

BLUE ASH PLANNING COMMISSION

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**ITEM 1: MEETING CALLED TO ORDER**

Chair Ray Schafer called the regular meeting of the Blue Ash Planning Commission to order at 7:02 p.m. on Tuesday, July 8, 2014.

MEMBERS PRESENT: Raymond Schafer, Paul Collett, Jr., Mike Duncan, and Jim Sumner

MEMBERS NOT PRESENT: John Moores

ALSO PRESENT: City Manager David Waltz, Assistant City Manager Kelly Harrington, Mayor 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: Paul Collett moved, Jim Sumner seconded, to approve the regular meeting minutes of June 5, 2014 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

**ITEM 4: HEARINGS**

**a. 10538 & 10592 Plainfield Road – Great Traditions Development Group**  
Zoning Map Amendment from R-1 to R-3 Residential

PRESENT: James Kiefer, Great Traditions Development Group – Applicant  
Doug Hinger, Great Traditions Development Group

Jim Kiefer, Vice President of Engineering with Great Traditions Development Group, said they are requesting a rezoning of 21-acres located adjacent to Sharonville, known as the McConaughy farm. Great Traditions will also seek approval of the large scale development plan next month and is planning to be the exclusive builder in this community.

Doug Hinger gave a brief preview of information that they will submit for the large scale residential development to provide background for the zoning request. The plan will be pedestrian oriented and include 66 single-family, detached homes with sidewalks and small parks. The homes are designed to be on smaller lots with emphasis on designs that fit into the neighborhood streetscape. Most of the home sites are 65-feet wide and 115-feet deep with a 20-foot setback on front and rear. In an effort to encourage a lively streetscape, the porches can extend 5-feet further into the front yard. These homes are designed to bring the body of the building to the street and recess the garage so that it is not the predominant feature. This type of housing appeals to all family types and different generations. There is a monthly fee which takes care of lawn maintenance such as mulching in the spring, raking leaves in the fall, and snow shoveling on the private properties. The development includes common areas that everyone can utilize. Great Traditions considers itself the leader in lifestyle living.

In answer to a question by Mike Duncan, Mr. Hinger said all homes will have full basements, with the homes along the stream being walkouts.

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Mr. Hinger confirmed that the HOA fee will include all of the public areas and maintenance of the detention basin. They will provide more detail with the balance of the plan next month. The homeowner would only be responsible for planting flowers next to the house if they wanted them and normal home maintenance. They like to say, “Only do the gardening you *want* to do and none of the gardening you *have* to do.”

Chair Schafer said the detail provided in the staff report indicates that it follows what is currently in the Comprehensive Plan. Mr. Waltz confirmed and added that it is consistent with the modern land use patterns that efficiently utilize the site and preserve environmentally sensitive features.

Chair Schafer opened the floor to public comment; however, there were none.

Mike Duncan pointed out an R-1 parcel on the NE edge of the development. That parcel is not part of the McConaughy property so that property owner would have to come forth separately for any zoning change request.

Jim Sumner commented that he would like the approval to include an 18 month effective period and include the condition of single-family homes to preserve that element.

DECISION: Jim Sumner moved, Mike Duncan seconded, to recommend approval to City Council the rezoning of the McConaughy property located at 10538 & 10592 Plainfield Road from R-1 to R-3 with the following conditions:

1. That development begin construction within 18 months of approval unless an extension is requested.
2. That the development include only single-family homes.

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

**b. 4116 Glendale Milford Road – Munther Shtayyeh, CFX Inc.**

Planned Development approval for a new filling station and retail convenience store

PRESENT: Anika Scott, Intertech Design Services– Applicant

Anika Scott said they submitted a development application and received recommendations from Staff which have been incorporated into the design. Two parking spaces were removed to satisfy the minimum 10-foot buffer. They are concerned that fuel delivery vehicles will have difficulty maneuvering on the site if both of the entrances closest to the intersection of Glendale Milford and Plainfield are closed. All of the other comments and conditions have been addressed.

Mike Duncan said he thought the canopy was high enough for fuel tanks to go under and asked to be shown on the diagram how the trucks would circulate. Ms. Scott noted that the fuel company has requested that both driveways on Glendale Milford remain open.

