



Board of Trustees Meeting

Tuesday, July 9, 2019

Meeting Minutes

Meeting called to order by President, D. Discepoli, at 7:01 p.m.

In Attendance: D. Discepoli, D. Hapner, S. Hassell, N. Lewis, R. Postler, S. Mullin, T. Roe, P. Rudolph, A. Rusche, B. Smyth, G. Wollenweber, B. Whitney, and V. Woodham

Advance Notice of Absence: J. Buening, T. Roe, and B. Smyth

Absent: A. Shikany

1. **Guests:**

Cincinnati Police Department, District 2—Officer Shawn Tarvin distributed the Hyde Park Neighborhood Report for the period May 26-June 22, 2019. A B&E on Rookwood was reported, construction tools were taken. The thefts from autos were from cars with unlocked doors. The HP Blast event went well, 8-9 additional officers were assigned to the event. The July 4th Madisonville police shooting is believed to be “suicide by police”, the victim came at Officer Brown with a knife and refused to drop it. Officer Brown has been cleared by the Hamilton County Prosecutor’s Office. Shawn.Tarvin@cincinnati-oh.gov. Officer Tarvin can be reached at 979-4480.

Hyde Park Library—Blossom Branch Manager reminded residents that the Community Listening Session for the Library’s Master Plan will take place at the branch on Wednesday July 17th from 6:30-8:30. There will be drinks and refreshments and a presentation specific to the HP Branch. A dot survey is available on the Library’s website.

John Kennedy—Candidate for Judge of the Hamilton County Municipal Court Judge introduced himself and talked about his experience as a director of the felony division of the Public Defender’s Office. One of his platforms will be bail reform for low level offenses, however he wants to ensure that violent offenders are locked up. He is a proponent of staggering start times for Judge’s dockets to avoid the long line that takes ages to get through security at the main entrance of the Courthouse.

2. Officers' Reports

A. Recording Secretary's Report – S. Mullin

Minutes from the June 11, 2019 board meeting were sent by email. Without objection, the minutes were approved as submitted.

B. Treasurer's Report – N. Lewis

None.

3. Committee Reports

A. Committee Assignments N. Lewis encouraged current and new Trustees to email him with their preferences for service on Board committees.

B. Zoning Committee **G. Wollenweber** reported the Pig & Whistle site did not qualify for a certificate of Compliance. An architect and developer have been working together to explore options for the site and are meeting with the zoning committee to go over the history of the site and potential concerns and options. The house at 3636 Besuden is on the market and no longer part of the plans for the development.

7 Arcadia Place—An architect for the owner has contacted the zoning committee about a variance for an addition. The addition would remain the same distance from the property line and the committee sent the architect the waiver procedure.

City Homes (Wasson Road) The developer has an option to purchase the property from the railroad. 6 homes are planned. The property is currently zoned SF-6. The Committee encouraged Mr. French to conduct a traffic study. When asked about his past projects, he only provided academic credentials. He said he is not willing to accept any input about the appearance of the proposed homes. The Committee is waiting for more information about the developers plan before weighing in on anything.

HP School PTO is proposing adding a musical component to the community playground, that will be located close to the outdoor education area. A height variance may be sought. The school is already a conditional use, since it is zoned SF-6.

3641 Edwards a hearing for a side yard setback variance and use variance was held June 26. Applicant wants to enlarge the third floor of a residence which is an existing non-conforming structure. The current use is a two-family rental, established before 2003. Both variances were approved.

2555 Handasyde Avenue front yard parking hearing for a special exception was held June 26th. Signatures of adjacent neighbors were submitted in

support. HPNC has never supported front yard parking variances. The Special Exception was denied by a decision issued July 2.

- C. **Traffic and Safety** D. Hapner reported that the crosswalk proposed by the Coffee Emporium across Erie is a terrible and dangerous idea. The safest place to cross Erie is at Marburg but is too far away from the Coffee Emporium for many pedestrians. D. Hapner thinks that zebra striping across Victoria at Erie is a great idea. DOTE will be involved in any decisions.
 - D. **Education** D. Hapner reported that he has reached out the Principals of all 6 schools in HP to inquire about their LSDMC representative to serve as a liaison to the HPNC. Withrow is celebrating its centennial this summer.
 - E. **Plan Hyde Park** The next meeting will be Tuesday July 23 at the HPCUM Church.
4. **New Business** V. Woodham suggested that the HPNC support Mt. Lookout's Community council in their efforts to educate their community about the proposed development on Linwood at Sheffield. The new lot-splitting regulation requires a public hearing. The proposed development contains 18 single family homes as well as 12 townhomes. The Trustees agrees that sharing information about developments in adjacent neighborhoods on our social media platforms would be beneficial.

Adjourn: Without objection the meeting was adjourned at 7:59 p.m.

