





## Board of Trustees Meeting

Tuesday, March 9, 2021

### Meeting Minutes

Meeting via Google Meet called to order by President, D. Discepoli at 7:02 p.m.

*In Attendance: J. Buening, D. Discepoli, A. Edwards, B. Frappier Schirmang, D. Hapner, S. Hassell, N. Lewis, S. Mullin, R. Postler, T. Roe, A. Rusche, B. Smyth, B. Whitney, G. Wollenweber, and V. Woodham*

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

**Cincinnati Police Department, District 2 Captain Danita Pettis** 22 reported that crime in HP is down compared to the prior 3 years. However, thefts from autos continue to be an issue. Captain Pettis encouraged residents not to leave any valuables in plain sight in their cars. Office Perry Locke (for Officer Barry who is on leave) gave the monthly Crime Report: 1 auto theft, 1 burglary, 1 criminal damaging, 1 forgery, 6 identity thefts, 4 personal thefts, 3 thefts from autos. (979-4444 [Danita.pettis@cincinnati-oh.gov](mailto:Danita.pettis@cincinnati-oh.gov). Police non-emergency line 765-1212. [Christine.Barry@cincinnati-oh.gov](mailto:Christine.Barry@cincinnati-oh.gov). Officer Barry can be reached at 979-4480.

**Hyde Park Branch Library—Blossom Smith, Manager** reported that outdoor programming will begin soon. Yoga for children 3-12 will take place the second Tuesday of the month, check the Library's website for details. Vaccine availability information will also be on the Library's website. Any residents without a computer can come to the branch to get help registering for a vaccine on-line.

**Hyde Park School—5<sup>th</sup>/6<sup>th</sup> Grade Teacher Chris Barker** reported that all teachers and staff members who wanted to have been vaccinated. CPS is still deciding about moving to fulltime in person learning at schools. The Kindergarten information night was a big success, contact the school with questions of for information about enrollment at 363-2800. The upcoming Spring Celebration fundraiser will be virtual again this year with a silent auction taking place over the course of several days and tickets available for raffle baskets. Visit the school's website for details. The school is seeking an extension on the use of the modular classrooms in the lot behind the building to accommodate the overflow classrooms.

**North High Brewing—Manager Ryan Peirce** introduced himself and talked about the new brewery on the Square that has been open for one month. He shared the business's interest in securing a DORA District designation for Hyde Park Square including Michigan Avenue and Edwards Road. The designation would permit bar and

restaurant patrons to walk around the square (into stores and businesses) with open containers (special cups purchased for consuming alcohol). The designation would require HPNC and police support. Several Trustees voiced concerns about the idea, asked about the particulars of the DORA designation, and suggested that before taking any position, a presentation from the City would be helpful to educate the Board and residents. Ryan will reach out to his contact at the City to request such a presentation hopefully for our April meeting

**Anthony Isaacs—Solarize Cincy Co.** introduced himself and talked about a new co-op available to Cincinnati residents for the purchase of solar panels to reduce energy bills. The Co-op is open to Cincinnati residents until June 30, 2021. The solar investment tax credit is 26% and annual energy cost savings average \$1,100. Costs for solar systems have decreased in the past decade and the systems pay for themselves in 10-12 years, and are guaranteed for 25 years. Learn more about the program at: <https://coops.solarunitedneighbors.org>.

## 2. Officers' Reports

### A. Recording Secretary's Report – S. Mullin

Minutes from the February 9, 2021 were circulated via email for review. Minutes will be modified to include the Zoning Committee communication to the real estate agent listing the Baptist Church before the April meeting.

### B. Treasurer's Report –N. Lewis reported that the NSP Contract for 2021 is still delayed. We received one new membership payment during the period.

## 3. Committee Reports

### G. Nominating none

### H. Traffic and Safety D. Hapner reported that the proposed traffic beacons for HP Square would have cost an estimated \$40,000, so DOTE has decided to re-install the flag sticks. The proposed crosswalk on Erie by District 2 has been abandoned, due to the grade and safety concerns.

### I. Education D. Hapner thanked N. Lewis for the 50 facemasks that were distributed at HP Schools and also Play it Again Sports for their contributions to school programs.

### J. Zoning G. Wollenweber reported that the new tennis courts and building project proposed for the Withrow campus has been postponed. The current courts will be resurfaced and the committee will gauge interest in the proposed tennis complex/program before moving forward.

