

BLUE ASH BOARD OF SITE ARRANGEMENT

September 13, 2010

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ITEM 1. – MEETING CALLED TO ORDER

Chairman Mark Kirby called the regular meeting of the Board of Site Arrangement to order at 7:01 p.m. on Monday, September 13, 2010.

MEMBERS PRESENT: Mark Kirby, Julie Brook, Terry Peck and Marc Sirkin

MEMBERS NOT PRESENT: Paul Collett, Jr.

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

ITEM 2. – APPROVAL OF MINUTES

The Board waived the reading and approved the minutes of the Board of Site Arrangement regular meeting of July 12, 2010.

ITEM 3. – 11110 Lushek Drive – Blue Ash Auto Body

Final approval of a new storage building

PRESENT: Steven J. & Bonnie Wurtz - Owners, Applicant
Richard Arnold – Architect, McGill Smith Punshon

Richard Arnold introduced himself and the owners of the building. Mr. Arnold reviewed the site location and said they would like to add a 50x80-foot building for storage purposes only of vehicles and equipment. He said there is existing sanitary sewer on the site. The proposed stormwater detention basin location will be to the south of the building. All the details had not yet been completed but they have performed the storage volume calculations which concluded there is 3,100 cubic feet of storage required. The way the grading plan is prepared, they have adequate storage to store the stormwater. They will reduce some of the gravel from an existing driveway to reduce the impervious run-off. They will maintain the concrete along the northeast side of the building and will put concrete pads at the doorways. They will add a landscaping buffer to screen the entire frontage. Also, since they submitted their materials for review, they have decided to remove the driveway from this property.

In answer to a question of any issues regarding removing the entrance, Dan Johnson said typically so long as the Fire Department can reach the building from all four sides, that should be fine and he does not see any issue.

Mark Kirby asked about cross easement access. Dan Johnson said normally there would be defined driveways and defined parking spaces. However, since it is just storage there are no requirements. If this lot were to be separated from the Blue Ash Auto Body lot in the future and become a principle use on the lot, then other requirements may be applied in regards to parking, etc. Since this building is proposed without plumbing and mechanicals, to make it a principle use would require building permits and then would make its way back to the Board for review.

Marc Sirkin expressed concern about how stark the building is going to look considering its size and being so close to the street. He feels additional landscaping should be considered.

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In answer to a question, Dan Johnson advised that the only setback requirement is a 30-foot front setback, which they have satisfied since it is proposed at 54-feet.

Steve Wurtz said that he and his wife had discussed putting in a retaining wall approximately 20-feet from the curb that will be landscaped. They feel that would break up the building. He assured the Board it would not look stark.

There was general discussion regarding the remaining gravel and if that was for cost or what they feel they would need to maneuver vehicles. Mr. Wurtz answered a little of both and that they are also a depot for Dependable Auto Shippers, so they are not just parking wrecked vehicles. They also want to bring in equipment from a storage facility they currently rent.

Steve and Bonnie Wurtz showed a rendering of what they are hoping the building would look like and they pointed out where they would add landscaping. The new building would be tan with a maroon roof to blend with the other building.

Mark Kirby asked for clarification regarding the request being a final and could they approve with the list of conditions included or should it be conceptual. Mr. Johnson said that is up to the Board, but if they are comfortable with staff approval of a landscape plan that approximates what they are looking for then they could do that. He explained that if something on the Building Plans appeared significantly different, then he would either request changes or bring it back to the Board. He would ask the engineer or the designer to give as detailed a plan as possible before they go for a building permit.

Mr. Johnson commented if the parcels remain separate, then the engineer has a concern about making sure there were easements for the storm water. He said that would be necessary regardless if there was an access issue.

Mr. Wurtz asked about the detention basin and if this is something new. Mr. Johnson said the requirements that are in effect now were adopted in early 2009. He said the City has always had some requirements, but they became more stringent last year.

Dan Johnson asked the Board for clarification on the retaining wall the applicant mentioned. He confirmed with Mr. Wurtz that it would be less than 4-ft leaving some existing landscaping in place with a wall behind that and additional plantings on the mound.

DECISION: Marc Sirkin moved, Terry Peck seconded to approve the application for 11110 Lushek Drive with the following conditions:

1. Install landscaping near the street including a berm and/or retaining wall as discussed being a 3-ft block and a landscaping mound with landscaping in front of the wall and on the mound
2. Landscaping installed on the northeast and northwest side of the building that is acceptable to the City
3. Minimizing the gravel that is not necessary for access to the building on the northwest side
4. Lighting plan that does not bleed onto street and be part of the Building Permit approval
5. Stormwater plans be submitted and approved by City Engineer

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6. Work to begin within 12 months or the plan may require another review and approval
7. Not requiring any asphaltting or striping/curbing or cross easements
8. All utilities must be underground

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

ITEM 4. – MISCELLANEOUS BUSINESS

Dan Johnson advised the Board that the sign applicant for the landscaping business on Deerfield Road has appealed to Council and has since sued the City, so that will be going through the Courts.

The horse appellant moved to another property in Blue Ash and will be at the meeting in October so legal notice can be given.

ITEM 5. – ADJOURNMENT

DECISION: There being no further business, Julie Brook moved, Terry Peck seconded to adjourn the meeting of the Board of Site Arrangement. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:45 p.m.

Mark Kirby, Chairman

MINUTES RECORDED BY:

Traci Smith