

BLUE ASH PLANNING COMMISSION

January 3, 2013

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ITEM 1: MEETING CALLED TO ORDER

Chair Ray Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:04 p.m. on Thursday, January 3, 2013.

MEMBERS PRESENT: Raymond Schafer, John Berry, John Moores and Jim Sumner

MEMBERS NOT PRESENT: Beverley Gill

ALSO PRESENT: City Manager David Waltz, Assistant City Manager Kelly Harrington, Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Council Member Lee Czerwonka, Council Member Stephanie Stoller 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: Jim Sumner moved, John Berry seconded, to approve the regular meeting minutes of November 1, 2012 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: HEARINGS

- a. Discussion about planning and zoning of the land formerly occupied by the Blue Ash Airport
- b. Blue Ash Airport (former) – City of Blue Ash
Zoning Map amendment seeking M-1 Office-Industrial District zoning for three parcels that comprise the former Blue Ash Airport

Dan Johnson gave an update on the former land of the Blue Ash Airport as it relates to zoning and long-term planning for that site. The City of Blue Ash purchased 130 acres of that land, which is being turned into Summit Park, with the remaining 98 acres still owned by the City of Cincinnati. The current zoning was based on a previous plan with the contemplated use being all private development. The Plan did not contemplate a zoning pattern that had 130 acres belonging to the City of Blue Ash and being used as a park. Therefore, the plan for that area in the 2003 Comprehensive Plan no longer resembles how the land layout currently looks and is no longer applicable.

On October 26, 2012, City Council convened a special meeting to discuss this land and worked with a consultant to put together a plan that made sense of the site as it exists today. It was suggested to have commercial uses closer to the Reed Hartman Highway corridor, with residential coming up from the Plainfield side, and mixing those two uses in the middle. Without a specific development plan in place, it is not possible to know exactly where or how the uses would meet or be mixed in the middle.

The land available for private development that the City of Cincinnati owns is partially zoned R-2, single family homes, from Plainfield to Reed Hartman Highway.

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There is a section on the southeast portion of that site abutting the properties on Carver Road that is zoned M-2. Rezoning the entire site to the M-1 district would be consistent with most of the adjacent area and would allow most of the uses, except residential. The City could rezone to accommodate the residential and mixed use areas when there is an actual development plan that identifies where the divisions should occur. Blue Ash is entitled to develop the park regardless of the zoning district in which it is located.

David Waltz added that he has talked with Otis Jones, the Economic Development Director for the City of Cincinnati, who expressed concerns that commercial development would compete with Cincinnati. Blue Ash City Council considered his comments and hired a firm that Mr. Jones had previously worked with from Columbus. They put together the concept to have something more intense closer to Reed Hartman and less intense closer to Plainfield. Otis Jones and Milton Dohoney both indicated they liked the overall concept.

This Planning Commission discussion was originally planned for December, but the City of Cincinnati asked Blue Ash to postpone it to give Cincinnati more time to talk with potential developers. Cincinnati also asked to Blue Ash to delay any potential zoning changes until future development could be considered further.

In the event prospective developers approach us and it does not work out, City Staff recommends rezoning to M-1 and then waiting for a more specific plan that would refine where the residential zoning boundaries should be. In answer to a question by Ray Schafer, Cincinnati would be treated like any other owner for purposes of developing this land.

There was general discussion regarding the M-1 District and all were in agreement that zoning would be a good fit for the land. Jim Sumner noted that the rezoning would be for the entire 230 acres, not just the 98 acres owned by Cincinnati.

David Waltz said he is also hoping the Comprehensive Plan can be reviewed in 2013.

Jim Sumner said no formal action was requested tonight but asked if it was fair to communicate back to City Council that Planning Commission was comfortable with the concept of the M-1 zoning that was presented. Ray Schafer agreed and said he feels the Commissioners understand M-1 and believe it is the appropriate district.

ITEM 5: MISCELLANEOUS BUSINESS

None

ITEM 6: ADJOURNMENT

DECISION: There being no further business to be discussed, John Moores moved, Jim Sumner seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:40 p.m.

Ray Schafer, Chair

MINUTES RECORDED BY:

Traci Smith