



## Board of Trustees Meeting

### Meeting Minutes

**Tuesday, 13 August, 2019**

Meeting called to order by President, D. Discepoli, at 7:03 p.m.

*In Attendance: J. Buening, D. Discepoli, D. Hapner, A. Lewis, J. Lovelace, N. Lewis, R. Postler, P. Rudolph, A. Rusche, A. Shikany, B. Smyth, G. Wollenweber, and V. Woodham*

*Advance Notice of Absence: S. Mullin and T. Roe*

#### **1. Guests:**

**Cincinnati Police Department, District 2—Officer Jason Rice** distributed the HP Neighborhood Report for July 10 to August 8, 2013. He reported that crime was low and crime has been down overall. He mentioned an auto theft on Paxton and reminded attendees to lock their cars to avoid car theft. Office Rice will now be in attendance at all future HPNC meetings to give his report. The previous CPD representative has retired.

**Olivia Wilmink—Better Bin Compost** introduced herself and explained the organization she represents. Her organization collects food waste and delivers them to landfills to help households become a zero waste household. Residents can request a bin from her organization and fill it with paper products, food scraps, coffee grounds, and more and each week Better Bin Compost will collect the bins. She is touching base with all the communities in the area. You can learn more about Better Bin Compost at <https://www.betterbincompost.com/>.

**Chris Pernice—Monarch Homes** introduced himself and presented his plan for the lot on Grovedale in Hyde Park. He explained that he's looking to create three single family homes according to the zoning. He already submitted for a site review and was stopping as a courtesy. Meetings have already started and are underway. He presented what he called a typical home design which is similar to other newer home designs on the streets. There is currently one home on the land and have consolidated the land for three homes. He explained that the sewer will be impacted since it's on the property.

Resident Meg Kappaillary who lives on an adjacent property expressed concern with the project. She is worried about the sharp bend and safety issues that already reside on the street and is concerned about having three more homes on the street. She explained that one of the trees that Monarch Homes cut down fell on her property and damaged part of her property. She expressed concern regarding the maintenance of the current property and it's upkeep, mentioning raccoons, trash, standing water, and mosquitoes. She also expressed concern about knocking down trees to build energy-efficient homes. She has reported the issues to the city.

Resident Steve Sanders also expressed safety concerns with the project regarding parking, traffic, and adding more driveways to an already crowded area on Grovedale.

Resident David Carlson who lives on Stenninnius, adjacent to the property, bought up the quality of the work so far. He mentioned concerns about how the trees have been taken down, damaging his property and other people's properties with bulldozers. He expressed that there has been a lot of negligence of the site and is worried about the sewers. He sent an email to Monarch Homes regarding the property.

HPNC Council Member Norman Lewis asked about the sewers.

Monarch Homes responded to the residents and HPNC that the sewer will be addressed with an engineer, but he did not provide any clear details or directions regarding the sewer issues. He also said he felt that the site was kept in shape and said his crew monitors the land.

Resident Matt Hagar on Stenninnius has property that backs into the new Monarch Home project and also expressed concern regarding the upkeep of the property since Monarch Homes took it over. He said the trees were knocked down five months ago, but nothing else has been done to keep up the property, resulting in standing water and animals. He also expressed concern about adding three more houses to an already crowded part of the street. He reported the concerns to the city.

Monarch Homes responded that there are valleys and hills all over the city of Cincinnati and does not see parking or traffic to be an issue once the project is complete.

HPNC Council Member Gary Wollenweber reminded everyone that the Monarch Homes project is not a rezoning issue, but instead just a subdivision of the lots.

Monarch Homes has met with zoning and confirms that it meets the zoning requirements.

**Jeff Offerson — Hampton Inn Project** was present to answer any questions from the audience. He confirmed that there is no zoning change needed for this project. Jeff spent time separately with HPNC Council Member Janice Buening during the meeting to bring her up to speed on the project. There were no further questions from any residents at the meeting.

**Laur Quinlivan — Wasson Way City Homes** was present to further discuss the Wasson Way City Homes project. She presented a traffic study that showed no signifi-

cant impact on the traffic. She reiterated points of the project that were conveyed on the past - they will sell the parking lot to the doctor's office, the billboard is not for sale, and they are looking to rezone the area. Sean Sutter, the lawyer also involved on the project, was also present. She reiterated the spending of \$100,000 to improve the Wasson Way.

Resident Kelly Cowedly expressed concern about putting houses on the bike trail and how it could take away from the vision.

Resident Edward Romero stated he was surprised people would want to purchase homes across from kroner and asked specifically about any threats, such as traffic, safety, and commercial development. He also asked about a letter that was passed around by the Wasson Way City Homes project team that mentioned if the homes were not approved, there could be commercial development. He questioned where this was true or not and does not feel the Wasson Way City Homes website accurately conveys . He also questioned whether the parking lot that will remain is useful for the Wasson Way.

