

BLUE ASH PLANNING COMMISSION

August 6, 2009

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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 7:03 p.m. on Thursday, August 6, 2009.

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

MEMBERS NOT PRESENT: James Sumner

ALSO PRESENT: City Manager David Waltz, Assistant to City Manager Kelly Osler, Administrative Clerk Traci Smith, Public Works Director Mike Duncan, Council Member Lee Czerwonka, Council Member Stephanie Stoller, Council Member Tom Adamec 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: John Moores moved, Bev Gill seconded, to approve the regular meeting minutes of May 7, 2009 as submitted. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 4 – Cornell Road between Centennial and Kemper Avenues – R&D Enterprises, Inc.

Major modification to the “Cornell Office Center” Planned Development (formerly known as “Shoppes of Hazelwood” to permit subdivision of the existing parcel and construction of an estimated 4,500 square foot commercial building

PRESENT: Randy Travis-RLT Design, Applicant
Rick Grinstead-R&D Enterprises, Proposed Owner

Rick Grinstead said the company that is going to lease the space in the new building is a company they own called Dayton Cincinnati Technology Services, which is a computer company with 16 employees that sells computer and other electronic equipment to schools for grades K-12. They have been in business since April 2005 and do approximately \$4-5M in sales per year. Their hours are Monday through Friday 8:00 a.m. to 5:00 p.m. with very little overtime. Their busiest times are June through September when school is not in session.

The designer who had the plans was running late, so Chairman Schafer asked if there were any questions to cover with City staff while waiting. John Moores said that the staff report did not include that construction should begin within 12 months and feels that should be added as a condition.

In response to a question from Bev Gill, Mike Duncan explained that the existing storm water system on Cornell Drive was designed to incorporate all the properties in the

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area. The City Engineer would ensure that the stormwater system was properly designed.

Ray Schafer asked about buffering between the commercial properties and the residences to the rear. David Waltz asked the representative for Stock Building Supply (the current owner of the site) to address this question. Norm Frankowski, attorney for the owner, explained that Dan Johnson and Deanna Banner of Stock Building Services have worked at length to get all of the current concerns resolved. Burns Nursery is putting together a landscaping plan that will satisfy the intent of the original development approval. He said that Burns is currently working to get the existing landscaping in good health and to clean out the weeds.

Randy Travis, designer, reviewed the proposed building and site plan, which would include 31 total parking spaces, 13 of which would be overflow parking for the adjacent property. The primary tenant, R&D Enterprises, has a total of 16 employees. Five of them will be at this location. He stated that they have daily UPS deliveries at noon and pick-up at 4:00 p.m. Federal Express comes approximately every other day and semi-trucks with deliveries approximately 2 times per week between June and August, which is their peak time. It is very rare that clients come to their site, so the traffic is very low.

The building exterior will be a combination of materials. The majority of the building would be brick veneer, with stone on the front covered walkway. The trim details and windows will have an anodized aluminum finish. A small fountain and some plantings would be highlighted out front. The 10-foot rear, side, and front buffer areas will include the required trees. The lights in the back of the building on the sides of the garage doors and the sides of the single doors are all up/down, low-voltage lighting. The three wall pack lights at the rear are for security and are full cut off; the ones on the side are half cut off. There is also some up lighting built into the concrete across the base of the building and some lighting in the fountain. There are two pole lights in the front with directional throws towards the face of the building and one pole light in the back with the directional throw towards the front of the building. Randy Travis said that he will provide a photometric plan and that their target is zero foot candle light.

Ray Schafer asked how this proposed architecture would relate to the existing building. Mr. Travis said the owners, being in computer technology, wanted to go with something a little more cutting edge.

There was general discussion regarding the vacant lot at the intersection of Centennial and Cornell. Rick Grinstead said that property is not part of their purchase nor is it owned by Stock.

In response to a question, David Waltz explained that the parking requirements are based upon the land use and square footage in the building.

Ray Schafer opened the discussion to the public and noted that all questions and comments should be directed to the Chairman.

Cathy Taylor, Diana Purdy, and Kevin Shelton, all residents in the area, spoke regarding concerns they have with construction relative to noise and safety, lighting and landscaping. They all feel a berm is not enough separation or protection and would like to see a fence installed prior to any new construction. Ray Schafer said a fence will be installed but questioned whether it would hinder construction. He noted that every legal measure will be required to make sure it is safe during construction. There is a noise

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ordinance that restricts hours of construction. Any approval will include requirements to limit lighting, including the lighting on the rear of the existing building. Mr. Schafer also asked the City to look into the construction debris found in the yard of the neighbor. David Waltz said the general condition of the property was a problem since the property went into bankruptcy but has recently improved since Property Maintenance is working with the new owner.

Stephanie Stoller asked about the dumpster and dock door location. Rick Grinstead said the dock door will be in the back but deliveries to it will be made by normal UPS and Fedex, with a cart to the door on a concrete path. It is not designed for large trucks. The dumpster is in the rear and surrounded by a masonry enclosure.

There was discussion regarding the location of the privacy fence. David Waltz said it was suggested that it be an 8-foot fence on the property line.

Ray Schafer reiterated that the City was working with the owner to have both properties looked at and move ahead as quickly as possible. If the fence could go up before construction that would definitely help with the safety. Rick Grinstead said they are currently in the process of getting bids and then they will seek financing. Their tentative target is to begin construction in March 2010 with completion in August 2010. David Waltz said his thought is to have Dan Johnson work with the owners to complete the modified landscaping plan on the existing development and fence relatively soon. However, the landscaping on the new development would typically not happen until the end of the process so that it would not get damaged during construction. He wanted to disclose this to the residents so they would not get upset when they see plantings in one area and not the other.

Lee Czerwonka offered a possible solution to the lighting on the existing building. He said currently it has fluorescent lighting going outward. If those were removed from the back of the building then add a pole light facing the building that would eliminate the problem.

It was mentioned that there will be one entry ground sign that will meet code.

DECISION: Bev Gill moved, John Moores seconded, to approve the plan as presented with the following conditions:

1. An 8-foot fence to be installed along the rear of the properties, abutting the adjacent residences, with a location and type subject to staff approval. The fences on both properties shall be the same type, style, and size. The fence behind the proposed new construction shall be installed prior to the beginning of construction; the fence behind the existing building shall be installed as soon as is practical.
2. Approval of the proposed new construction is contingent on a photometric plan that results in zero (0) foot-candles of light onto the adjacent residential lots. The lights on the existing building shall be fully shielded from the abutting residential properties or removed.
3. Landscaping for the entire site, including both properties, shall satisfy the intent of the original landscape plan.
4. Construction shall begin within 12 months of final approval or the project may be required to seek an extension and be subject to further review.

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

ITEM 5 – MISCELLANEOUS BUSINESS

Bev Gill asked David Waltz about a Kenwood Road property that had fallen into a state of disrepair and whether the City should have a more stringent property maintenance code. Mr. Waltz explained that the Code is sufficient, but that the City occasionally runs into difficult situations like this one as it attempts to balance enforcement with the real problems that face individual property owners.

ITEM 6 – ADJOURNMENT

DECISION: There being no further business to be discussed, Bev Gill moved, John Berry seconded, to adjourn the meeting. A voice vote was taken. All members present voted aye. Motion carried. The meeting was adjourned at 8:26 p.m.

Raymond Schafer, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk