

BLUE ASH BOARD OF SITE ARRANGEMENT

NOVEMBER 13, 2007

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ITEM 1. – MEETING CALLED TO ORDER

Acting Chairman John Berry called the regular meeting of the Board of Site Arrangement to order at 7:50 p.m. on Tuesday, November 13, 2007.

MEMBERS PRESENT: Tom Adamec, John Berry and Marc Sirkin

MEMBERS NOT PRESENT: Paul Collett, Jr. and Julie Brook

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

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of September 10, 2007.

DECISION: Marc Sirkin moved, Tom Adamec seconded the motion to approve the regular meeting minutes of September 10, 2007. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 5535 Pfeiffer Road – Ellen Costanzo, VSWC Architects (for Ursuline Academy)

Concept and final approval of a new gymnasium

PRESENT: Ellen Costanzo, Applicant
Dick Haglage, Ursuline Academy Board of Trustees
Sharon Redmond, Ursuline Academy President
Dave Neyer, Ursuline Academy Board of Trustees
Dick Huddleston

Ellen Costanzo of VSWC Architects said she is speaking on behalf of Ursuline Academy. She said that many years ago, Ursuline started with master planning for expanding their facilities and was careful in prioritizing what they wanted to accomplish. A master plan was developed and the high priority items were completed in 2006. Now they are entering Phase II, which includes the athletic facilities. The original planning included expansion of the parking as well as the stormwater system to prepare for this next phase. This phase includes a collegiate competition court with 1,000 seats, athletic offices, minor renovations in the old existing locker rooms and replacing some corridor lockers. The use will be for physical education, athletics and now that they would have a facility that will allow additional seating they are hoping to draw in some competition for the Blue Ash area. This is just following through of the original plan. There were some comments on the staff report regarding some additional turn around area in the back parking lot. Dan Johnson commented that the City Engineer's suggestion for additional pavement was to make a 3-point turnaround easier. The materials on the building will mimic the existing construction, with split faced block and painted cement fiber siding. The goal is to keep the new addition a seamless continuation.

Dick Haglage said they did not put the 3-point turnaround because they really do not have that much space between the edge of the pavement and what they want to retain as the field hockey field. However, they would be willing to do if the Board feels it is that critical. As much as it might help for the cars to turn around there, they are just as concerned about having that pavement that much closer to the girls on the field. Ellen

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Costanza said she was maintaining a 15-yard offset from the building to the edge of what it shown.

Dan Johnson said the stormwater and water run-off was all accounted for in the preliminary construction phase. He also mentioned that the extra space in the parking area is really just the Engineer using best practices and normally you would want more space, but he does not feel that is a public problem.

John Berry asked about landscaping and buffers. Dan Johnson said they are showing additional trees, but they are probably not required to have additional landscaping. Ellen Costanza noted the proposed landscaping along the new building. The landscaping plan demonstrates most of this is new landscaping that has been installed since phase I, which is quite extensive with trees and plantings.

Ellen Costanza said the site lighting is wall packs along the back. Tom Adamec felt the lighting seemed too low for the parking area. Dan Johnson said the Code calls for no less than 1-foot candle and no more than ten over all of the paved surfaces. Ms. Costanza said they were mainly concerned about the neighbors to the rear. Dick Haglage asked if they had to come before the Board to add these lights and if this could be at their discretion. Dan Johnson said if this is mentioned in the motion, they would not need to come back before the Board.

DECISION: Tom Adamec moved, Marc Sirkin seconded to grant final approval for the submission by VSWC Architects for the new gymnasium at Ursuline Academy of Cincinnati at 5535 Pfeiffer Road per submission with added lighting for new parking area on south side of new gymnasium to meet City requirements. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – 9070 Plainfield Road – Dan Botter, CDS (for Frisch’s Restaurants, Inc.)

Concept approval of a new restaurant building

PRESENT: James Shumate, CDS
John Hunter, Frisch’s Restaurants
Ken Hull, Frisch’s Restaurants

Ken Hull said this restaurant has been there for 38 years and Frisch’s plans to tear down the entire facility and build a new building. The layout they are proposing is to bring all of the traffic in on the south side of the property at what could become a signalized intersection. They feel this layout will help with the queuing of the drive-thru traffic. The proposed restaurant would have 172 seats on the inside and is just less than 5,500 square feet. There will be approximately 84 car parking spots. They are hoping to get started late spring/early summer 2008 and will take approximately 16 weeks to complete. The existing store has a basement and the new store will be on slab.

There was general discussion of the drive-thru path and John Berry suggested another flow for the drive-thru. He thought it would lead to a lot of conflict with people trying to get in and out of parking places. Marc Sirkin thought there were a lot of turns to get to the drive-thru lane and Mr. Hull said this flow allows for more stacking on-site. With the entry shifted to the top corner, most of the parking will be on the other side of the building.

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Ken Hull said that should the roadway be widened, they have also allotted for a 12-foot donation to accommodate that expansion. Jim Shumate described it as a highway easement.

The dumpster is attached to the back of the building so the trash is not being taken out of the building. This is to help eliminate the need for the employees to leave the building. There will be a truck loading space with an unloading conveyor that will not obstruct the parking lot or drive-through.

Ken Hull showed some exterior photos of prototypical Frisch's buildings that have been built in Lebanon, on Central Parkway, and in Delhi. Through customer research they found that people wanted to see some of the older restaurant component as well as bring in a new generation of Frisch's customers. This is a mix between old and new.

John Berry asked about the zoning for adjacent property and buffer concerns. Dan Johnson said that to the rear is M-4 and to either side is also C-1.

Marc Sirkin asked about drainage. Jim Shumate described the drainage and said it will mimic the existing conditions with most being discharged in the back. The areas of discharge will be grass swales. There was a discussion of also trying to incorporate a rain garden or other innovative solution.

Marc Sirkin asked if an important item for the concept approval would be the right-of-way. Dan Johnson said that a concept approval sets this basic layout in place. He said that if this concept is approved, then it is leaving space for that potential road expansion in the future.

DECISION: Marc Sirkin moved, Tom Adamec seconded to grant concept approval as submitted for a new Frisch's Restaurant at 9070 Plainfield Road with all permits and plans to be approved by City Staff prior to construction. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ITEM 6. – ADJOURNMENT

DECISION: There being no further business, Marc Sirkin moved, Tom Adamec seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:32 p.m.

John Berry, Acting Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk