

**BLUE ASH BOARD OF SITE ARRANGEMENT**

**October 12, 2009**

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**ITEM 1. – MEETING CALLED TO ORDER**

Chairman Marc Sirkin called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, October 12, 2009.

MEMBERS PRESENT: Marc Sirkin, Julie Brook, Paul Collett, Jr., Mark Kirby and Terry Peck

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Public Works Director Mike Duncan and interested citizens

**ITEM 2. – APPROVAL OF MINUTES**

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of July 13, 2009.

**ITEM 3. – 5750 Cornell Road - Metalex**

Concept and final approval of an addition to an existing building and concept approval of a potential future addition in the M-3 district

PRESENT: Michael Barnard, ML Barnard, Inc.  
Mark Bredemeier, KBA, Incorporated Architects

Mike Barnard said this building would contain machines for milling large, high-tech parts. The location offers room to expand beyond this proposed addition. Mark Bredemeier explained that Metalex is a machine shop that specializes in precision aircraft and spaceship parts. The new building will allow them to do larger parts, but the processes are the same. All work and storage is inside of the building, so there would be no additional noise.

Parking was discussed. The civil engineer determined that 118 spaces were needed during the largest work shift. The site currently has 153 spaces. The plan proposes a total of 257 spaces but they have considered reducing the number of spaces and paved areas to what is actually necessary to leave as much green space as possible.

Dan Johnson commented that the City Engineer will need additional information to verify that the proposed site meets the stormwater requirements. Any substantial change to the aboveground improvements required to satisfy the stormwater requirements would be brought back to the Board for consideration. Mike Barnard explained that the site currently drains to a detention basin adjacent to Cornell Road. The proposed site decreases the impervious surface area, but does include a new water quality basin along Grooms Road.

Dan Johnson suggested that the parking islands could be depressed, instead of raised, to improve water quality, and then piped from under the lot. He explained the Code requires raised islands, but the Board could approve depressed islands if it wanted to do so. He also noted that the decision of the Board should specifically allow the reduction in the parking area if it acceptable. Mr. Collett said the Board typically is in favor of keeping green space and not creating unnecessary parking areas.

Julie Brook commented that there is a deteriorating white fence at the north side of the property that should be fixed during these improvements. The applicants were not sure to whom the fence belonged, but offered to verify.

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Marc Sirkin had concerns with the height of the south façade and the metal siding. Mr. Johnson noted that the building would be masonry to the same height as the existing building. The applicant stated that the owner would provide nice looking landscaping.

Dan Johnson said there were no issues with safety and access outside of the standard comments. He said the other comments were that it appeared all of the wall pack fixtures were too bright. The applicant said they will prepare a plan that minimizes brightness and satisfies the Code. There was also discussion regarding signage and how the applicant determined the size of the sign. The applicant advised there would not be a new dumpster for this facility.

Mark Bredemeier described the building size relative to the proposed 30,875 square foot addition. There is currently 121,000 square feet of manufacturing space, first floor office space of 12,973 square feet, and 13,500 square feet of mezzanine.

DECISION: Paul Collett moved, Julie Brook seconded to approve an expansion at 5750 Cornell Road for Metalex Corporation per submission with the consideration that the applicant:

1. Conform to lighting requirements in the Code.
2. Reduce impervious surfaces by reducing parking to the amount actually needed, if possible.
3. Add perimeter landscaping per Code as noted in the staff report.

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

DECISION: Mark Kirby moved, Julie Brook seconded to approve the Phase II concept plans as presented for 5750 Cornell Road. A roll call vote was taken. All members present voted aye. Motion carried.

**ITEM 4. – MISCELLANEOUS BUSINESS**

In answer to a question regarding crosswalks, Mike Duncan provided an update to the Board members of the improvements being made.

**ITEM 5. – ADJOURNMENT**

DECISION: There being no further business, Paul Collett moved, Terry Peck seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:49 p.m.

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Marc Sirkin, Chairman

MINUTES RECORDED BY:

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Traci Smith, Administrative Clerk