great Traditions, initially, and by the home owners association in the future.

The Commissioners were generally comfortable with the exceptions being proposed.

David Waltz advised Commissioners that the next Council Meeting would be a workshop for the Land Use plan in the Blue Ash Conference Room and invited them to attend if they were interested.

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 7:45 p.m.

Ray Schafer, Chair

MINUTES RECORDED BY:

Traci Smith