### K. Hyde Park Square Business Association J. Buening reported that the HPSBA has adopted a new logo, but nothing official has been done with it yet. They plan to apply for \$3,500 in CNDBC funds for a marketing plan. Churchill

Teas has relocated to a new storefront on Edwards Road. The Association has been working on neighborhood tours around Hyde Park.

**L. Membership Committee** A. Rusche reported that the Hyde Park Perks (HPNC membership benefits) program is taking shape. HP businesses will offer different perks, discounts, freebies with proof of HPNC membership. She has created a HPNC membership letter/flyer to encourage residents to join HPNC.

**M. Wasson Way Trail** D. Discepoli reported that the next phase of construction begins this month. And the trail will be on its way to Ault Park possibly by summer.

**N. Hyde Park East** The HP East pillar project is ongoing and HPNC has committed \$400 and HPNIC has committed \$1,000 for the endeavor. Before additional funds are decided upon, Trustees requested an update on the progress and specifics of the project.

8. **Old Business** J. Buening reported that working through Invest in Neighborhoods continues to be a good idea to preserve neighborhood council's voice within the City.

**Adjourn:** Without objection the meeting was adjourned at 8:12 p.m.

Sybil Mullin, Recording Secretary

**Treasurers Report/Finance:** Norm Lewis, nothing to report.

**Nominating:** Sybill Mullins, nothing to report.

**Traffic & Safety:** Dave Hapner

- Awaiting status for left turn control from EB Observatory to NB Edwards (HP School)—presentations of options forthcoming from DOTE(?)
- Right turn out of Rookwood Pavilion onto Madison Rd at Wasson Way Trail—DOTE working with Rookwood Property Mgmt. to provide “caution” sign warning drivers to watch for pedestrians and cyclists—DOTE also working to tweak signal at crossing. Two extremes at work here: Drivers who don’t bother to look right before making a quick right turn to beat the traffic approaching from Edwards AND drivers who are courteous enough to stop for people waiting on the center island even when they (drivers) have right of way.
- Awaiting status of flagsticks/paddles for traffic calming (again) scheduled for the two pedestrian x-walks on the square, supported now by DOTE.

**Education**

- Clark Montessori will hold safe in-person graduation at UC 5/3 Arena, May 28 ; graduates limited to (4) tix each, plus staff and school board attendance.
- Prom will be in-person as well—no commercial venues—in-school only; scheduled for outdoors, May 15, at Withrow.
- Clark Montessori Senior Project presentations will take place on the school’s turf field Thur., May 20, weather permitting.
- Field study trips on hold for remainder of school year, throughout CPS.

**Zoning Report for 13 April 2021:** Gary Wollenweber

**Zoning Hearing Examiner hearings** – All zoning hearings are now virtual hearings due to COVID-19 emergency orders. There are special instructions for participation (at end of this report).

**3460 Michigan Ave - Hyde Park Baptist Church sale and re-development** – The broker contacted Zoning Committee regarding meeting with potential buyer. Zoning Committee offered to meet but meeting never materialized. Confidentially Gary Wollenweber was informed an offer has been accepted.

**2488 Madison Rd - Withrow School** - Cincinnati Tennis Foundation tennis complex – According to Robin Brands, CPS Facilities Superintendent, the complex has been put on hold and the foundation will focus on renovating existing courts and programs to generate student interest in tennis.

**Columbus Avenue Easement and (2 lot) Subdivision.** The Cincinnati Planning Commission (CPC) approved the easement and the subdivision development plan as Items #8 and #9 on the December 18, 2020 agenda with condition a fence be installed along the north boundary of the two lots and the easement. The fence has been installed. To dismay of Columbus Avenue residents, a gate was installed in the easement portion (city owned) of the fence allowing pedestrian access to Wasson Way from Columbus Avenue. The gate does have a lock but there is no confidence it will be used responsibly. Zoning Committee is writing a letter to Thomas Klumb, Mr. Thomas R. Klumb, Manager, Real Estate Services Division, informing him that the gate violates the spirit of HPNC and Columbus resident's approval of the easement because there was to be "there was no pedestrian access to Wasson Way". Here is the link to CPC December 18, 2020, Item #8 (beginning on page 128) and Item #9 (beginning on 173): [https://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/dec-18-2020-packet/?fbclid=IwAR32AgW0UvdbUhKSOjr1dp5Ph3ltulo\\_HCgG-J3vqV1N4giGENcrByjZctE](https://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/dec-18-2020-packet/?fbclid=IwAR32AgW0UvdbUhKSOjr1dp5Ph3ltulo_HCgG-J3vqV1N4giGENcrByjZctE)

