



Board of Trustees Meeting

Tuesday, June 11, 2019

Meeting Minutes

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

In Attendance: J. Buening, D. Discepoli, D. Hapner, A. Lewis, J. Lovelace, N. Lewis, S. Mullin, A. Shikany, B. Smyth, G. Wollenweber, and V. Woodham

Advance Notice of Absence: S. Hassell and T. Roe

1. Guests:

Cincinnati Police Department, District 2—Officer Shawn Tarvin distributed the HP Neighborhood Report for April 28- May 25, 2019. He reported on the US Bank attempted robbery where a suspect attempted to take money from a teller's cash drawer. He also reported on an assault at Withrow High School involving 7 students that jumped another student, several juveniles are being held at 20/20. Thefts from autos were down during the period. Captain Aaron Jones reported on the spike in shootings in Evanston and Walnut Hills, the District has deployed additional resources including bike and canine units in those neighborhoods. A. Shikany inquired about parking enforcement for cars blocking driveways, Captain Jones urged residents to use the police non-emergency line for those instances (765-1212. Shawn.Tarvin@cincinnati-oh.gov. Officer Tarvin can be reached at 979-4480.

Melanie Bates—Cincinnati School Board Member noted that there will be 3 levies on the ballot in the next 4 years. She said that Laura Mitchell, new Superintendent, is doing a good job and is focused on improving neighborhood schools. She mentioned the Vision 20/20 program which gives neighborhood schools a specific focus, statewide, schools with a specific focus have shown distinct improvement in state indicator scores. CPS remains committed to installing a preschool in Hyde Park and will work with the Preschool Promise organization to see that through. In 2018-2019 three new CPS schools opened, and three more are expected in 2109-2020. The School Board office can be reached at 363-0400.

Hyde Park Library—Manager Blossom reported that the facilities master plan for the next 10 years is underway and the Library wants community input. Wednesday July 17 from 6-9 p.m. a “community listening session” will be held at the HP Branch for residents to provide input. Information about the master plan is available on the Library’s website at <https://www.cincinnati.org/info/facilitiesmasterplanfaq.html>.

Josh Berkowitz—Hamilton County Municipal Court Judge Judge Berkowitz has served on the Court for the past 4 years. He is a Norwood resident and is married with 3 children who attend St. Mary School in HP. He serves on the Board of the Hamilton County Law Library and is involved in the centennial celebration of the Hamilton County Courthouse. Events for the centennial will take place on Friday October 18, 2019 at the Courthouse.

City Homes at Wasson Way—Ken French and Laure Quinlivan talked about a proposed development of 6 homes adjacent to the Wasson Way Project at the corner of Paxton and Wasson. The proposed houses would be wide and shallow each approximately 2,600 sq. ft., and sit on compact lots (three stories along Wasson Road, and 2 stories along the Wasson Way Trail). The developer is willing to pay up to \$100,000 for landscaping and sidewalk replacement in front of the development and is seeking community input related to landscaping surrounding the houses. The developer wants the houses to be a part of the Wasson way Trail and is a big proponent of walkable communities. The development’s proximity to Hyde Park Plaza will be a great benefit to potential buyers.

Resident, Linda Garry asked about a tree buffer for the houses. Mr. French said he would seek community input about landscaping and a tree buffer on either side of the residences.

Another resident inquired about whether retail or professional office/commercial operations would be allowed. Mr. French said home offices would be allowed, but no retail operations.

P. Rudolph inquired about the railroad’s ownership of the underlying property. Mr. French indicated he has the property under contract for purchase and has a limited time in which to move forward with the purchase for his project.

G. Wollenweber inquired and talked about the zone change issues and whether a Planned Development would be sought. Sean Suder, attorney for Mr. French, responded that they intended to keep the SF-6 zoning, but possibly a Planned Development District would be sought for the project. G. Wollenweber noted that a vote by the Council on approval of the proposed plans was premature, and opined that the plans really did not suit SF-4 or SF-6 zoning and that it would really be more of a custom zoning district. He expressed concern that the curb cuts for the driveways, parking lot for the Doctor’s office, and the billboard in the mix made things more complicated.

