



Board of Trustees Meeting
Tuesday, July 11, 2023
7:00 PM in Little Theater
Hyde Park Community United Methodist Church

AGENDA
Subject to change

1. Welcome - Vice President Val Woodham, presiding

2. Location of future meetings:

- Tuesday, August 8, 2023 - Hyde Park Community United Methodist Church, Little Theater

3. Guests (please limit comments to 3-4 minutes each)

- Cincinnati Police Department, Officer Christine Barry
- Cincinnati Fire Department, Lieutenant Dan Coletta
- Hyde Park Library, Ben Lathrop
- Cincinnati Recreation Center, Blake Williams
- Hyde Park School, Jill Sunderman / Gary Tate
- Withrow University High School, Resource Coordinator, Belinda Carson
- Hyde Park Tennis Club, John Mitchell

4. Approval of Consent Agenda (Minutes, Officer Reports, Committee Reports)

5. Old Business

- City Council approved the Accessory Dwelling Unit ordinance during their meeting on June 26. <https://cincinnati.oh.legistar.com/LegislationDetail.aspx?ID=6266216&GUID=B2C0F418-DF1E-424B-8C14-9FB6967143C8>.
- A last-minute effort to secure the supplemental funding for Invest in Neighborhoods did not receive approval (4-4 vote). There is still a possibility they will secure funding from the carry-over budget. Conversations will start in August.
- Installation of a gate at Sonny Kim Park started on July 7. Special thanks to Blake Williams with Cincinnati Recreation Commission for her support throughout!

6. New Business

- Oakley is pursuing an Urban Parking Overlay District for part of their neighborhood. At present, part of the proposal includes the Oakley side of Wasson Rd. If you are interested in learning more, or getting more involved, there are two upcoming meetings:
 - Public Staff Conference - Monday 7/17 @ 4pm, held via Zoom.
 - City Planning Commission Meeting - Friday 7/21 @ 9am
 - This meeting will be held at City Hall (801 Plum St, Room 300)
 - and virtually via Zoom
 - Please contact jesse.urbanicsik@cincinnati-oh.gov or 513-352-4843 to register. Visit the website for additional information and a map of the proposed areas: <https://www.cincinnati-oh.gov/planning/planning-projects-and-studies/active-ongoing/oakley-upod/XXX>
 - Questions or comments?

7. Adjourn



HPNC President's Report

July 2023

Tommy McEvoy

HYDE PARK

Zoning Committee, Vice Chair opening

We are still seeking trustee and non-trustee committee members. If you are interested, please email hpncpres@gmail.com.

DORA

The Hyde Park Square DORA officially opened on June 25, 2023. The team is still working to get the necessary paperwork in place with all establishments, but those that have submitted their agreements are able to serve alcoholic beverages in official DORA cups.

Gate at Sonny Kim Park

We learned on July 7 that a park gate and fences between Sonny Kim Park and Erie Avenue were starting to be installed. Installation will likely be complete by this meeting. We appreciate all the support for this project from Blake Williams, Timothy Heyl, and Daniel G. Jones with Cincinnati Recreation Commission.

CITY-WIDE

Invest in Neighborhoods

A last-minute effort to secure the supplemental funding for Invest in Neighborhoods did not receive approval (4-4 vote). Thank you to those that have continued to voice support, but don't stop yet! There is still a possibility they will secure funding from the carry-over budget. Conversations will start in August.

Gun Violence

As you heard at last month's HPNC meeting, this continues to plague our city. Invest in Neighborhoods is working on scheduling another meeting on the topic, likely the week of July 23. If you would like to attend or get more involved, please email hpncpres@gmail.com.

Cincinnati Fire Department Recruiting

The Cincinnati Fire Department is accepting applications for Fire Recruit. The Office of the Fire Chief has asked that we help them share the opportunity to "join Cincy Fire & EMS." If you have any neighborhood events where you think their presence would be helpful, please reach out to jesse.short@cincinnati-oh.gov.



HPNC Committee Reports

July 2023

Education — Dave Hapner

Clark Montessori continues to work with the other parent organizations to represent the school's high interest in moving the existing crosswalk before ANOTHER student is hit by a moving vehicle. DOTE is presently evaluating our request.

NBDIP Grant — Dave Hapner

Guidelines say all awards will be granted no later than July 30, 2023.

Neighborhood Support Program — Norm Lewis

HPNC submitted the required NSP interim report due July 8. HPNC spent \$85.71 for Mail Chimp, \$199.48 for Website Hosting fees (4 months) and \$194 for PO box rental.

We deposited the Invest Annual Interest Grant of \$868 and 2 memberships for \$39.11.

I amended the budget per last month's vote.

PLAN Hyde Park — Janet Buening

The Steering Committee continues to meet monthly with Stacey Hoffman and other staff members of City Planning. We have completed review and revision of two sections of the PLAN: Quality of Life and How We Move. The committee next meets on Tuesday, July 25, to begin work on the section regarding Hyde Park Square and other business areas in our community. Our goal is to complete work on the PLAN by September 2023 and present it to HPNC for acceptance and the community for review before submitting it to City Council for adoption.