Sybil Mullin, Recording Secretary

Zoning Committee - Gary Wollenweber, Chair

3680 and 3682 Grovedale lot subdivision – In January 2019 HPNC was contacted by Chris Pernice and Tim Dunlap of Monarch Homes (developer), and Matthew Painter (abutting neighbor) who claimed to represent abutting neighbors. The HPNC Zoning Committee has been aware of potential lot subdivision and all development since June 2018 and has been in the monthly reports several times. As we understand the situation, the developer will use 3680 Grovedale, currently a two-unit condominium, and the abutting 3682 Grovedale vacant panhandle lot both zoned SF-6. According to CAGIS measurements, the two lots together total 164.77 feet of frontage and 27,325 sq. ft. area. Recent examination of CAGIS shows both lots have been consolidated. The SF-6 zoning district requires each subdivided lot to have 50 feet frontage and 6,000 sq. ft area. If subdivided into three SF-6 lots, if divided equally, each will have approximately 55 feet frontage and 9,000 sq. ft. area. The minimum SF-6 lot standards are easily satisfied.

The neighbors are concerned that:

- 1) A 48" brick mixed use sewer runs through middle of development and must be relocated or protected;
- 2) Adding three curb cuts for new driveways on a curved road will increase accidents;
- 3) As many as ten 80 year old sycamore trees have been removed.

Without the presence of the sewer, a sub-division of this type would be handled administratively without any opportunity for public comment. The new subdivision rule states the split may be handled administratively "if there is not significant public comment or if infrastructure (e.g. sewer) work is not required."

As a side note, it appears that the current condominiums are legally established, non-conforming use and non-conforming principal structure set back and off-street parking.

The Zoning Committee recommends "No HPNC comment" and proposes to let developer and neighbors who are more familiar with the situation communicate their concerns to City Planning.

Proposed City Homes Development - 3021 to 3061 Wasson Road

A public Staff Conference was held August 1 without HPNC knowledge or notification. A query to Director of Planning yielded the following reply,

My name is Andy Juengling and I am the Senior City Planner assigned to the review of Mr. French's proposed zone change for the City Homes proposal mentioned in your email below. The meeting on August 1st was the Public Staff Conference. The purpose of the Staff Conference is to allow members from the public to come and ask questions or provide comments regarding the request that may be included in our staff report that is distributed to City Planning Commission members when considering the request. The Staff Conference is not a public hearing in which any decision is rendered, but rather an information meeting that is open to community members.

We send out mailing notifications to all property owners within 400' of the subject site, along with the affected Community Councils. I looked at our mailing list and Hyde Park Neighborhood Council was listed on our notification list. It looks like it was sent to P.O. Box 8065, Cincinnati, OH 45208. However, after looking at your website again since receiving your email below, it appears that it should be P.O. Box 8064. This was completely unintentional and result of a typo on my part, so for that, I sincerely apologize. This carried over on the notification for the Planning Commission meeting

which is scheduled for Friday, August 16th at 9:00 am at 805 Central Avenue, 7th Floor Conference Room, Cincinnati, 45202. Attached is the notification for this meeting.

I have incorporated the items discussed during the Staff Conference regarding the proposal in my staff report. Those items included impact to Wasson Road, proposed height of the single-family structures, grading of the site, and parking. I also received correspondences (attached) from Mr. French that were provided to him by the Zoning Committee of the HPNC, which I plan to include in our report so the Planning Commission is aware of the comments that have been made by the HPNC and the Zoning Committee regarding the proposal. Once our staff report is complete, I will send it to you and the HPNC contacts we have email addresses for, for your review.

Again, I sincerely apologize for this error and typo which impacted you receiving the mailing notification. If you have any questions, comments, concerns, or additional input you would like us to include in our report, please do not hesitate to reach out to me directly.

Regards,

Andy Juengling, AICP | Senior City Planner

There are no changes after the June presentation to HPNC except as recently communicated by the developer Mr. French. He is proposing to widen the residential driveways by 2' per unit to enable turnarounds on site. Each unit will have 2 car garage parking, and 2 car parking at the south end of the driveway. All cars will be able to turn around to avoid backing out onto Wasson Rd. He claims to have field verified these radii and will include easements to protect the maneuvering lanes. Additionally, his traffic engineer has proposed restriping Wasson Rd to allow for a center turn lane and 12 car street parking in front of units 1-5. DOTE agreed with the proposed reconfiguration. The bus stop on the North side of Wasson close to Kroger is no longer serving an active route.

Mr. French proposes the following subdivision of parcel 171 and a zone change from SF-6 to SF-2:

Description/Use	shape	depth(ft)	width(ft)	Area (sq. ft.)
Lot 1	rectangle	40	91	3640
Lot 2	rectangle	40	73	2920
Lot 3	rectangle	40	73	2920
Lot 4	rectangle	40	73	2920
Lot 5	rectangle	40	73	2920
Lot 6	rectangle	40	91	3640
picnic area	irregular	40	Irr.	2074
gateway area	rectangle	40	71	2827
Lot 7 parking lot area	irregular	60	Irr.	8403
Parcel 171 Total				32264

The SF-2 required 5' front yard setback is satisfied but the front yard will consist of concrete planter boxes extending from the building to the 5' public sidewalk. The 7' rear yard setback of the two story buildings is only about one fourth the required setback of 25'. A large variance is necessary.