Michael Hinckley suggested that the project was the best option for a development of the area. He noted that sidewalk improvement and pedestrian safety was a paramount concern.

Mr. French indicated that a meeting with City Department heads was scheduled for June 25, 2019 to get the individual offices' input about the particulars of the project and what approvals and restrictions would come into play.

2. Officers' Reports

A. Recording Secretary's Report – S. Mullin

Minutes from the May 14, 2019 board meeting were sent by email. Without objection, the minutes were approved as submitted.

B. Treasurer's Report – A. Lewis

The May 14-June 10, 2019 Financial Report was sent by email. Without objection the Report was adopted as submitted.

3. Committee Reports

A. Nominating Committee S. Mullin reported that following the recent Meet and Greet, the Committee recommends Rich Postler, Annie Pryatel, Paul Rudolph, and Blair Whitney to fill the unexpired terms of Emily Draugelis, Jeff Lovelace, Andy Lewis, and Theresa Nelson. S. Mullin moved that the Board vote to approve the nomination and election of the 4 candidates. Second by B. Smyth. All in favor. All 4 nominees were present at the meeting and are eager to get to work on the Council!

B. Zoning Committee G. Wollenweber reported on the variance application of for the property at 3641 Edwards for a side yard setback. The applicant proposes to enlarge the third floor of an existing structure. The Committee believes that the current use is a 2 family rental, established prior to 2003, which is non-conforming with the current zoning code (SF-6). The Committee is reviewing the documents, but if the expansion is as significant as they expect, they will oppose the request.

C. Traffic and Safety D. Hapner reported that Councilman Landsman has recommended rectangular rapid flashing beacons (solar powered) at Mad Tree Brewing on Madison Road in Oakley.

D. Hyde Park Square Business Association J. Buening reported that the HPSBA didn't meet this morning. She believes that maybe Mark Walters of Delamere and Hopkins and the Awakenings Owners will take the helm as Co-Presidents. She has heard many complaints about the condition of the park in the Square, HPNIC engages a landscaping company to take care of the street trees, mulch, and care for the flower pots on the Square. Lori Wellinghoff is going to meet with the Park Board about the condition of the park and proposed HPNIC \$10,000 and \$10,000 matching grant from a donor to improve the park (including replacement of bushes and improved fencing).

E. **Plan Hyde Park** J. Buening reported that no meeting was convened in April. The next meeting is June 25th at 6:30 at the Hyde Park Community United Methodist Church.

4. New Business

Andy Lewis thanked his fellow Trustees for his 6+ years on the Board and announced his resignation from the Board effective immediately. He wants to spend more time with his family and coaching his kids' sports. He is considering serving as a LSDMC member for the Hyde Park School and in turn would be the HPNC liaison to the LSDMC.

Officer Elections

President

B. Smyth nominated **D. Discepoli**
Second by J. Buening
Nomination accepted
All in favor

Vice-President

D. Discepoli nominated **S. Hassell**
Second by S. Mullin
Nomination accepted
All in favor

Recording Secretary

J. Buening nominated **S. Mullin**
Second by B. Smyth
Nomination accepted
All in favor

Communications Secretary

B. Smyth nominated **V. Woodham**
Second by G. Wollenweber
Nomination accepted
All in favor

Treasurer

J. Buening nominated **N. Lewis**
Second by B. Smyth
Nomination accepted
All in favor

Executive Committee Member

N. Lewis nominated B. Smyth
Second by G. Wollenweber
Nomination accepted

All in favor

Adjourn: Without objection the meeting was adjourned at 8:35 p.m.

Sybil Mullin, Recording Secretary

Zoning Committee - Gary Wollenweber, Chair

2680 Madison Road - Pig & Whistle Property - HPNC was contacted by Jeff Osterman, Principal Architect at Phoenix Architecture, who is working on a project for a client interested in buying the CIG/Pig & Whistle property. They would like to informally discuss their design with the Zoning Committee prior any presentation to HPNC Trustees. They would like to meet with Committee, if that is appropriate, to get feedback on the project and what are important factors to secure HPNC's support and endorsement. The Zoning Committee will try to arrange a meeting as soon as possible.