In answer to a question, Mr. Waltz explained that the City is currently considering long term improvement plans for Glendale Milford Road related to Summit Park. Preliminary plans may include a roundabout at this intersection, which would push all access points further back. He advised that revised plans could be sent back to

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the City Engineer and Public Works director for further evaluation. Mr. Schafer said the applicant should be made aware of the long term plans for this intersection before he invests anything in it now.

There was additional discussion regarding the circulation of the fuel tank trucks through the site. Mr. Duncan said having curb cuts close to the intersection is not really advisable. He agreed that the City Engineer and Public Works director should see revised circulation plans before the Planning Commission takes any action.

Mr. Sumner would also like the input of CDS with regard to turning radius and traffic flow. Not having curb cuts close to an intersection is an important principle the City is trying to migrate toward.

Chair Schafer commented that it sounds like they are leaning toward tabling and would entertain a motion. Mr. Duncan asked the owner and designer if their desire is to have the two curb cuts on Glendale Milford Road. They both agreed. Mr. Duncan made a motion to table the item to be resubmitted to the City's Public Works Department and City Engineer for further evaluation. Ms. Scott asked if she could consult with the applicant. After consulting with the applicant, Ms. Scott said they would rather move forward with the project and get approval now so they can begin demolition. They will work with the truckers to see if there is a better way to make that work or possibly raise the canopy as suggested by Mr. Collett. Mr. Duncan withdrew his motion to table.

Mr. Schafer clarified that they are seeking approval of Site Plan 2 with City comments. Ms. Scott confirmed that Site Plan 2 is based on City conditions 1-7 on Page 3. Mr. Waltz suggested approval with an additional condition that Staff could look into some kind of bubbling of the curb around the canopy to give additional breathing room for cars to get around.

In answer to a question by Mike Duncan, there is no septic tank on the site and was somehow on the drawings they received. Ms. Scott said they will also be removing the underground storage tanks for used oil in accordance with all the environmental standards.

Chair Schafer opened for public comment. There were none.

Mr. Duncan said this is one of the entry ways into the City and it is important that the City make every effort to ensure that it is an attractive corner. He hopes the developer will go above and beyond what is called for as far as landscaping to dress up this corner. He said the canopy does not meet current Code and may be appropriate to include that the existing setback is okay, but if they ever rebuild it would need to come back before Planning Commission.

Mr. Collett asked about if the flag pole meets Code since it is so close to the right-of-way. Mr. Waltz said he assumes it will be curbed around it and that would be part of a landscape bed with a perimeter.

**DECISION:** Mike Duncan moved, Jim Sumner seconded, to recommend approval to Council of the request to reconstruct the Marathon station at 4116 Glendale Milford Road as a gas station and convenience store with the following conditions:

1. The two driveways closest to the Plainfield Road and Glendale Milford Road intersection be eliminated.

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2. All driveways be reduced to a maximum of 30-feet in width at the right-of-way.
3. The 10-foot minimum buffer adjacent to the rights-of-way be provided as required by Code.
4. Bufferyard landscaping be modified as necessary to satisfy applicable Code.
5. All new trees satisfy the minimum size requirement as required by Code.
6. Signs to satisfy Code or be approved by variance by the Board of Zoning Appeals.
7. A Building Permit Application be submitted for the development within one year of approval.
8. Any proposed dumpster be in an enclosure in accordance with City Code.
9. All lighting shall be in accordance with City Code as condition for building permit and as approved by Community Development Department.
10. Current canopy is grandfathered; however, any future canopy, if replaced or modified, will need to meet current Code.
11. City Engineer and Community Development Department can reevaluate the curbing and buffer zone to modify to better accommodate traffic flow around the pumps.

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

**ITEM 5: MISCELLANEOUS BUSINESS**

**CRA Housing Council Appointment**

Kelly Harrington said a memo was sent to Planning Commission regarding the Community Reinvestment Area and its requirement for a Planning Commission member to serve on the Housing Council. The City needs to have someone in place by the end of the year to have a December meeting. Mike Duncan volunteered and the rest of the Commission agreed.

David Waltz said they have finished the 2<sup>nd</sup> phase of the broad-brushed envisioning of the community and the consultant is working on a report. Phase 3 will be to make recommendations based on these visions and develop strategies for different areas of the community, which would then lead to specific Code changes as appropriate.

**ITEM 6: ADJOURNMENT**

DECISION: There being no further business to be discussed, Jim Sumner moved, Mike Duncan seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:53 p.m.

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Ray Schafer, Chair

MINUTES RECORDED BY:

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Traci Smith