

**BLUE ASH BOARD OF SITE ARRANGEMENT**

**February 14, 2011**

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**ITEM 1. – MEETING CALLED TO ORDER**

Chairman Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 7:02 p.m. on Monday, February 14, 2011.

MEMBERS PRESENT: Mark Kirby, Julie Brook, Terry Peck and Marc Sirkin

MEMBERS NOT PRESENT: Paul Collett, Jr.

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 and approved the minutes of the Board of Site Arrangement regular meeting of November 8, 2010.

**ITEM 3. – 4350 Indeco Court – Kinell Properties, LLC**

Approval of an 8,000 square foot warehouse addition

PRESENT: Jon Lohr – Gordian Design & Construction, Inc., Applicant

Jon Lohr said the proposed project is an 8,000 square foot warehouse addition to an existing facility which is currently the home of Raymond Storage Concepts. The addition will be used for the warehousing of material handling equipment, parts and accessories. The construction will be masonry that matches the existing building. The top of the wall on the west elevation is 24 feet high; the low side of the wall on the east side of the building is 22.4 feet, which matches the existing elevations of the current warehouse. The dimensions of the 8,000 square foot addition are 80 x 100 feet and the existing building is also 8,000 with 4,600 square feet of office. The exterior walls on the new building will be painted the same color as the existing building. They are also proposing to add 11 new parking spaces on the east side of the building, which will be constructed of a median duty asphalt pavement. The new electrical service will be underground on the north side of the property. The gas meter on the north side of the building will be relocated to the west side of the current warehouse. They have included a conceptual site plan in the application. A boundary survey and topographic plan has also been completed by Cardinal Engineering. They are proposing to put a stormwater detention basin on the north side at the property line.

In answer to a question, Mr. Lohr said there would not be any additional employees; the addition is strictly for more warehouse space.

Dan Johnson explained that when the building was built there was a different parking ratio so the site is currently one short of the requirement. The Code allows the proposed 11 additional spaces, but requires only one. Mr. Lohr reiterated that the owner would like the additional 11 spaces.

Marc Sirkin commented that some landscaping on the south side of the building would be nice. Mr. Johnson said he did not think it made a lot of sense to require the landscaping that would normally be required in and around the new parking area because it is behind the building and no one else could see it. He said it would be up to

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the Board if they want to require it, waive it all together, or move whatever the additional requirement is to the front of the lot.

In answer to a question regarding lighting, Mr. Lohr said they are proposing to put a wall pack on the east side of the building to light the new parking lot. They also included security lighting, one each on the north and west elevations of the building. They will submit a photometric plan when they submit for permit.

**DECISION:** Terry Peck moved, Julie Brook seconded to approve the proposed 8,000 square foot warehouse addition at 4350 Indeco Court with the following conditions:

1. The foundation landscaping requirements be waived.
2. The additional pavements and stormwater requirements be approved by the Fire Department and City Engineer.
3. Work must commence within 12 months of approval or the plan may require further review and approval.

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

**ITEM 4. – MISCELLANEOUS BUSINESS**

Dan Johnson noted that he recently emailed the Board members regarding a Planning & Zoning Training Session on a Saturday, February 26. Since there is no cost for it, they can sign up on their own.

**ITEM 5. – ADJOURNMENT**

**DECISION:** There being no further business, Marc Sirkin moved, Terry Peck seconded to adjourn the meeting of the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:15 p.m.

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Mark Kirby, Chairman

MINUTES RECORDED BY:

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Traci Smith