HPNC Member Gary Wollenweber reported that if the zone change goes through, it would be limited to single family use and no commercial development would be able to take place. There would be no requirement that they only build six homes and there would be more homes put on the lot. Commercial usage is not permitted in SF6. He also stated that his understanding that there was no plan to expand the parking lot, even though right now there is a line drawn through the parking lot on the zoning map.

HPNC President Danielle Discepoli commented as a member of the Wasson Way Board asking why Wasson Way City Homes project has not come to speak to the Wasson Way Board. Laure Quinlivan said she would be happy to speak with them.

Sean Sutter, lawyer for The Wasson way City Homes Project, stated that since the property is now SF6, there would still be four homes built on the property. He thinks rezoning would make the area more walkable and improve the area.

Both Laure Quinlivan and Sean Sutter stated that there would be no commercial development in the Wasson Way City Homes Project.

HPNC Member Dave Hapner asked about the traffic study and expressed concerns that is was not a full traffic concern and did not address volume.

Resident Edward Romero reiterated Dave Hapner's concerns and asked about the driveways for the new homes and how they would impact traffic. He stated that this project was very hard to support due to all the conflicting information and also added his frustrations with the tax abatements in the area and for this specific project.

Sean Sutter stated that the city is recommending a middle lane to slow the traffic.

HPNC Member Janice Buening asked if the Wasson Way City Homes project has talked to other businesses in the area. She is concerned other businesses haven't been brought up to speed.

Resident John Ye owns apartments adjacent to the Wasson Way City Homes project and expressed that he hadn't been approached about the project and is concerned about traffic.

Overall, residents and HPNC Members were highly concerned about the traffic, the clarity of the project and conflicting information coming from the Wasson Way City Homes team and rezoning the area an SF2. It was stated that a reconvened Staff Conference, which will take place on August 26, 2019, 7:00 pm, at Oakley Community Center.

**Paul Shermer — Columbia Tusculumn Town Home** attended the meeting as a courtesy since the project backs up to Hyde Park. He stated that the project was originally approved in the early 2000's and is halfway down the Delta Hill. They only built four unites in the past. He is proposing to build five units to finish off the cul de sac and do five units with 5 car garages. He is working to minimize the adjacency to the hillside.

HPNC Member Gary Wollenweber asked about the retaining wall request.

Paul Shermer responded that the retaining wall was originally approved as a cluster home development in an SF6 zone. He plans to get an engineer involved for the retaining wall and is having a hearing to get approval on the hillside vacancies.

## **2. Officers' Reports**

### **A. Recording Secretary's Report** – S. Mullin (not present)

Minutes from the July 9th board meeting were sent by email. Without objection, the minutes were approved as submitted.

### **B. Treasurer's Report** – N. Lewis

Around \$300 was spent and next month NSP projects will be addresses. The Treasurer sent note to the NSP Committees to get approval (NSP - Neighborhood Support Program). The Treasurer is amending the proposal to reflect the costs.

## **3. Committee Reports**

### **A. Nominating Committee** No update

**B. Zoning Committee** G. Wollenweber reported on the musical playground project at Hyde Park School and how it originally needed a variance because fo the height of the instruments. He noted a resident who reached out about a zone change to redevelop property he owned for townhouses. The resident was educated on the zone laws and he is thinking about his original idea and will get back to the council with more information. Regarding the Monarch Homes project, G. Wollenweber recommended HPNC not take a position on it yet and encouraged residents to continue to express their concerns regarding upkeep of the land to the city. The lot meets the development needs. G. Wollenweber reiterated answers that the Wasson Way Homes Project has provid-

ed in the past and the concerns brought up in the meeting. The Zoning Committee does not think the land is suitable for SF2, rear yard setbacks and residential use. They also expressed concerns with the exterior design which does not match Hyde Park's unique style, and the developer has stated that he will not be changing the design. J. Buening also added that Hyde Park does not have any new SF2 and parking zones.

- C. **Traffic and Safety** Noted a traffic project happening eastbound of Observatory going towards Linwood. It is urgent because of the kids going back to school. It involves a left turn signal.
- D. **Hyde Park Square Business Association** J. Buening reported that a meeting was held. Moving forward, Ed and Mark Waters of Awakenings and Colette of Berkshire Realty will be leading the group moving forward.
- E. **Plan Hyde Park** J. Buening reported that next meeting will be Tuesday, September 24th.

#### **4. New Business**

Representative for Hyde Park Neighborhood School was discussed.

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

**Annie Rusche recorded minutes for Sybil Mullin in her absence.**