7 Arcadia Place – Hearing Waiver - HPNC was contacted by Erin Seger, an architect working on an addition project at 7 Arcadia Place. The house is currently non-conforming, as it sits less than 4' from the side yard property line, and we're pursuing a variance for this addition. The addition will remain at the same distance from the property line, and only extend an additional 2' toward the rear yard. The HPNC Hearing Waiver procedure was sent to Ms. Seger.

Proposed City Homes Development - 3021 to 3061 Wasson Road - A request for new information was sent to Mr. French. No additional information has been received. The 46 page document provided at our June meeting has been analyzed by the Zoning Committee. The document and the analysis are attached as separate documents. The bulk of the work was done by Carl Uebelacker.

The Zoning Committee recommends HPNC offer no opinion until additional information is available from Wasson Way Trustees, Transportation (DOT), and a specific zoning solution is proposed.

3401 Edwards - HP School Play Yard Harmony Park - The Zoning Committee was contacted by Ed Paff, Hyde Park School PTO Vice President, regarding appropriateness of 3 pieces of playground musical equipment for Harmony Park. The equipment is not amplified in any way and is designed specifically for playground installations. Similar equipment is already in place in Washington Park downtown. The 3 pieces are: Playworld Concerto Medium Cabasa, Percussion Play Rainbow Sambat and Percussion Play Tubular Bells. The tallest tubular bell chime would be 7' 2.5" tall, and the shortest is 5'3" tall. After circulating the information to the Zoning Committee, Mr. Paff was advised that there were no negative comments from HPNC Zoning Committee about Harmony Park musical equipment or a height variance if one is needed. Harmony Park will be in the front yard, near the turret on south-east corner of the building. Most structures in the front yard over 6' tall require height variances.

Salon Two Thirteen - Megan?? of Salon Two Thirteen contacted Norm Lewis about a new identification sign. Chapter 1427 (Sign Regulations) of the Zoning Code were sent to her along with an offer to discuss her plans.

3239 Golden Avenue-Easement - HPNC was contacted by Renee Bunch, Senior Real Estate Specialist, Law Department – Real Estate, about fence easement in ROW at 3239 Golden Ave. Ms. Bunch was advised Golden Avenue is not within the boundary of the Hyde Park Neighborhood Council representation. It is in Columbia Tusculum neighborhood and the coordinated report should be sent to that neighborhood association.

3641 Edwards (ZH20190095) - A hearing for a side yard setback Variance and a use Variance was held June 26. The applicant wants to enlarge the third floor of an existing residential structure. According to the documents, the use variance is to enlarge an existing non-conforming structure. The applicant does not directly state, but documents imply the current use is a two-family rental, established prior to 2003, which is non-conforming with the current Single Family Sf-6 zoning. Both Variances were approved by decision issued July 1.

2555 Handasyde (ZH20190092) – A hearing for a Special Exception to construct parking area in the front yard of the residence was held June 26. The property has an existing semi-circle drive in the front yard. Landscape screening of the parking area by a low stone wall and plantings are also proposed. Signatures of four neighbors appear on a document supporting the plan. HPNC has never supported front yard parking. The owners have been advised that HPNC is opposed to front yard parking. The Special Exception was denied by decision issued July 2.

2161 Grandin (ZH20190083) Summit Country Day Breen Street Parking lot expansion – A hearing was held for a Special Exception to expand the Breen Street parking lot at Summit Country Day School on June 5. A decision approving the expansion was issued June 13.

3446 Edwards Road – Illegal signage (SR19052091) - Zoning enforcement of the identification sign being projected on the public sidewalk (former Newstadt-Loring Andrews) was requested and discussed with Matt Shad Zoning Administrator. This new identification sign is a projection on the public side walk. Because it is not on the store premises, it is an off-site advertising sign. It is also animated with a rotation of once every 40 seconds. Animated signs are not permitted in the Hyde Park Square CN-P district. The matter could be resolved by re-pointing the ceiling mounted projector (inside the store) to project the image on the floor inside the store. The sign is still active.

PLAN Hyde Park – Janet Buening

Our long-range development plan, is in the final drafting stages. The next Steering Committee meeting - open to any and all HPNC board members - is Tuesday, July 23, 6:30 pm at HP Community United Methodist Church.

