

BLUE ASH BOARD OF SITE ARRANGEMENT

January 12, 2009

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ITEM 1. – MEETING CALLED TO ORDER

Madam Chairman Julie Brook called the regular meeting of the Board of Site Arrangement to order at 6:58 p.m. on Monday, January 12, 2009.

MEMBERS PRESENT: Julie Brook, John Berry, Paul Collett, Jr. and Marc Sirkin

MEMBERS NOT PRESENT: Mark Kirby

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

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes.

DECISION: John Berry moved, Marc Sirkin seconded the motion to approve the regular meeting minutes of December 8, 2008. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 6101 Creek Road – Gallenstein Brothers Construction

Concept and Final Plan approval for demolition of a portion of an existing warehouse building and construction of a new office building in its place, and related site improvements

PRESENT: Tom Gallenstein, Gallenstein Brothers Construction
Jason Gallenstein, Gallenstein Brothers Construction
Ken Nordstrom, Cincinnati Thermal Spray
Anthony Ravagnani, Architect, RSL Commercial Architecture
Olusegun Akomolede, Civil Engineer, Ultra Technic Services, Inc.

Tom Gallenstein introduced Jason Gallenstein who is the Project Manager for this project and explained that the building is owned by Gallenstein Bros. Construction but that the tenant would be Cincinnati Thermal Spray. Cincinnati Thermal Spray owns the adjacent property. This would be done instead of the addition to the CTS facility that was approved by the Board in 2008.

Jason Gallenstein explained the project would have approximately 4,500-square feet of office in front after demolishing a portion of the warehouse space. The parking lot will be expanded, the existing train tracks will be removed, and the front will be landscaped.

There was discussion regarding a dumpster enclosure. Dan Johnson said it would be up to the Board to determine if they need one. Mr. Johnson said in all the historical photos of the area, he said he did not even see a dumpster. He thought that a dumpster in the truck dock area might be less visible than one that is placed in an enclosure in another location. Paul Collett said the Code requires an enclosure for a dumpster unless it is stored inside. John Berry commented that they cannot be required to have a dumpster, but would require an enclosure if there is a dumpster placed outside. Tom Gallenstein said they will need to figure out location, but whatever they do will be to Code.

Dan Johnson said the applicant is asking for parking without a landscape island. Tom Gallenstein said that parking is one of the major problems that Cincinnati Thermal

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Spray has and to lose any parking spots is really an issue. They would actually like to have more spaces. Anthony Ravagnani, architect with RSL Commercial Architecture, added that there was still a lot of green remaining around the parking lot due to the setback. John Berry asked if the graphics on the landscape plan were mounds or just planting beds. Jason Gallenstein said those were just mulched areas. Mr. Berry thought consideration could be given to ask for some mounding and plantings, in lieu of landscape islands, to help with screening. Paul Collett asked if the parking lot at Creek was at-grade. He was concerned with the headlights going on to Creek Road and thought consideration should be given to mounding for shielding those headlights.

Julie Brook asked if there were any environmental issues the Board needs to address. Dan Johnson said just stormwater management and erosion control which would be part of the building permit.

John Berry asked about the building materials. Mr. Ravagnani showed the elevations and described the building materials the Board. Two sides are covered with the EIFS and brick, with block along the back. Mr. Berry asked about the slab on the east side of the building. Ken Nordstrom said that was the location they planned for their dust collecting system. He said it is the same as what they have on the other building and did not anticipate any increase in noise levels.

Dan Johnson said that the City Engineer did not note any problems with the stormwater from a general design standpoint. He did say that it will require some tweaking, such as if should be piped or to find some way to slow it down since there is not a well-defined ditch beyond this property. This issue was also raised when CTS was here for the matter on their own property but the engineer does not seem to think it will be a problem. Mr. Johnson said that any other items that were not specifically address in this plan, they will simply have to meet the Code. John Berry commented that he was not impressed with presentation submitted for approving a new office building, particularly with wanting to know what the material were and so on. However, he wanted assurance from the applicant and architect that they are going to do something nearly identical and that the same types of materials are available. Mr. Ravagnani said there would only minor differences but would be matching the same brick color. It would be the same general color scheme. They just want to make sure it works with the red brick that is there now.

DECISION: Marc Sirkin moved, Paul Collett seconded to approve the site as submitted for 6101 Creek Road with the following conditions:

1. If a dumpster is desired on the property, the design and screening is to be approved by City Staff. Any enclosure should be in the general vicinity of the truck docks and paved area in front of the portion of the existing building that will remain.
2. Approval of 17 parking spaces without landscaping island on the north side of the building.
3. Landscaping plan approved as submitted with the addition of 3-foot mounding on the four landscape beds shown on the north side of the site development, adjacent to Creek Road.
4. Lighting and stormwater plans to be submitted and approved by City Staff and/or City Engineer.
5. Building design, materials, and colors to fundamentally match the building located at 5601 Creek Road.
6. If substantial construction has not begun within 24 months of Final Plan approval, the applicant may be required to submit for further review and approval.

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

The Board asked about the 24 month construction length of time and thought it was long. Dan Johnson said this is only his recommendation as he feels that 12 months is sometimes a little fast in this environment.

ITEM 4. – MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, Paul Collett moved, John Berry seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:32 p.m.

Julie Brook, Madam Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk