



Board of Trustees Meeting

Tuesday, May 8, 2018

Meeting Minutes

Meeting called to order by President B. Smyth at 7:06 p.m.

In Attendance: J. Buening, D. Discepoli, E. Geiger Draugelis, D. Hapner, S. Hassel, A. Lewis, N. Lewis, S. Mullin, A. Shikany, and B. Smyth.

Advance Notice of Absence: J. Lovelace, T. Nelson, T. Roe, A. Scarpitti, and G. Wollenweber.

1. Guests:

Cincinnati Police Department, District 2—Officer Tarvin introduced Captain Aaron Jones and talked about the recent rash of thefts from garages (bikes, weed eaters, and lawnmowers). He reported that the suspect involved in a number of purse thefts (while the victims were pumping gas) was arrested in Georgia. Dist 2 is focusing on pedestrian safety and enforcing speed limits more aggressively, especially in the vicinity of crosswalks. A Board member asked what residents should do if they see drug deals/use occurring. Tarvin recommended that residents call the Police and take down as much information about the incident as possible (vehicle description and license plate, and suspect description). Officer Tarvin can be reached at 979-4480.

Pierre Bergeron—Candidate for First District Court of Appeals introduced himself and talked about his campaign for Judge. He is a resident of Mt. Lookout and has been practicing law for 20 years. He has clerked for a federal judge and his current practice is focused on appellate work. He has argued cases in the Ohio and US Supreme Courts. Learn more about his campaign at: www.votepierre.com.

Oakley Recreation Center--Joe reported that the pool is set to open on June 5th and will be open from 1-7 pm, 7 days/week. Season pool membership is \$20. The 50 & Up celebration sponsored by the Rec Commission will be held Wednesday May 16th from 10 am-2pm on Fountain Square.

Christine Fisher—Candidate for State Representative (27th House District) introduced herself and shared that she is resigning from her job in finance at P&G to focus her energy on her campaign. She is a proponent of educational reform and wants to focus attention on fiscal responsibility and preventing budget cuts to educational programming. She serves on the Preschool Promise Board and intends to work with

fellow state representatives to address the opioid crisis. Learn more about her campaign at www.votechristinefisher.com.

Hyde Park Farmer’s Market—Founders, Mary Ida Compton and Judy Williams talked about the history of the Market, having started 14 years ago in the US Bank parking lot on Edwards Road. The Market moved to Hyde Park Square in 2010. It has been a great way to bring the community together and brings healthy, locally grown food to Hyde Park residents and visitors (nearly 1,500 each week). The Market’s season kicks off on May 20. The ownership of the Market has transitioned to Liz Stites, an integral part of the team for the past 5 years).

The HPSBA has historically secured all the necessary permits for the Market’s operation, and that is changing. The Market is asking for an endorsement from the HPNC to “sponsor” the Market which would allow for the Market to secure deeply discounted permitting fees. The HPNC would not have to pay any funds to do so nor would it incur any potential liability in sponsoring the Market (HPNC would be added as an “additional insured” on the Market’s liability policy).

Mary Ida Compton and Judy Williams asked for the HPNC to sign a letter providing the “sponsorship” necessary for the Market to secure the reduced permitting fees. J. Buening moved ***“That the HPNC support the sponsorship letter once it has been reviewed by the HPNC Council President.”*** Second by S. Hassel, all in favor, motion carried.

2. A. **Recording Secretary’s Report** – S. Mullin
Minutes from the April 10, 2018 board meeting were sent by email. Without objection the minutes were approved as submitted.
- B. **Treasurer’s Report** – A. Lewis
The April 9- May 7, 2018 Financial Report was sent by email. Without objection the Report was adopted as submitted.
3. **Committee Reports**
 - A. **Outreach & Development Report** – A. Shikany reported that the annual spring meeting will be held on May 17th at 7 pm at Clark Montessori. Student of the Year Awards will be given and the Board agreed that Deb Cyprych from the Hyde Park Center for Older Adults should receive the Community Builder Award for her decades of service to the Center and its membership. Wade Johnston, the Director of Tri-State Trails/Green Umbrella, will give a presentation about the current state of bicycle trails in Cincinnati and the region and the Crown Project.
 - B. **Traffic and Public Safety**—D. Hapner reported that the pedestrian yield paddles in Hyde Park Square were removed to accommodate the Flying Pig foot traffic. They will be reinstated and have proven to be good traffic calming measures for our neighborhood.

C. **Nominating Committee**--S. Mullin shared the Nominating Committee's recommendation for Lizzy Hill as candidate for Trustee. N. Lewis moved ***"That Lizzy Hill be a candidate for Board Trustee and added to the ballot at the annual meeting on May 17th."*** Second by J. Buening. All in favor. Motion carried.