### **New Applications/New Hearings**

**2720 Walsh (ZH20210027)** - The applicant is seeking a Special Exception for front yard parking that also serves as a turnaround to avoid backing down a serpentine drive that passes by front door. The application drawing shows an optional second curb cut that creates a straight driveway that would provide necessary relief without any front yard parking. Both Staff Report and HPNC Zoning Committee recommended denial of the Special Exception. The hearing was April 7.

**3531 Monteith (ZH20210020)** – The applicant is seeking set back variances and a location variance to construct a rear addition on a very unusual lot with two front yards and a side street (Monteith, Shady Lane and Ziegler respectively). HPNC Zoning Committee did not comment on the matter. Hearing was March 31<sup>st</sup>.

**9 Far Hills Lane (ZH20210016)** - The Applicant is seeking to modify an existing pool house to serve as a temporary residence while construction takes place on the principal structure. The modification includes bedroom, full bath and full kitchen and increasing

size of common areas. The pool house is in front of the front façade of principal structure and closer to street than the principal structure so is an accessory structure in front yard and a second principle structure on the same lot, both are not permitted by zoning code. HPNC provided letter opposing approval of the variances. Hearing was March 24.

### **Past Hearings/No Decision**

**3673 Paxton Avenue (ZH20210010)** – The building occupied by Wulsin Plumbing/Cincinnati Dancewear is being modified. The new business is called “iCRYO Wellness. An application has been submitted to locate the sign on the Wasson Road (north) side of the building rather than the front side of the building, the Paxton side, as required by zoning code. Hearing was March 17, 2021, HPNC did not comment.

**3509 Tarpis (Hearing Waiver)** - A site plan submitted by the owner’s architect describes an addition to second floor of the existing residence with side yard setback variance required. The signatures and addresses of the abutting neighbors appeared on the drawings submitted to the Zoning Committee. The standard HPNC Hearing Waiver letter was issued.

**1307 Duncan (Hearing Waiver)** - A site plan submitted by the owners describes an addition in the rear yard of the existing residence with side yard and rear yard setback variances required. The printed names, signatures and addresses of the abutting neighbors appeared on the drawing. The standard HPNC Hearing Waiver letter was issued. No decision appears in CAGIS Docs/may not have been issued.

**2686 Grandin (ZH2020203)** -The Applicant is requesting variances from the maximum height of cut and fill in a Hillside district and maximum height of a retaining wall. The hearing was February 2, 2021 and HPNC Zoning Committee did not comment on the application. No decision appears in CAGIS Docs/may not have been issued.

**3775 Broadview Dr (ZH20200197)** – The Applicant is requesting variances from side and front yard setback restrictions to construct a new addition to the existing home. This is an SF-6 district. Zoning Committee did not comment. Hearing date was 1/20/21 @ 11am. No decision appears in CAGIS Docs/may not have been issued.

### **Recent Decisions**

None appear in CAGIS Docs

### **Past due decisions/issues**

#### **2645/2653 Erie - Mesa Loca - SR2000826**

HPNC Zoning Committee was contacted by Jeff Osterman, Principal, at Phoenix Architecture (same person as 2480 Erie hotel) who is working with owner to resolve string light and speaker issue and wanted to know HPNC position on lighting and speakers. He was informed HPNC had no position on the lights and had reported illegally erected speakers when they were operated at sound level where song could be identified blocks away.

The string lights have been removed. The speakers are still in place and operated at a low volume as recent as Dec 4. According to Walter Moeller, City Inspector, a final notice to remove the illegal speakers and get a building permit for the lights was issued on 6-15-2020. This matter was discussed with JoAnne Serdar, Entertainment Properties, Inc. when she contacted HPNC for an architect who could prepare permit documents.

**2637 Erie: Cork and Cap** – The business was directed to remove illegally constructed lighting and obtain a commercial building permit and electrical permit to install structurally adequate poles and lighting. No further action has occurred.



**Hyde Park Business Association**: Janet Buening, nothing to report

**Membership**: Annie Rusche, nothing to report

**Wasson Way**: Danielle Discepoli, nothing to report