



Board of Trustees Meeting

Tuesday, September 14, 2021

7:00 pm

Google Meet

Agenda

Subject to change

1. Welcome (1 min)

2. Guests (10 min)

- Cincinnati Police Department; District 2, Officer Christine Barry
- Cincinnati Recreation Center, Joe Berta
- Hyde Park School, TBD
- Wasson Way (Jay Andress, Craig Froehle)
- Other guests

3. Officers' Reports (5 min)

- Recording Secretary – Sybil Mullin
- Treasurer – Norm Lewis

4. Committee Reports

- President's comments
- Nominating Committee – Sybil Mullin
- Zoning – Gary Wollenweber
- Traffic & Safety – Todd Roe
- Environment – Alan Edwards
- Education – Dave Hapner
- Communications—Annie Rusche
- Membership—Annie Rusche
- Hyde Park Square Business Association – Janet Buening
- Plan Hyde Park – Janet Buening
- Other committees or representative updates

5. Old Business

- Committees: Review membership, chairs, and community engagement
- Flooding: City of Cincinnati Extreme Storms Virtual Town hall Meeting, Thursday 9/16 at 6:30 p.m. Register here:

<https://cincinnati-oh.zoom.us/meeting/register/tZlIde6grTsqHdSkkgBGpQaGio9Aw13qjeWX>

- PLK/3660 Michigan Ave update
- DORA Opportunity
- Strategies to increase developer engagement with the community; discuss potential link to Ordinance below

6. New Business

- Sale of Hyde Park Baptist Church
- Ordinance proposed by CM Kearney—Community Engagement Program and Policy
- Request for feedback from CM Kearney re: Multi-family housing legislation
- Community Council Boundaries

7. Adjourn



Board of Trustees Meeting

Tuesday, August 10, 2021

Meeting Minutes

Meeting via Google Meet called to order by President, S. Hassell at 7:03 p.m.

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

Advance Notice of Absence: S. Mullin

1. **Guests:**

Cincinnati Police Department, District 2 Officer Christine Barry gave the monthly Crime Report: Violent crime is about the same as this time last year. Property crime down about 6.5%. Continue to beware of thefts from autos. Porch piracy has also been a problem in the last month. V. Woodham raised an issue about pedestrians and runners using the street rather than the sidewalks. Officer Barry indicated that the police can technically cite pedestrians and runners for jay walking but that she tries to give people a gentle warning first. Ed Paff inquired about targeted traffic enforcement in school zones given that CPS is starting next week.

Police non-emergency line 765-1212. Christine.Barry@cincinnati-oh.gov. Officer Barry can be reached at 979-4480.

Hyde Park Library—Manager Blossom Smith reported that the new extended hours began this week (Mon-Wed 10-8 Wed-Sat 10-6). Story Time at the Observatory is ongoing, check the library's website for times. Meeting rooms have reopened at the branch, with a max capacity of 18 people. Starting in August the branch will resume accepting donations. The Library's Stern lecture series will host Doris Kearns Goodwin on October 5th at the Aronoff Center, cost will be \$5, tickets not on sale yet, check the website for availability: <https://cincinnati.org/stern/>

Hyde Park School—Jill Sunderman announced that they are beginning in person instruction on August 19th. They had a great turnout at their new family picnic last night, and then an ice cream social and classroom visitation on August 17th. They are meeting next month to review plans for school expansion. She reports that their enrollment is back up and they look forward to continuing to grow.

2. **Officers' Reports**

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

Minutes from the July 13th meeting were circulated via email. Without objection the minutes were approved as submitted.

- B. **Treasurer's Report** –N. Lewis circulated the June 9-July 12, 2021, Financial Report via email. 3 new memberships were received during the period. The report was adopted as submitted. N. Lewis requested that the board consider a donation to Knox Presbyterian through the Neighborhood Support Fund even though we are not currently meeting at Knox. The money would be a donation to their Covid Relief fund. N. Lewis then raised the issue about whether the board should continue with a donation to 55 North given how they have had to scale back their programming. J. Buening inquired about whether the board should consider splitting the donation between Knox and HP Methodist. N. Lewis will enquire with the Neighborhood Support fund as to whether this is feasible. G. Wollenweber inquired about whether HP Methodist had appropriate public events that we could direct the donation to. N. Lewis indicated that there were upcoming public concerts and other programming that might be suitable. B. Frappier-Schirmang provided information about what she has learned about the type of programming 55 North has undertaken during Covid given their limitations (iPads for seniors, limited meals, meal delivery). The board agreed to continue funding 55 North as in previous years.

3. **Committee Reports**

- A. **Nominating** S. Mullin reported via email report that there are two vacancies on the Board and encouraged residents and fellow Trustees to share our Candidate Submission form with any interested candidates. The completed forms can be submitted on our website or emailed to sybil@smythlawllc.com.

- B. **Traffic and Safety** D. Hapner introduced the guests (Greg Long and Curtis Hines from DOTE) and reviewed the planned changes for the Edwards and Observatory intersection (loss of parking spaces due to dedicated left turn arrows). The design features a head-to-head left turn lanes on Observatory turning onto Edwards in both directions. B. Whitney raised issues about pedestrian safety crossing west to east across Edwards on the north side of Observatory through the crosswalk. G. Wollenweber described the difficulties in crossing Observatory going south to north along Edwards. C. Hines inquired about the availability of a crossing guard and whether that could assist with issues with children safely crossing. D. Hapner inquired about whether the left turn on green meant that the no right turn on red was also required. C. Hines indicated that yes, that was the preferred pairing of signals. D. Hapner advocated for proceeding with the plan already agreed to. C. Hines offered to investigate changing the left turn arrow from a leading arrow to a trailing arrow. He noted that approx. 20 seconds will be added to the total signal time with the turning arrow. This will increase time to clear the intersection for both vehicles and pedestrians. G. Wollenweber raised issues about possible issues with metro bus

stop locations (eastbound on Observatory) near the intersection given the new traffic pattern where the only through lane becomes the rightmost lane.

Implementation will occur as soon as feasible. Progress will be shared by DOTE with D. Hapner.

D. Hapner moved **That the HPNC supports DOTE's proposed changes to the intersection of Observatory and Edwards, including the establishment of head to head left turn lanes on Observatory, with turning traffic only moving in a protected phase. This change requires the loss on street parking on the south side of Observatory. The city will investigate the possibility of changing the green arrow from leading to trailing.** Motion was seconded and carried with one abstention.

Trustees and residents inquired about pedestrian safety issues resulting from the curb cut, and worry that may make the crosswalk less safe. A delayed left turn arrow and more signage alerting drivers of pedestrians were suggested. D. Hapner will communicate with DOTE to get clarification on the plans and answers to some questions and report back to the Board.

C. Zoning G. Wollenweber asked for questions about the zoning report. A. Rusche said HPNC had received an inquiry about the status of the hotel construction at Rookwood. G. Wollenweber has no new information on the status other than to offer that the progress stopped after demolition due to Covid. S. Hassell asked whether the zoning committee had any comments on the city's recent public staff conferences. G. Wollenweber indicated that both the urban design district and the zoning density issue seem to be off the table. He will investigate further. S. Hassell offered that the density issue is likely on hold until the September meeting. Additionally, S. Hassell shared that the zoning density guideline removal was being couched as a way to increase the supply of affordable housing. Concern is that this is more likely to convert commercial properties to higher end rental properties than to create affordable housing.

D. Environment A. Edwards reported he attended the Invest in Neighborhoods call about the neighborhood activation funds. He offered that this seems like a very good opportunity for community councils and local businesses to partner (batches of \$10,000). This is a non-competitive grant. We could apply projects that focus on community events, summer youth programs, public performances, education and enrichment that "restore community fabric and relations that have suffered during the pandemic." A. Edwards said that this is a good opportunity and that Invest in Neighborhoods will work with us to assess the viability of possible projects. HPNC could apply as well as the HP Square Business Association. One way to maximize the funding would be to coordinate with the business association. This application is open until December 2021. <https://www.investinneighborhoods.org/neighborhood-activation-fund/>

J. Beuning offered to talk to the owners of Delamere and Hopkins about whether they would be interested in possibly supporting the hiring of an event

coordinator with the grant money to try to revamp an event such as the annual tree lighting on the square.

- E. **Education**: D. Hapner will deliver a box of masks to each of the 6 schools in Hyde Park.
- F. **Hyde Park Square Business Association**: J. Buening reported that the HPSBA did not meet this month. She indicated that they are concerned about expansion of outdoor dining during Covid, much of which occurred without any approval or regulations. Awakenings has applied for revocable street privilege formally. J. Buening offered to inquire with the city about the process and rules and report back to the businesses. She also reported on ongoing issues between the HP Farmers Market and businesses on the square and tensions over the market manager trying to tell businesses what they can and can't do in front of their stores during farmers market hours.
- G. **Plan Hyde Park**: J. Buening reported that she continues to hope to get the Plan before City Council prior to the November election, as the current Council would be likely to support the proposed changes in the new Plan. Technically the city personnel need to call the meeting required to move forward. S. Hassell requested to be copied on J. Buening's email to the city asking to move the process forward.
- H. **HP School**: V. Woodham and G. Wollenweber are members of the committee discussing the school's plan to expand as is G. Wollenweber. This committee met with planning committee and architects. They are abiding with the SF6 set back and height requirements. They will require a conditional use exception because of their presence in a residential area. The front of the extension will face onto Edwards and the rear yard will be on the side towards the thatched roof house that faces onto Observatory and the 35 foot setback will be maintained.
- I. **Membership Committee** A. Rusche discussed the label for the North Hyde Brewing HP beer. There are some issues with getting the design printed. A launch event is being planned for September that will include a membership table to emphasize the role of HPNC in the community. A. Rusche will be sending out a request for volunteers in 2 hour shifts to staff the table and do outreach on behalf of HPNC. She plans to share the logo when she gets approval from the brewery. V. Woodham inquired about whether HPNC could have a similar booth at the October Hyde Park Art Show. A. Rusche offered to investigate.
- J. **DORA**: S. Hassell reported that he and Paul Rudolph had intentionally put discussions on hold last month because of other contentious issues with PLK and the Wasson Way building. G. Wollenweber asked that P. Rudolph compile some information on what the DORA might look like, what the boundaries would be, and which businesses would participate. He raised the issue of whether the city's Parks Department would even allow HP Square to be a part of a DORA district. D.

Hapner asked whether HP was risking their place in the queue with a DORA application. J. Buening stated that the HP Square business owners have the responsibility to take the lead on the application. She noted the challenges involved in trying to get business community members to work together.

- K. **Flooding**: S. Hassell reports that there is nothing new to share at this time, despite the number of homes and businesses being affected last time.
 - L. **Invest in Neighborhoods**: The organization is offering a community council president's training class.
 - M. **PLK meeting**: S. Hassell offered a summary of the meeting with PLK and the community in July. Although the discussion was less contentious than in the July HPNC meeting, very little came out of it. S. Hassell solicited ideas from the group that we could share with Councilperson Jan Michelle Lemon Kearney as to how we could work to prevent this from happening in the future. D. Hapner provided information about the issue related to the traffic study and shared that a new one is unlikely to happen. A. Isaacs shared that his feeling was that the community really wanted to veto the project--not simply provide feedback on it. Both the city's legal counsel and the head of development attended. S. Hassell will raise this issue at the next NCCAA meeting.
 - N. **Committees**: S. Hassell encouraged trustees to review their current committee assignments and let him know if they want to make changes. He also asked for input on how committees could function better. S. Hassell asked whether committee heads' emails could be added to the webpage to better route inquiries from the community.
4. **New Business**: S. Hassell opened a discussion about the resolution adopted in the July meeting for Cincinnati Community/Neighborhood Council consideration and adoption related to community council boundaries and the overlap among many neighborhoods. G. Wollenweber raised concerns about boundaries of the community and possible issues with neighboring communities and their boundaries. Currently, the 1979 community council boundaries are posted on the HPNC website. We do not currently have the city's community boundaries posted. J. Buening noted that part of the PLAN Hyde Park process was having to accept the city's boundaries for the purposes of the plan only. S. Hassell closed the discussion by noting that this is a clearly complex issue and that more discussion is needed in the future.

Adjourn: Without objection the meeting was adjourned at 8:52 p.m.

Blair Whitney, Corresponding Secretary

September 2021 Committee Reports

Treasurer Report and Neighborhood Support Program - Norm Lewis

HPNC's long standing Neighborhood Support Program administrator for Cincinnati moved on, and our 2021 NSP contract must be closed out with a new administrator (as yet unnamed). I just hope there won't be any new requirements to allow 2021 closeout. HPNC has completed most of our 2021 projects. Still waiting finishing details from 55 North, Covid equipment for neighborhood schools and Wasson Way. We must get our 2021 NSP contract closeout submitted and approved before we can submit our 2022 proposal.

With the expectation of completion of HPNC 2021 contract before the next meeting, I have created a worksheet for a possible 2022 NSP contract proposal. The spreadsheet has totals from the last couple of years, so you can compare totals. I ask HPNC board approval of the 2022 NSP proposal, so I can get it written up and submitted. Note that the 2022 NSP programs will be administered by Invest In Neighborhoods, so there might be some changes that I am not aware of yet.

Attached is the summary of this month's expenses, and a running total of the 2021 budget/expenses.

HPNC FINANCIAL REPORT

Aug 10, 2021-Sept 14, 2021

RECEIPTS

9/7/21		Membership	19.11
8/11/21		Membership	19.11
TOTAL			\$38.22

DISBURSEMENTS

9/7/21	1472	Hyde Park East Pillar Project	\$900.00
9/7/21	1474	Knox Church Covid Fund	\$338.00
9/2/21	1476	Intern	\$600.00
9/2/21	1473	Web Site Hosting Fees	\$484.00
8/30/21	1475	Hyde Park Community Summer Reading Program	\$339.00
TOTAL			\$2651.00

Zoning Committee Report for 14 September 2021

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

(Michigan and Erie) The property has been purchased by Falling Leaves LLC. Karl Gieseke is the architect for the anticipated redevelopment. The Zoning Committee recommends sending Mr. Gieseke the following wish list (similar to what was sent to another developer):

- 1. The Hyde Park Neighborhood Council (HPNC) will be pleased to meet and work with you as you develop your plans for the southeast corner of Erie and Michigan. There is a Hyde Park Square Business Association (HPSBA) that may also have an opinion(s).*
- 2. HPNC hopes the new concept will be sensitive to the site, a corner lot in a neighborhood pedestrian oriented business district that abuts two public sidewalks and a public library. Any redevelopment must relate to and enhance the surrounding properties and uses.*
- 3. We prefer a design that has rich architectural details complementing, not contrasting, the neighboring 100+ year old buildings. We encourage a design that considers the draft Hyde Park Master Plan “Developers considering redeveloping the property should know that Hyde Park Square is the heart of one of Cincinnati’s most desirable neighborhoods. Incorporated as a village in 1896 and annexed to the City of Cincinnati in 1903, Hyde Park is a welcoming, thriving, and ever-evolving neighborhood with a respect for history. An established community, it is valued for its tree-lined, walkable streets, distinctive housing stock, vibrant business districts, strong schools, parks, and places of worship. Hyde Park offers residents and visitors a place to live, work, learn, shop, and dine with a beautiful public square at its center. In keeping with this history and property’s location on the Square, proposals should incorporate and reflect Hyde Park’s unique history and architecture.”*
- 4. In this CN-P zoning district and UD#4 overlay district, the first floor is intended to be commercial use with high percentage transparency (windows) showing inviting commercial interiors to pedestrians. There are strict restrictions on signage in Zoning Code. New development should be designed to adhere to the requirements of the CN-P zoning and the UD#4 overlay.*
- 5. A soft corner at Erie and Michigan, with significant set-back allowing a small plaza for public gathering, beverage consumption or outside dining, is encouraged. The existing grassy area serves this visual purpose, but its functionality needs improvement. If new development will include a garage, keep in mind the local water table will likely allow only one level underground unless expensive countermeasures are employed. HPNC prefers garage access from Michigan Avenue — and so does Zoning Code.*

6. *HPNC strongly encourages development that is permitted under the current zoning. We are rather strict to the code and do not take variances lightly.*
7. *The mature trees in the right-of-way on Michigan, should be protected and preserved.*

A motion, second and affirmative vote by Trustees is recommended.

