

BLUE ASH PLANNING COMMISSION

July 6, 2006

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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 7:04 p.m. on Thursday, July 6, 2006.

MEMBERS PRESENT: Raymond Schafer, Beverly Gill, John Moores, William Sikute and James Sumner

ALSO PRESENT: City Manager David Waltz, 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: Bill Sikute moved, Bev Gill seconded, to approve the regular meeting minutes of June 1, 2006 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4. – SPECIAL USE – Hunters Creek Apartments

Approval of a minor amendment to an approved Special Use for location of a detached accessory storage building

PRESENT: Jay Young, Holt Construction

Dan Johnson explained this was a proposed amendment to an approved Special Use permit and that the Code allows the Planning Commission to approve minor amendments. The proposal is for a detached accessory building in the apartment complex area for the purpose of storing lawn and maintenance equipment. The original proposed location posed problems with emergency access from the end of Leslie, so a different location has been selected. The new location is in a grass area and would not affect any landscaping currently in place. Also, this building would not be visible to any use other than the apartment complex itself.

Jay Young said the building would be a maintenance facility for equipment, parts and supplies. They are currently located in the lower level of the business office. There would not be an office in it, so no phone or water. Ray Schafer asked if the structure would resemble the business office and Mr. Young confirmed that it would.

Bill Sikute asked about the entrance to the building. Jay Young said there would be a small concrete apron attached to the existing paved surface.

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Bev Gill asked if the new location meets the 30-foot setback. Dan Johnson confirmed that it did.

Ray Schafer asked if there was anything relative to lighting of which they should be aware. Jay Young said the lighting would be minimal on the front and inside.

DECISION: Jim Sumner moved, Bill Sikute seconded, to approve an application for an accessory building at the revised proposed site with the following conditions:

1. The building location is based on the revised map submitted.
2. Landscaping around the base of the structure is provided as required in the R-4 district.

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

ITEM 5 – PUBLIC HEARING – D-1 Zoning District Code amendments

PRESENT: Emily Crow, McBride Dale Clarion

Dan Johnson highlighted some of the changes that were incorporated based upon the Planning Commission discussion last month including sidewalk widths, landscaping, building height, nonconformities created by a zoning change, and involvement of the Downtown Design Review Committee in the approval process for new developments.

Dan Johnson introduced Emily Crow of McBride Dale Clarion, substituting for Wendy Moeller, who was unable to attend.

There was additional discussion regarding sidewalk widths. The Commission wanted to get a better understanding of the 8-foot width that was recommended compared to the 10-foot width that was in the concept plan presented by Menelaos Triantafillou. Dan Johnson will be checking into this further.

City Manager David Waltz recommended extending the public hearing until the August Planning Commission meeting to offer more opportunity for public input.

DECISION: John Moores moved, Bill Sikute seconded, to table this item for further input and another public hearing. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 6 – MISCELLANEOUS BUSINESS

Chairman Ray Schafer administered the Oath of Office to Beverly Gill who was reappointed to the Blue Ash Planning Commission.

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David Waltz mentioned that staff is working on an RFP to bring in a consultant to assist with a refined streetscaping plan. Planning Commission and Council will both be involved when that process begins.

Jim Sumner asked about the progress for side yard issues regarding tear down. Dan Johnson told Sumner that he continues to consider the problem, but in terms of actual progress and additional studies, there are no new updates. Mr. Sumner told the Planning Commission members that it is also Council's direction to come up with some approach to side yard requirements. There is no deadline set for this, but Mr. Sumner would like to find a way to accelerate it.

ITEM 7 – ADJOURNMENT

DECISION: There being no further business to be discussed, Jim Sumner moved, Bill Sikute seconded, to adjourn the meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 8:25 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk