

BLUE ASH BOARD OF SITE ARRANGEMENT

December 10, 2012

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ITEM 1. – Meeting Called to Order and Roll Call

Chair Terry Peck called the regular meeting of the Board of Site Arrangement to order at 7:00 p.m. on Monday, December 10, 2012 and requested a roll call.

MEMBERS PRESENT: Terry Peck, Paul Collett, Jr., Mike Duncan, Mark Kirby and Marc Sirkin

ALSO PRESENT: Community Development Director Dan Johnson and Administrative Clerk Traci Smith

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of August 13, 2012.

ITEM 3. – New Hearings

a. 6043 Interstate Circle – R-Three Holdings

Approval of a building addition

PRESENT: Mike Simpson, Kajima Building & Design Group – Applicant

Mike Simpson explained that Resource One would like to expand to the rear of the property. They are requesting that the landscaping requirements be waived to maximize building space at the rear of the property.

Mike Duncan said the site has attractive landscaping in front, but the rear of the property is not visible. Terry Peck and Mark Kirby both agreed.

Paul Collett asked about the parking closest to Interstate Circle. Mr. Simpson explained that one space will be removed to allow a reconfiguration of the electric that serves the site.

Dan Johnson commented that parking within the Interstate Circle buffer is the established development pattern. It does not satisfy the current code but the Board can permit it to remain as-is.

Mike Duncan said he has concerns with stormwater management once the addition goes in with the lot being 90% or more impervious surface. He would like the City Engineer to ensure that the current stormwater standards are met for the addition.

DECISION: Mark Kirby moved, Paul Collett seconded to approve the addition for 6043 Interstate Circle for R-Three Holdings as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

b. 10904 Deerfield Road – Cincinnati Thermal Spray

Approval of an above-ground storage tank

PRESENT: Scott Paschke, Cincinnati Thermal Spray – Applicant

Scott Paschke, General Manager for the Cincinnati Thermal Spray facility on Creek Road, said they are expanding to the Deerfield property setting up a similar operation to what they currently have on Creek Road. The northern portion of the building is going to require bulk gas, which they also have at the Creek Road facility. The height of the bulk tanks will be lower than the overall building height.

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The only time it might be visible would be from I-71 when the foliage is gone during the fall and winter.

Dan Johnson said nothing else they are doing with the site required coming to the Board except the exterior tanks.

In answer to a question by Mike Duncan, Mr. Paschke said the tanks store bulk process gas and the largest one is liquid oxygen. Mr. Duncan asked Mr. Johnson to explain the process the Fire and Building Departments go through to ensure that exterior storage tanks meet all the environmental and safety requirements. Mr. Johnson said the tanks themselves are required to meet regulatory design requirements. The Building Code regulates construction of adjacent buildings; in this case, the Code requires a blast wall in the event there was some sort of problem with one of the tanks and it exploded. Mr. Paschke added that the tank manufacturers and suppliers help design the pad, structure, and safety features at the installation site.

DECISION: Mike Duncan moved, Marc Sirkin seconded to approve the request from Cincinnati Thermal Spray to install exterior storage tanks at 10903 Deerfield Road as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

Mike Duncan said he attended the beta session for the Board of Zoning Appeals training by Hamilton County and felt it was a very good session.

Mr. Johnson described the ongoing appeals process related to the earlier BZA decisions on the proposed Hills development in Downtown Blue Ash.

ITEM 7. – Adjournment

DECISION: There being no further business, Paul Collett moved, Mark Kirby seconded to adjourn the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:18 p.m.

Terry Peck, Chair

MINUTES RECORDED BY:

Traci Smith