

**BLUE ASH PLANNING COMMISSION**

**June 4, 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 7:03 p.m. on Thursday, June 4, 2015.

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

MEMBERS NOT PRESENT: Jim Sumner

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: Paul Collett moved, John Moores seconded, to approve the regular meeting minutes of May 7, 2015 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 4: HEARINGS**

**a. 10538 & 10592 Plainfield Road – Great Traditions Land & Development Company**  
Final Plat for phase one of The Retreat at Summit Park subdivision

PRESENT: James Kiefer, Great Traditions Development Group – Applicant

Jim Kiefer is requesting final plat approval for Phase 1. He had read the Staff report and does not have any comments or objections. The HOA agreement is being drafted, which he acknowledged is a requirement prior to obtaining signatures on the record plat.

Mr. Kiefer advised that ownership of the common areas will be transferred to the nonprofit HOA, which will be called The Retreat of Summit Park Community Association, Inc. The HOA documents will address stormwater requirements, maintenance responsibilities, and open space maintenance. After a few residents move in, they will hire a management company to do billing, collection, and assessments. Mr. Kiefer gave an overview of the maintenance declaration that gets filed with the County. They expect the first residents to move in during the first quarter 2016 and the next phase to begin in the fall of 2016.

Dan Johnson said the information provided on the plat appears to match what was in the approved Preliminary Plan and the chart of exceptions that was discussed at the last Planning Commission meeting.

Chair Schafer opened for public comment. Seeing none, public comments were closed.

DECISION: Paul Collett moved, John Moores seconded, to recommend approval to City Council of the final plat for Phase 1 of the subdivision at 10538 & 10592 Plainfield Road for Great Traditions Land & Development Company as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

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**b. 10969 Allenhurst Boulevard – Pinehurst 124 Associates**  
Preliminary Plan for a six lot subdivision

PRESENT: Mike Schoettelkotte, Drees Co. - Applicant

Mike Schoettelkotte said they have a contract to develop six lots in the City of Sharonville. A small portion of the property is in the City of Blue Ash where the subdivision street will tie into Allenhurst Boulevard. The original proposal included a private drive to six panhandle lots, but Sharonville preferred a public street that complied with Hamilton County regulations. Sharonville Planning Commission approved the preliminary plan at its May meeting. All of the houses would be in Sharonville and only a small portion of the new road right-of-way and two lots would be in the City of Blue Ash.

Dan Johnson said the area that is in Blue Ash is a portion of the lot on the south side of the roadway, a portion on the north side of the roadway, and the roadway itself. There would be no structures in the City of Blue Ash. He said that the traffic impact would not be significant enough to require a study. There were concerns with the offset intersection. Mr. Johnson said that the plan does not satisfy many City of Blue Ash standards, but Blue Ash only has jurisdiction over the small area that will contain no new structures. Blue Ash Fire Department has a collaborative agreement with Sharonville, but Sharonville would be the primary responder. The Blue Ash Fire Department would likely not approve the plan because the turnaround is not sufficient for its vehicles, but that portion is not in Blue Ash. The Public Works Department suggested that snow removal would be difficult, but not on the portion within Blue Ash.

Mike Duncan clarified that trash, brush, and snow removal will be the responsibility of Sharonville. Our snow plows would not traverse the proposed 14% grade and he wondered if Rumpke would service it for trash removal and suggested that Blue Ash should have written assurance from Sharonville that Blue Ash will not be responsible for any of the new right-of-way maintenance. Davis Waltz said he was surprised that Sharonville would approve the development as proposed, but noted that it would likely have very little impact on Blue Ash.

Dan Johnson noted that Sharonville has the same fire equipment as Blue Ash.

Dan Johnson said he had spoken with Sharonville staff and expressed all of the concerns that have been discussed.

Paul Collett said he was not very comfortable with it either.

Ray Schafer suggested that the Commission could table or reject the plan as proposed.

Mike Duncan suggested that Blue Ash has some level of responsibility to accommodate the desire of adjacent cities. He suggested that Blue Ash approve the plan, but with conditions that would bring the entrance as close to our standards as possible and seek assurance that Sharonville will maintain the public improvements that are within Blue Ash.

