

BLUE ASH PLANNING COMMISSION

July 5, 2012

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ITEM 1: MEETING CALLED TO ORDER

Vice Chair Berry called the regular meeting of the Blue Ash Planning Commission to order at 7:00 p.m. on Thursday, July 5, 2012.

MEMBERS PRESENT: John Berry, Beverley Gill, John Moores and James Sumner

MEMBERS NOT PRESENT: Raymond Schafer

ALSO PRESENT: Assistant City Manager Kelly Osler, Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Council Member Lee Czerwonka, 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 Moores seconded, to approve the regular meeting minutes of March 1, 2012 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: HEARINGS

a. 3955 & 3977 Hunt Road – Chabad Jewish Center

Minor variation to an existing Special Use to provide additional parking

PRESENT: James Watson, McGill Smith Punshon, Inc. – Applicant

Jim Watson, Site Work Civil Engineer, explained that parking is at capacity on the Chabad property and they have an opportunity to gain additional parking on the adjoining property owned by Hamilton County. The proposed area will add about 500 square yards of asphalt, which is approximately 1/10 of an acre. They are proposing to build a storm sewer to prevent creating an erosion issue. At present, Chabad has a 30-day revocable license with Hamilton County to use the joint entrance and they are working on expanding that license to utilize those parking places. If an agreement to expand the license does not happen, the proposed project will not move forward.

In answer to a question by Bev Gill, Mr. Watson advised that the only new pavement is the gray shaded area on the plans.

Jim Sumner asked for clarification regarding the storm water drainage. Mr. Watson said since the slope is relatively steep there is not a swale. At present, the surface run-off runs off the hill and, with the additional pavement, there will be a fair amount of water. To prevent a gully from being created, they will install a pipe

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sewer. There will not be a detention basin at the bottom. They are proposing to put storage to compensate for the additional stormwater on Chabad's property at some time in the future so there would not be a maintenance obligation for an underground detention facility for Hamilton County. In answer to a question regarding a future expansion plan for Chabad in the future, Mr. Watson said the potential timeframe for the expansion is 2013 and they will add detention at that time. Mr. Sumner expressed concerns about waiving stormwater detention requirements in anticipation of some future development that may never happen.

Dan Johnson said John Eisenmann reviewed their storm water proposal and suggested it could be waived in anticipation of the future expansion. Also, the current storm water system is not over capacity.

Mr. Watson clarified that Chabad does not yet have the license from the County to proceed.

DECISION: John Moores moved, Jim Sumner seconded, to approve as submitted with the following conditions:

1. Stormwater detention be waived as proposed, but shall be accommodated upon any future expansion of the site.
2. Plans for the site to be approved by City Engineer.
3. The proposed development to be submitted for permit within one year of approval.

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

ITEM 5: MISCELLANEOUS BUSINESS

None

ITEM 6: ADJOURNMENT

DECISION: There being no further business to be discussed, Jim Sumner moved, John Moores seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:19 p.m.

John Berry, Vice Chair

MINUTES RECORDED BY:

Traci Smith