

# BLUE ASH PLANNING COMMISSION

Raymond E. Schafer  
-Chair

Paul Collett  
-Vice-Chair

John A. Moores

James W. Sumner  
-Council Rep.

Mike Duncan

Thursday, June 5, 2014  
7:00 p.m.

Municipal & Safety Center  
4343 Cooper Road, Blue Ash, Ohio 45242

City Council Chambers

## AGENDA

- Item 1* Meeting called to order
- Item 2* Opening Ceremony – Pledge of Allegiance
- Item 3* Review and approval of the May 1, 2014 meeting minutes
- Item 4* Hearings
  - a) **4765 Glendale Milford Road– Rombes Station** (PC2014-06)  
Amendment to the existing Rombes Station Planned Development to allow additional parking area in the rear of the building (*tabled 5/1*)
- Item 5* Miscellaneous Business
- Item 6* Adjournment

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Thursday, June 5, 2014

AGENDA NOTES

Item 4

Hearings

a) 4765 Glendale Milford Road- Rombes Station (PC2014-06)

This item was tabled at the May meeting. The applicant submitted a revised drawing that changes the orientation of the spaces and increases the pavement setback from the adjacent property line. See attached email describing the modified plan.

## Johnson, Dan

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**From:** John Grier Architect <jgrier@fuse.net>  
**Sent:** Thursday, May 08, 2014 10:18 AM  
**To:** Johnson, Dan  
**Subject:** Parking at Rombes Station, 4765 Glendale-Milford  
**Attachments:** 13101 - A1.3 Parking C-Sheet.PDF

Dan,

Landscaping: existing trees which are healthy shall remain. Earth shall not be placed within the drip line of any existing trees. The 10' buffer may be all mulched or just around the new screen shrubs. I selected the plantings based on their dense character and resistance to salt. Hopefully, the parking area can just be plowed and not extensively salted. The code generally calls for 3' shrubs per 25' in a grouping. We have 4 and one third 25' sections along our parking. I am grouping them more eastwardly.

That is closer to the adjacent residence. The residence is 125' southeast of our parking. A detached garage partially shields our parking from the residence.

Dumpster: we are not making any modifications in the area of the dumpster except blacktop sealing and parking space line painting. The small dumpster has been in this area for this building for many years. We believe the dumpster is not objectionally visible to the public/ neighbor's residence.

Respectfully,  
John R. Grier  
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