

October 6, 2011

Page 1

ITEM 1: MEETING CALLED TO ORDER

Chairman Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:03 p.m. on Thursday, October 6, 2011.

MEMBERS PRESENT: Raymond Schafer, John Berry, Beverley Gill and John Moores

MEMBERS NOT PRESENT: James Sumner

ALSO PRESENT: Assistant to City Manager Kelly Osler, Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Council Member 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: John Moores moved, John Berry seconded, to approve the regular meeting minutes of July 11, 2011 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: HEARINGS

a. 5689 Cornell Road – R&D Enterprises

Minor amendments to a plan approved by Ord. 2009-43 for a new office building and associated site development

PRESENT: Rick Grinstead, R&D Enterprises – Applicant

Dan Johnson commented there are different addresses that have been used when referring to this project. When the applicant actually proceeds with the development, Hamilton County Regional Planning will assign an address. Chairman Schafer pointed out that the plan has the location marked as “site”.

Rick Grinstead briefly explained the building and site revisions. The construction proposals for the original design were about 30% above budget, largely because of the complex roof. The new proposal has a simpler roof and building envelope. The brick and stone exterior matches the previous plan. The dumpster is now angled to facilitate truck movements. Since the original plan approval, two of the homeowners have put up fences along the rear property line. They would prefer to provide additional landscaping to create a buffer, rather than double up on the fencing.

In answer to a question, Mr. Grinstead said he had not had any discussions with the adjacent property owners about the fences. Dan Johnson added that at the time this

October 6, 2011

Page 2

plan was originally approved there was only one house in place. That owner installed the fence because she has younger children and she did not know how long it was going to be before this development took place. The adjacent property was developed last year and the fence was installed to match the neighbor's fence. The third parcel is being built by the same developer and assumes that he will install a matching fence to close the gap.

In answer to a question, Dan Johnson mentioned that the driveway that connects to Cornell Road was shifted slightly but not so much that the engineer had any concerns with it. He noted that the slightly smaller building footprint results in increased side setbacks. He also noted that the roof peak on the current design is approximately 25-feet which is less than the former design, which was more than 30-feet.

Mr. Grinstead explained that the parking lot will be connected to the existing lot to the east and that this lot will provide an easement for 13 shared parking places.

There was discussion regarding the landscaping in the back and the type of trees that will be used in the buffer. John Moores said he would prefer evergreens and Mr. Grinstead said they could do that. Mr. Johnson commented that typically when an evergreen screen is used it is staggered at 15-feet on center, with 8-foot minimum height at planting. Requiring anything more or less would need to be specified.

John Berry asked about the size of the delivery vehicles and how they would get access all the way around to the back. Mr. Grinstead said the majority of the trucks they have are UPS and the smaller FedEx trucks. On occasion they do get a semi, but that is rare. Garbage trucks will maneuver in the parking lot. There was discussion regarding semi trucks blocking Cornell Road. Chairman Schafer asked if Staff considered this and were satisfied with the safety aspect. Dan Johnson said this was discussed at the previous approval and stopping traffic to maneuver onto smaller lots is not uncommon in Blue Ash and does not tie up traffic for long.

Bev Gill suggested they should be able to maneuver these trucks in their lot as to not tie up Cornell Road. Mr. Johnson said if the Board wants to give him the latitude to allow them to cut back on the landscape islands to accommodate a semi and be able to maneuver in their parking lot, to specify that in the motion. Mr. Gill thinks that should be done to make it more efficient. Mr. Grinstead said they will work with the City to shorten the islands. John Berry said that thinking semis can maneuver on this very tight site will be a tremendous challenge. He made suggestions on possible ways of maneuvering but does not feel there is enough room to be doing turns with an 18-wheeler on this site.

In answer to a question regarding the fence for the rear property owners, Dan Johnson said the original approval stated the fence behind the existing building should go up as soon as possible thereafter and the fence behind this parcel should go up before construction begins. Mr. Gill suggested the City communicate with the property owner to get continuity with the fence since there is currently a gap with an 8-foot fence and a 6-foot fence. Dan Johnson suggested that if at such time the development is started and the rear property owner has not yet installed, the applicant can close the gaps to match the existing fence heights that have already been installed and then also do the landscaping for the full screening which was

October 6, 2011

Page 3

intended in the original plan. However, if the rear property puts up a fence before construction begins, there's no reason the applicant should put up a fence as well. Mr. Grinstead said if the fence has not been installed when they come for their building permits, they will do it and communicate with the property owners.

DECISION: Bev Gill moved, John Moores seconded, to approve proposed minor amendments as submitted with the following conditions:

1. Approval is subject to all provisions of Ordinance 2009-43, except as specified in this amendment
2. City Engineer to approve civil design for stormwater management
3. Signs to satisfy code
4. Work must commence within 12 months of approval or the plan may require further review and approval
5. Allowances to the parking lot landscaping are permitted if such changes will allow easier parking and maneuvering of a semi truck on site
6. If, at the time the development of this site has commenced, the adjacent property owners have not yet installed a 6-foot fence, this property owner shall close any gaps with the same type fence along south lot line including all the way to the west lot line and that the landscaping plan shall be modified to a pattern of evergreen trees at 15-feet on center, staggered, to meet the normal standards of the Code

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

ITEM 5: MISCELLANEOUS BUSINESS

Dan Johnson advised the Board that the Miami Planning and Zoning Conference deadline was approaching and to let him know if they were interested in attending.

ITEM 6: ADJOURNMENT

DECISION: There being no further business to be discussed, John Berry moved, Bev Gill seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:38 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Traci Smith