

BLUE ASH BOARD OF SITE ARRANGEMENT

SEPTEMBER 10, 2007

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ITEM 1. – MEETING CALLED TO ORDER

Chairman Paul Collett called the regular meeting of the Board of Site Arrangement to order at 7:49 p.m. on Monday, September 10, 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 August 13, 2007.

DECISION: Tom Adamec moved, Marc Sirkin seconded the motion to approve the regular meeting minutes of August 13, 2007. A voice vote was taken. All members present voted aye. Motion carried.

ITEM 3. – 9206 Floral Avenue – Locke’s Heating & Cooling (Steve Locke)

Recommendation to City Council for a Special Permit to allow a new sign facing Blue Ash Road at this address, which is a nonconforming commercial use

PRESENT: Steve Locke, Applicant

Steve Locke said he moved from Sycamore Township to Blue Ash and is requesting to use the existing sign from the previous location, which is a larger sign than would normally be permitted by Code. The sign would be installed above the main front door that faces Blue Ash Road. John Berry asked about signage on the Floral Avenue side. Mr. Locke said they only plan to put the address numbers on the Floral Avenue side and a small sign directing visitors to the front of the building to the main entrance. Dan Johnson said a small sign intended for traffic on site would not be required to come back before the Board. Mr. Johnson also said that if there would have been a sign already in place, this would not have had to come before the Board.

DECISION: Marc Sirkin moved, Tom Adamec seconded to recommend to Council to allow the installation of a 4-foot by 6-foot sign at 9206 Floral Avenue owned by Steven Locke to be located on the east Blue Ash Road side of the building with the sign remaining unlit until the City approves a lighting scheme. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 4. – 5101 Creek Road – Green Realty (Bob Clayton)

Approval of a parking lot addition at the front of the building along Creek Road

PRESENT: Bob Clayton, Applicant

Bob Clayton said they would like to finish out the improvements on the building since they moved in a couple of years ago and create an executive parking area in the front of their offices. The building was a warehouse when they first purchased and they have renovated the entire building. John Berry asked about other parking on the site as he noticed newer asphalt, but no striping. Marc Sirkin also asked how many places were really required. Mr. Clayton said not anywhere near the amount they are requesting, but

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the neighboring tenants park in their lot as well. They also plan to “dress up” the parking area with planters. This is currently their office space and they went to a lot of trouble to fix up, so they would like to stay in it.

Paul Collett asked if there were any issues from the Fire Department. Dan Johnson said the same curb cuts would remain.

DECISION: Tom Adamec moved, Julie Brook seconded to approve the proposed parking lot addition as submitted with the conditions that the landscaping meet Code with direction of City Staff at 5101 Creek Road. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 5. – 9984 Plainfield Road – Dukenet Communication (Daniel Turnpaugh)

Approval of an alternative tower structure for telecommunications antennas

PRESENT: Max Lind, Dukenet Communication Services
Patrick McIlvenna, representing T-Mobile

Max Lind said that T-Mobile has little to no coverage in this area. The proposed site has an existing Spring PCS tower which was installed in 2004. They propose to put in a 45-foot wooden utility pole and paint it brown to match the existing pole. The existing pole is 55-feet. This would abut the existing pole and would also include a 6-foot wood privacy fence. The FAA has reviewed the proposed location and determined that it is not a problem for the airport and does not required any lighting.

Pat McIlvenna said T-Mobile holds a license with the FCC and is required to provide adequate and reliable wireless communication services. It is Mr. McIlvenna’s responsibility to identify a site location after engineers determine a need for service in an area. They try to locate existing structures of height to locate near. Their preference is never to build a new structure, so they look for existing rooftops, towers or other structures to give them height. Paul Collett commended them for sharing towers with other cellular phone companies.

DECISION: John Berry moved, Tom Adamec seconded to approve the submission from Dukenet Communications for an alternative tower structure located at 9984 Plainfield Road as submitted with additional landscaping in the form of evergreen plantings as approved by City Staff. A roll call vote was taken. All members present voted aye. Motion carried.

ITEM 6. – MISCELLANEOUS BUSINESS

There was no miscellaneous business.

ITEM 7. – ADJOURNMENT

DECISION: There being no further business, John Berry moved, Marc Sirkin seconded to adjourn the meeting. A voice vote was taken. All members present voted aye. The meeting was adjourned at 8:16 p.m.

Paul Collett, Chairman

MINUTES RECORDED BY:

Traci Smith, Administrative Clerk