D. **Zoning Committee**—

S. Hassel spoke about the Zoning Committee's review of the April 10 presentation by CIG and the comments and concerns submitted by neighbors to hydeparkmatters@gmail.com. He then read the Zoning Committee's letter dated May 8, 2018 setting forth areas of concern. (See below). S. Hassel moved, ***"HPNC appreciates that CIG continues to meet with us and the community, but based on the incomplete plans presented April 10 and associated verbal statements by CIG, at this time, HPNC does not support rezoning the properties CIG has acquired for the Madison Road Development as a Planned Development."*** Second by D. Discepoli. 7 in favor, 2 opposed. Motion carried.

4. **Old Business** N. Lewis reported that the HPNC insurance expires on May 11, 2018, and the City's Aggregate Insurance Program is available now. The Aggregate Plan offers \$ 1 mil liability coverage and \$500k directors/officers coverage. The premium would be \$563, somewhat less expensive than our current policy. A. Lewis moved, "That the HPNC join the City's Aggregate Insurance Program." Second by A. Shikany. All in favor. Motion carried.

Adjourn: Without objection the meeting was adjourned at 8:13 p.m.

Sybil Mullin, Recording Secretary

HPNC Trustees
P.O. Box 8064,
Cincinnati OH 45208

May 8, 2018

Re: Zoning Committee Report - 2680 Madison Road



Dear Honorable Trustees:

The Zoning Committee of the Hyde Park Neighborhood Council (HPNC) has completed an analysis of the April 10 presentation by Capital Investment Group (CIG) of a development proposed at 2680 Madison Road and neighboring parcels. The information analyzed includes a undated document titled "Madison Road Development" (file HPNC April 10 18-0410.pdf) without page numbers, verbal comments made by Mr. David Bastos at the April 10, 2018 meeting and other factual information available to us. We also have considered neighbors comments submitted by hydeparkmatters@gmail.com in a document dated May 1, 2018. This document summarizes the findings and offers a recommended motion to the Trustees.

Areas of grave concern include:

The gerrymander of the PD that allows isolated two-story buildings surrounded by a six-story structure is unacceptable. If the Yee properties cannot be acquired then the development height must be scaled back.

The condition of a 35' maximum height of residential structures for new development on SF6 properties on Besuden Court is not met by the 50' greenspace and the six-story building immediately behind it.

The condition that the Besuden Court-facing facade must have architectural articulation and model traditional Hyde Park residential structures is not met by the two stories of garage topped by a flat windowless wall.

The parking plan must be well defined, show food pickup and passenger loading zones, parking control features and, most importantly, demonstrate that the resident, guest, customer and employee parking will not depend on the neighboring streets. Postponing this detailed information, including the parking calculation by unit/sq, ft., to PD Phase 2 is unacceptable.

The traffic plan, including the Wasson Way crossing and Rookwood entrance, must be defined and be acceptable to City traffic engineering. Furthermore the recent admission that Wasson Way will not go thru the building, will not cross at Zumstein and traffic count will not qualify for a signal at Madison and Zumstein vacates all prior traffic plans shared with HPNC. A traffic count study does not satisfy this requirement. What is the new plan?

The 2017 development concepts shared with HPNC showed only residential uses on current SF parcels, only office & residential uses on current OL parcels and commercial & residential uses on current CC-A parcels. The April 2018 plan showing commercial (restaurant or potential) use on parcel currently zoned OL is unacceptable.

Besuden Court is a private street, maintained by property owners on the street. What commitment will CIG make, as owner of properties on the east side of Besuden, toward the maintenance of the street?

Certain features of the development might be better described and agreed to in a written document rather than a drawing. Examples include maximum number of residential units (by bed room type) and maximum sq.ft. of commercial use (by type retail, restaurant, bar). Minimum number of parking spaces available for each use. The location of each proposed commercial use by current parcel number or other means. The parcel numbers where liquor licenses and outdoor dining, drinking and entertainment will be allowed. In the future, we also request that future documents are dated and page numbered.

We have reviewed the May 1, 2018 concerns and recommendations of the hydeparkmatters.com neighbors and agree they are valid and must be addressed. At this time, we are unable to support the proposed CIG development due to lack of information or certain features, as mentioned above, that must be modified before support can be recommended.

Recommended Motion: HPNC appreciates that CIG continues to meet with us and the community, but based on the incomplete plans presented April 10 and associated verbal statements by CIG, at this time, HPNC does not support rezoning the properties CIG has acquired for the Madison Road Development as a Planned Development.

Yours truly,

Gary Wollenweber, Chair
HPNC Zoning Committee

cc: President HPNC
HPNC Trustees
HPNC Zoning Committee