Mr. Schoettelkotte commented that this situation is unique and he understood the concerns regarding mutual services and snow removal responsibility. It was his understanding that our City Engineer, in reviewing with City of Sharonville Engineer, did not have a problem with the proposal given the small area that was in the City of

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Blue Ash. Mr. Schoettelkotte requested that the Commission grant approval of the preliminary plan subject to working out the services and maintenance issues.

Craig Abercrombie of Abercrombie & Associates said with the little frontage on Allenhurst Boulevard, there was not enough room to get a 25-foot curb radius on each side of the new street without crossing the neighboring property lines. Mr. Johnson said the City tries to avoid crossing apparent property lines for driveways, but not for public streets. In answer to a question regarding the slope for the first 20-feet from the back of the curb on Allenhurst, Mr. Abercrombie said that will transition into a vertical curve so there will be plenty of room to sit on flat surface in bad weather.

Mr. Schoettelkotte said the remaining parcels that are in the City of Blue Ash will be maintained by the lots of the subdivision. There has been some discussion to landscape so that there would not be much maintenance. If they decide to put in some type of monument of identification at the front, they might have a maintenance agreement that is shared by everyone in the subdivision. There will not be a homeowners association since the subdivision is so small. They would just establish a maintenance agreement between the owners to cover the maintenance of the entryway and other items such as the detention basin area. It would be a recorded document.

Chair Schafer opened for public comment. Seeing none, public comments were closed.

DECISION: Mike Duncan moved, Paul Collett seconded, to forward to City Council the recommendation for the preliminary plan for a six lot subdivision at 10969 Allenhurst Boulevard with the following conditions:

1. The radii at the intersection of Allenhurst Boulevard will be 25 feet,
2. The public right-of-way within the City of Blue Ash be permitted at 30-feet as permitted by the City of Sharonville Planning Commission in its approval,
3. The sidewalk be extended from the Sharonville City limits to the new roadway and include ADA ramps on both sides of the new roadway,
4. The City of Sharonville provide assurance acceptable to the City of Blue Ash that Sharonville will be responsible for snow removal, trash pickup, street maintenance, and any other City services that are required for the proposed new roadway, and
5. The property owners will be responsible for maintenance of the new, unbuildable lots adjacent to the new right-of-way.

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

**c. Zoning Text Amendment – City Council**

Amend D-1 Downtown Commercial District to permit residential only as part of a mixed-use and only with a Special Use Permit

David Waltz started off by saying this will most likely take a couple meetings to get correct, so not to be compelled to resolve tonight. The Land Use Plan is close to being approved and one of the recommendations was to have a variety of mixed-uses, particularly in Downtown. City Council gave Staff general direction to work on something so that we do not have just stand alone apartment buildings in Downtown, especially if our principle guidance is for mixed-use. A couple of Council Members questioned whether the Code should allow townhouses that are not mixed-use.

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Dan Johnson explained the intended effect of the proposed amendment. Special Uses in general means the use is permitted, but that they must be approved by Planning Commission and City Council. The process allows the City to look for unacceptable negative impacts to adjacent property, good access to the public rights-of-way, or any other undesirable impacts. Chapter 1183 of the Code includes criteria that further limits the Special Use and provides decision criteria.

David Waltz suggested that the Commissioners provide initial thoughts and reactions for Staff to work on and come back next meeting to discuss at the next meeting.

Ray Schafer said he liked what he saw and his only comment so far was the consideration of parking underground. Mike Duncan said another type of potential use would be a live/work unit where the front area is a business with a residence in the rear. Paul Collett suggested that townhouses may be considered in the areas adjacent to Downtown, not within it.

DECISION: Mike Duncan moved, Paul Collett seconded, to table for further discussion at next meeting. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 5: MISCELLANEOUS BUSINESS**

Dan Johnson distributed the 2014 Annual Report to the Commissioners. The Commission decided to cancel the July 2 meeting because of the adjacent holiday.

DECISION: Mike Duncan moved, Paul Collett seconded, to cancel July 2, 2015 meeting and, if necessary, schedule an alternate date for month of July. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 6: ADJOURNMENT**

DECISION: There being no further business to be discussed, Mike Duncan moved, Paul Collett seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 8:14 p.m.

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Ray Schafer, Chair

MINUTES RECORDED BY:

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Traci Smith