3660 Michigan Ave (AKA Six-Story Parking Garage (+ Apartments) on Wasson Way.

The developer PLK has declined to make any modifications to the building to improve safety for pedestrians on Michigan or Shaw public sidewalks.

2488 Madison Rd - Withrow School – No new information from the Cincinnati Tennis Foundation. The existing courts were resurfaced by the Foundation.

New Applications/New Hearings

3741 Aylesboro (ZH20210125) - The applicant has requested a Variance of 9.2 feet from the minimum rear yard setback of 35 feet to allow addition to rear of residence with setback of 25.8 feet. The hearing is September 15.

1120 East Rookwood (ZH20210077) – The Applicant has requested a variance of 18'-3" from the rear setback requirement of 35' to allow a rear setback of 16'-9" for a deck addition on the back of the existing home. No hearing date is shown in CAGISdocs.

Past Hearings/No Decision in CAGISdocs

2828 E St Charles Place (ZH20210105) The applicant is constructing a new residence and has requested a dimensional Variance of 10.7 feet from the required rear yard setback of 30.3 feet for a rear yard setback of 19.6 feet. The hearing was August 18. The HPNC Zoning Committee did not offer an opinion.

2545 Grandin (ZH20210112) The applicant is constructing a new residence and has requested a Special Exception to allow a circular drive in a zoning district that does not allow front yard parking, relief of approximately 1.5 feet from the front building height and 5 feet from the rear building height of the required Maximum Building Envelope ("MBE") of 35 feet to allow a proposed front height of 36.5 feet and a rear height of 40 feet for a proposed single-family dwelling and relief of 9 feet from the 8 feet maximum cumulative height of excavation and fills, to allow a cumulative excavation and fill of approximately 17 feet. The hearing was September 8. The HPNC Zoning Committee did not offer an opinion.

401 Torrence Court (ZH20210052) – The Applicant is requesting hillside overlay district approval to construct a new 3-story home that exceeds height and excavation/fill restrictions and any other relief required. It is in RMX Hillside Overlay and hearing was May 26. The HPNC Zoning Committee did not offer an opinion.

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. No decision appears in CAGIS Docs. Sign is up so assume decision issued and incomplete recordkeeping by ZHE.

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.

Past due issues

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.

Virtual Zoning Hearing Instructions

In accordance with orders issued by state and local officials and applicable guidance concerning COVID-19, this hearing will be conducted using video-conferencing technology. This hearing will be closed to in-person attendance to comply with social distancing requirements. The link above will allow you to join this hearing using the Zoom website. It is important that each participant familiarize themselves with the Zoom video-conferencing technology **BEFORE** joining the hearing. Participants are strongly encouraged to visit the following link to join a test Zoom meeting - <https://zoom.us/test>. The test Zoom meeting will allow participants to ensure that all audio and video components are working properly on your computer or device. All desktop/laptop computers, tablets, and smartphones with internet access can join and participate in the hearing. Participants may also visit the Zoom Support Center to learn more about Zoom video-conferencing – [link](#).

Important Disclaimers

- Applicants and/or Owners may choose to **opt out** of the video-conferencing option. If an Applicant and/or Owner elects to opt out, the hearing will be placed on hold until in-person hearings resume. If you are an Applicant and/or Owner that would like to opt out of the video-conferencing option, please reply to this email immediately.

- Please be mindful of your environment when participating in the hearing. All participants must ensure that they eliminate background noise and distractions during the hearing. All participants are required to dress appropriately.
- Please avoid using virtual backgrounds during the hearing. If you have used virtual backgrounds in previous Zoom meetings, please ensure that they are turned off prior to joining this hearing.
- In the event of any technical difficulties or unforeseen circumstances, the Hearing Examiner reserves the right to continue or postpone this hearing at their discretion.
- The Hearing Examiner reserves the right to remove any participant from the hearing at their discretion.

If you have additional questions or would like more information about these process changes, please reply to this email or visit www.cincinnati-oh.gov/boards.