

BLUE ASH PLANNING COMMISSION

June 5, 2008

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**ITEM 1. - MEETING CALLED TO ORDER**

Chairman Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:01 p.m. on Thursday, June 5, 2008.

MEMBERS PRESENT: Raymond Schafer, Tom Adamec, Beverley Gill, John Moores and James Sumner

ALSO PRESENT: City Manager David Waltz, Assistant to City Manager Kelly Osler, Assistant 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: John Moores moved, Bev Gill seconded, to approve the regular meeting minutes of December 20, 2007 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 4 – Cooper Road – Park Manor**

Recommendation to City Council to approve a Special Use Permit for the Park Manor development as a townhouse development

PRESENT: Allen Albanese, Applicant  
Bernie Kurlemann, Owner  
Richard Arnold, McGill Smith Punshon  
Steve Ginter, Architect

Bernie Kurlemann said he is the managing member of the partnership that is developing this project and also introduced Rich Arnold and Steve Ginter. Mr. Kurlemann explained that four buildings have already been built. With the slow real estate market in the past year, they feel the market is looking for more affordable price points. The concept is to take the same general footprint of the current project with same circulation patterns and develop buildings that contain flats, instead of the 2-story units with finished lower levels. Parking for residents would be in basement garages accessed by a single ramp in each building. Stairs and elevators would access both the first and second floor units. The existing units are approximately 3,000 sq. ft. with an option to finish the lower levels. The new units would be approximately 2,400 sq. ft. for a larger unit and approximately 1,800 sq. ft. for a smaller unit. The existing units that have sold were in the \$700,000 price range. They hope to have the new units under \$600,000 for the larger units and under \$500,000 for the smaller units. This would make them more affordable and cater to those who have said that they want smaller units with no stairs. From an architectural standpoint as well as the site plan, there would be no significant

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changes. The style and quality of the buildings that are there now will remain the template. From outside of the development, there will be no significant differences.

Steve Ginter said the buildings will be the same materials and colors.

Rich Arnold explained that parking garages under each building will allow the density increase from 42 to 71 units without losing green space. Surface parking will be for overflow parking and for guests. The Zoning Code requires 142 parking spaces; the development includes 237 spaces, which is approximately 3 spaces per unit. For the ramps going to the underground garage, they will install new storm sewers to be able to evacuate the water properly with a trench drain as you enter the underground garage. The water from the trench drain will go into a sump pit where a pump system will pump the water into the storm sewer system. He said the City of Blue Ash regulation for sizing storm water detention is based on a 50 year event. Since the water will be congregating in the underground garage, the sizing will be done for a 100 year event.

John Moores asked about the curb cuts. Bernie Kurlemann said there is a curb cut which is consistent with the previous plan on Monroe. They have identified a small curb cut on Cooper Lane to get to five parking spaces. This is access to these spaces only and does not go through the development.

Jim Sumner asked if the original plan had a driveway in the back of the development and if there would be plantings to keep headlights from shining on to adjoining single-family properties. Mr. Kurlemann said the driveway was on the original plan with identical access, but that they can add some pine trees for additional buffer in that area.

Dan Johnson said the City Engineer did not have any comments with regards to the new plan relative to the other one and that he looked specifically at the access drive distance between the parking off of Cooper Lane and the intersection of Cooper Road and did not believe it would be a problem.

Ray Schafer asked if there were any comments from the public. As there were none, Mr. Schafer said he would entertain a motion.

**DECISION:** John Moores moved, Jim Sumner seconded, to recommend approval to City Council for Special Use Permit for the Park Manor development as a townhouse development, with the following conditions:

1. Approval of final detailed plans by City Staff and City Engineer.
2. If substantial continued development has not occurred within 12 month of approval, the applicant may be required to return for further review and approval.
3. To provide a buffer area in the rear of the development for screening.

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

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**ITEM 5– Zoning Code Amendments**

Discuss potential Zoning Code amendments

Dan Johnson provided handouts to the members of areas that need to be addressed in the Zoning Code to see if there were any items they felt needed to be incorporated. He is hoping to get something into actual code language within the next month to present to Planning Commission. Jim Sumner commented that the members are not allowed to confer via email and that deliberations need to be done during meetings. David Waltz confirmed, but said they can send their feedback to Dan Johnson only. Mr. Johnson reviewed the items and asked that comments be emailed back to him within the next week or two and to add items that he may have not have covered that the members feel might need to be addressed as well. Ray Schafer asked for the document to be provided in Word format for easier review.

Jim Sumner commented about solving the dilemma of a too large of a home on too small of a lot and the impact on the surrounding properties. He feels there should be some way to balance bulk of the home with the yard setbacks. David Waltz noted that the City will be contracting with a consultant to analyze the City's housing stock, which may also address issues relative to Mr. Sumner's concern. He handed out a study that was done by City staff earlier in the year.

Jim Sumner added that he feels that a 600 square feet garage is small for the standards of today and that parking in the grass in the rear yard may be the most appropriate place for some vehicles, like boats.

**ITEM 6– MISCELLANEOUS BUSINESS**

John Moores asked about increasing the amount of parking along Railroad Avenue. David Waltz said they have already planned to increase the park and ride lots to accommodate the current demand. At the corner of Blue Ash and Hunt, there will be a parking lot of 17 spaces, which should be more than sufficient. Jim Sumner commented that he was in favor of providing park and ride capacity at Cross County Highway instead.

**ITEM 7 – ADJOURNMENT**

DECISION: There being no further business to be discussed, John Moores moved, Bev Gill seconded, to adjourn the meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 8:08 p.m.

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Raymond Schafer, Chairman

MINUTES RECORDED BY:

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Traci Smith, Administrative Clerk