

BLUE ASH BOARD OF SITE ARRANGEMENT

AUGUST 13, 2007

Page 1

ITEM 1. – MEETING CALLED TO ORDER

Chairman Paul Collett called the regular meeting of the Board of Site Arrangement to order at 8:34 p.m. on Monday, August 13, 2007.

MEMBERS PRESENT: Paul Collett, Jr., Tom Adamec, John Berry, Julie Brook and Marc Sirkin

ALSO PRESENT: Assistant Community Development Director Dan Johnson, Administrative Clerk Traci Smith and interested citizens

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading of the minutes of July 9, 2007

DECISION: John Berry moved, Marc Sirkin seconded the motion to approve the regular meeting minutes of July 9, 2007. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – Creek Road and Reed Hartman Highway – Steven Roberts (SRA Architects)

Concept approval of a new 4-story hotel and freestanding bank/coffee shop on a vacant lot in an M-1 district

PRESENT: Steven Roberts, Applicant
Subhas Patel, Owner

Steve Roberts explained they would like to get the ball rolling on a project with a conceptual review before they investigate further. They feel the site is feasible for what they would like to accomplish, but wanted to see what type of resistance they might encounter from the City. They have read through Dan Johnson's comments. Paul Collett noted a couple of concerns from City Staff regarding no dedicated street and a drive-thru that is not permitted in this zone. Mr. Roberts said they understand they are not permitted a drive-thru and would probably use that space as an office. Paul Collett asked what the City's position was for a bank drive-thru and was told by Dan Johnson that would be permissible, but not permissible for restaurant.

For the outbuilding mentioned on the plan, Dan Johnson advised that our Code requires at least a 20-foot panhandle. Mr. Roberts does not think they have enough to split the panhandle. John Berry clarified that there is a panhandle to give frontage on Reed Hartman; however, vehicular access is off Creek on a private drive. Dan Johnson said he believes there is already an easement agreement for access.

There was general discussion regarding the number of signs permitted. Dan Johnson advised that normally the Code provides for a single sign regardless of street frontage. Steve Roberts asked about the frontage on Reed Hartman with having a sign. He was advised that a variance would be required. Mr. Roberts said there is a 20-foot by 20-foot sign easements, which he assumes is for all four parcels. He will investigate into that further.

Parking requirements were discussed as Paul Collett pointed out that the change of usage would change the parking requirements. Steve Roberts said there is an understanding with the other business that most of their business is daytime. Most of the clientele using the hotel is after 5:00. Parking would be shared between the two, but they will establish their parking count space based on both being occupied at the same time.

BLUE ASH BOARD OF SITE ARRANGEMENT

AUGUST 13, 2007

Page 2

Paul Collett summarized feedback to Mr. Roberts that a drive-thru for a bank would be permitted, but not for a restaurant; the title for the property needs to be retained; and signage permitted on Creek, but anything on Reed Hartman would require a variance.

Tom Adamec commented that the setback on the rear appears to be right up to the property line and they might want to include a buffer. Some additional landscaping comments were discussed in regards to grass or mulch in the islands. John Berry reminded the applicant to check the requirements for the dumpster enclosures.

Steve Roberts asked again about signs as they would like to get one sign on the gable end of the hotel. John Berry said they are permitted one wall and one monument sign. Dan Johnson confirmed.

Steve Roberts said for the next meeting they will provide signage details, landscaping/photometric plans and detention calculations. Dan Johnson said the only comment by the City Engineer was that there is an over land flow route and was not sure if the basin was sized for the whole development. The Engineer would need verification on that.

DECISION: Marc Sirkin moved, John Berry seconded to approve concept approval for a 4-story Fairfield Inn Hotel at 4650 Creek Road, owner Shree Ram Ltd as submitted contingent on satisfactory submission and approval by the City of Blue Ash in regards to the landscaping, lighting, stormwater, signage, parking lot and outlet parcel plans. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – MISCELLANEOUS BUSINESS

Paul Collett asked about Towne Square Lofts. Dan Johnson advised they have a contract with Cintech to build the property and have talked with our Service Department about carrying the dirt away in excavation upon approval. Mr. Collett asked if they would need to come back before the Board since it has been over a year. Dan Johnson said technically we could require them to return, but he is not going to do so.

Mark Sirkin asked for an update on the Watson's property. Dan Johnson advised the sign permit has been applied for and that the Grand Opening is scheduled for the new restaurant called Apsara on August 23, 2007.

Dan Johnson advised that the new Kroger has scheduled their Grand Opening for October 4, 2007.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Julie Brook seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 9:02 p.m.

Paul Collett, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk