

BLUE ASH PLANNING COMMISSION

August 1, 2013

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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 7:04 p.m. on Thursday, August 1, 2013.

MEMBERS PRESENT: Raymond Schafer, John Berry, Beverley Gill, John Moores and Jim Sumner

ALSO PRESENT: City Manager David Waltz, Assistant City Manager Kelly Harrington, Community Development Director Dan Johnson, Administrative Clerk Traci Smith, Vice 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: Jim Sumner moved, John Moores seconded, to approve the regular meeting minutes of July 9, 2013 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4: HEARINGS

**a. Margaretta Avenue – Chris Pernice, Monarch Homes
Preliminary Subdivision Plan**

PRESENT: Paul Rodenbeck, P.A. Rodenbeck and Associates, Inc.

Paul Rodenbeck is a consulting engineer for land development and is working with Chris Pernice. He said the size of the land is 1.2 acres with a plan for five 1,400 square foot, 2-story houses with attached garages.

Dan Johnson provided some background regarding Chris Pernice and Monarch Homes. He commented they have built several homes in the past few years that were all around 2,000 square feet with attached garages and that these houses would be a similar product to what he has built in the past in that area.

Mr. Johnson also explained the handout provided to the Commissioners. He said that all land in the subdivision is generally required to have direct access to the right-of-way. In this case, the small triangle shown on the plat to the southwest is not a part of this subdivision. Mr. Pernice received a limited power of attorney from the owner of those properties to seek vacation of the section of Cook Avenue that is within the area of this proposed subdivision, which was approved by City Council several months ago. That land is being incorporated in this subdivision mostly in Lot 2 so that triangle no longer has public access. It is not owned by Monarch Homes and not included in this subdivision. The City Engineer recommended that the subdivision include an easement for access to that parcel from the right-of-way, just so that owner has some legal way to get onto that property without trespassing.

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Mr. Johnson was told that the reason for the power of attorney was because the owner was unable to sell it to Mr. Pernice with a clear title and that they have no plans to do anything with it in the future. It will not be considered part of the subdivision because it is not the same owner. Mr. Johnson does not see it as an issue but wanted to explain it to the Commissioners. The Engineer suggested a private access easement of 5-feet on each side of a common property line, which would not limit a future owner's ability to develop the property.

As there were no additional questions for the applicant, Chair Schafer opened for public comments. There were none.

In answer to a question by John Berry on determining the width of the lot, Dan Johnson said the Code requires that it be 50-feet at the building line and the width of the lot basically determines the setback. Jim Sumner asked if there was a backyard requirement and if there was enough space for Lot 5. Mr. Johnson answered that there is a provision in the Code for irregularly shaped lots that allows a shallower rear yard when the structure is not perpendicular to the rear lot line. He said he thought it could work, but it would be up to the developer to find a house plan for it.

John Moores asked if this was an extension of Margareta and if it would be dedicated. Mr. Johnson confirmed and said the only portion that is not dedicated is the west side of the cul-de-sac.

DECISION: John Berry moved, Jim Sumner seconded, to recommend approval of the preliminary subdivision plat for Margareta Avenue by Monarch Homes as submitted. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5: MISCELLANEOUS BUSINESS

Compliments were given in regards to the minutes and information provided in the Staff report.

Bev Gill advised this would be his last meeting since he will be moving out of Blue Ash. He said it has been a pleasure to serve the City.

ITEM 6: ADJOURNMENT

DECISION: There being no further business to be discussed, John Berry moved, Bev Gill seconded, to adjourn the Planning Commission meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 7:27 p.m.

Ray Schafer, Chair

MINUTES RECORDED BY:

Traci Smith