The proposed homes completely lack normal Hyde Park residential environment characteristics with virtually no grass area in the front and none on one side of the

buildings and very little on the other two. The proposed buildings are an ultra-modern, box architecture style that completely lack any sensitivity or compatibility to the existing Hyde Park environment. The developer, in a public statement to HPNC, stated that he is unwilling to accept any suggestions to his design.

This type of development might be acceptable in some inner city neighborhoods, on a quiet side street but certainly not in Hyde Park on a busy street like Wasson Road. Traffic noise, only feet from the front door, a commercial parking lot, and commercial refrigeration units with 24hr gas station across the street do not make good residential neighbors. For years, HPNC has been recipients of noise complaints from Portsmouth neighbors. One of the foundations of good zoning is place compatible uses next to each other and separate incompatible uses. Approving a SF-2 zone change to permit residential development next to commercial CC-A is not a good idea.

When reviewing the City Homes on Wasson proposal, (www.wassoncityhomes.com) and other documents previously submitted to HPNC, consensus of the zoning committee members is that this development ignores common sense development rules". It will not help maintain the image Hyde Park but instead diminish the charm and character of the community. It is not compatible with the vast majority of Hyde Park residences.

It would be much more beneficial to Hyde Park and the surrounding residential areas to leave this small, natural wooded area undeveloped until such time as the City acquires the entire site and establishes it as a park area and a future location to support and enhance the functional usefulness of Wasson Way for the entire area to use and enjoy. The proposed zone change inconsistent with the zoning proposed in the new Hyde Park Master Plan which is nearly complete.

The zoning committee recommends a motion "HPNC is opposed to City Homes on Wasson Way SF-6 to SF-2 zone change and residential development".

The zoning committee also recommends requesting the Planning Commission postpone this item until HPNC is correctly notified and has opportunity to participate in a Staff Conference.

2680 Madison Road – Proposed Hotel Development

A special meeting of the HPNC was held on August 8, 2019 to hear Jason Williams, Principal-Director of Design, Phoenix Architecture, Michael Brandy, President-Brandicorp, and Todd Smith, President- Lexington Management (Owner/Operators) present the development concept and answer questions. Approximately 40 persons attended. The developers plan a 100 room, seven story hotel with 104 parking spaces. The owners/operators also own/operate the Hilton Garden Inn on Dana at I-71. An application has been submitted for Hampton Inn branding.

The proposed hotel use is a principal permitted use for the CC-A zoned property. The Besuden Court SF-6 zoned properties are not part of the project and will remain residential. LaRosa restaurant property is no longer part of the project. Several Madison Road fronting properties currently zoned Office Limited (OL) will be used for hotel parking and access.

The primary concerns expressed were traffic, lighting, security and construction issues. The traffic study shows a hotel will have lowest impact of any of the permitted CC-A uses. Most of the traffic issues mentioned are beyond the scope and responsibility of this project.

Several persons made favorable statements about the project. At the end of the meeting, about twice as many residents were in favor as opposed to the project.

By developer statement and zoning committee review, it is anticipated no variances, special exceptions, zone change and consequently no public hearing. The Zoning Committee believes that this development offers lowest impact to neighbors compared to other principal uses in the current CC-A zoning district.

The zoning committee recommends, "HPNC has no objection to the hotel development provided that:

- 1) There are no variances or special exceptions.
- 2) The exterior illumination is low level with Hyde Park residential character features.
- 3) Vehicle and pedestrian safety are addressed (subject to the limits of what a single property owner can do)
- 4) An owner/operator construction manager points of contact are established with regular meetings as desired by nearby businesses and residents to address construction issues.
- 5) No Exterior Insulation Finishing System (EIFS) will be utilized".

2985 Lower Grandin Road (ZH20190134)

The applicant seeks relief from Hillside Base Development Requirements §1433-19(g) and a Dimensional Variance of 2 feet from the maximum cumulative height of 8 feet for excavation and fills, to allow a total excavation of 10 feet for a proposed swimming pool. The pool is in the rear yard. A public hearing is scheduled for August 14. The zoning committee recommends no comment.

3446 Edwards Road – Illegal signage (SR19052091)

As reported in July, 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. Mr. Shad was contacted again the first week of August.

Additional Committee Reports:

Traffic and Safety: Three items of focus--Left turn arrow from EB Observatory to NB Edwards to enhance safety in crosswalk across Edwards, especially now that school is back in session next week. Move crosswalk at Clark Montessori to the safe location previously established. Enhance the (18 foot high) lights visibility within crosswalk at Observatory at Michigan.

Environment: Continuing to monitor tree removal (working with Urban Forestry) and the trimming, as required, to ensure a safe sightline for traffic and pedestrians through the square.

Education: Emails this week to all school principals as listed on our Website, including Kilgour, encouraging them to send announcements of community interest and attend HPNC meetings when necessary, and encourage alumni groups and school leadership groups to attend as well. Also, will update Norm on changes to web page information for the "Area Schools" tab.

HPNC FINANCIAL REPORT

June 11, 2019-Aug 12, 2019

RECEIPTS

8-8-19	Membership	20
TOTAL		\$20

DISBURSEMENTS

8-8-19	Web domain fee	226.95
7-20-19	Post office box rental	122.00
TOTAL		348.95