Traffic and Safety — Todd Roe

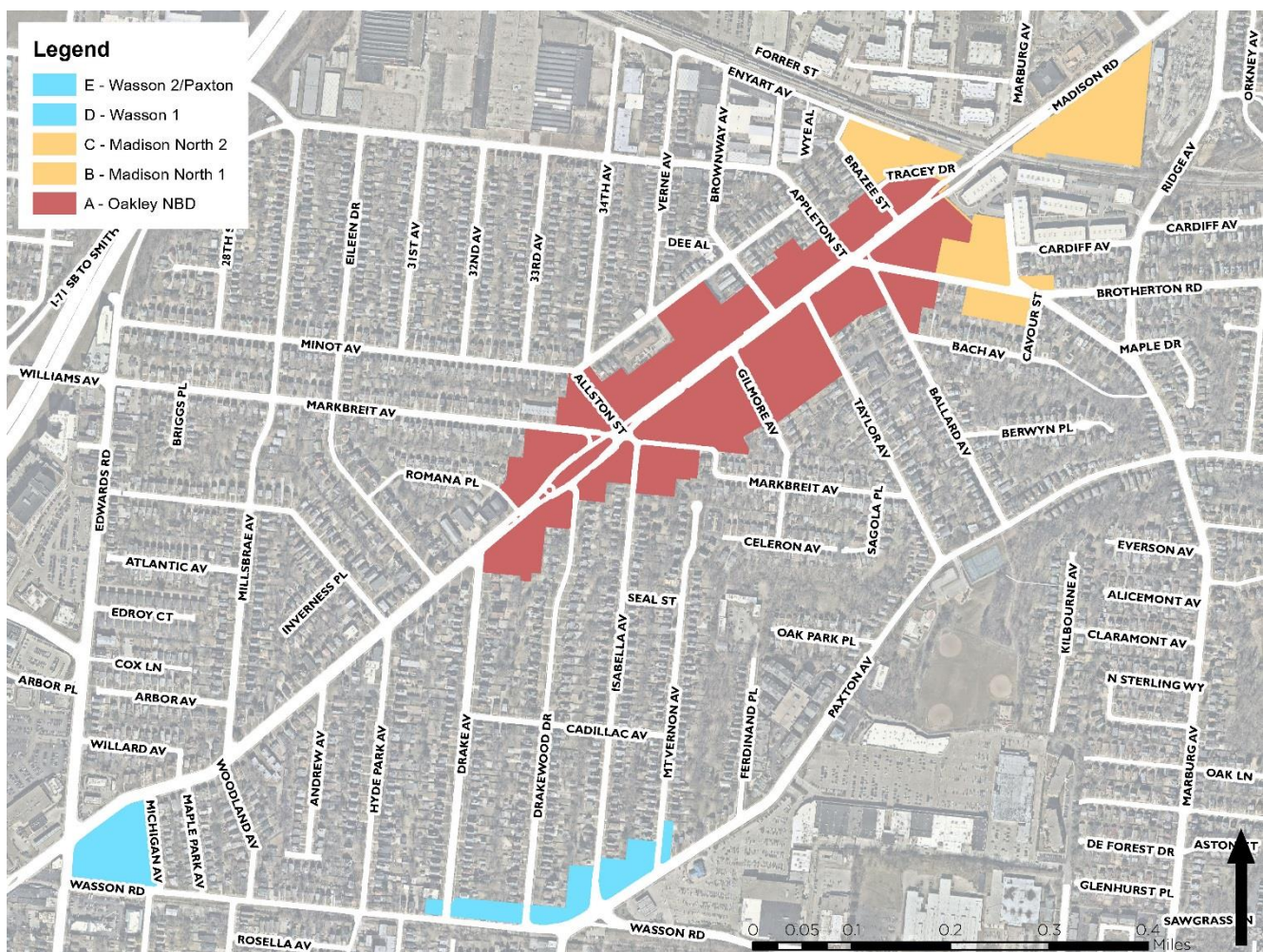
I'm in regular conversation with DOTE re: improvements to Observatory, Linwood, etc.

As of last week, DOTE was working through the bid process (and all the bureaucracy that goes along with it). They are hoping to share an updated timeline by mid-July.

Zoning — Gary Wollenweber

Report begins on p. 4

New Zoning Business



There are two proposed UPOD zones (D & E) abutting Hyde Park along Michigan, Wasson, and Paxton Avenues (see map). Currently there is no parking requirement for first 2000 sq. ft. of commercial use and there appears to be few if any spaces (in the D & E zones) without tenants. The overlay would allow enlargement of current businesses or new businesses by consuming the space currently dedicated to required parking. The UPOD would provide no benefit to Hyde Park and we have had problems in past from Wasson businesses in zone E that have too little or no parking. There is new construction at Wasson and Drakewood so current parking requirements do not appear to be too restrictive for new development. The Zoning Committee does not have a majority recommendation.

Marjorie P. Lee Retirement Community Patio

A Staff Conference was held on July 6 with members of the Zoning Committee participating. A least two residents of Victoria Place attended. MPL is proposing to build a two story patio at the location of an existing first floor patio to serve second floor residents. The patio is at the south-east corner of existing building and will only be seen by one or two Victoria Place residents. It is considered a major expansion in a Planned Development (PD) so must be approved by Planning Commission and City Council. Privacy screens, sound attenuation and landscaping improvements are included to minimize the impact to Victoria Place residents. The Zoning Committee recommends “no comment” by HPNC which is our standard practice for these types of issues in rear yards. The City Planning Commission Meeting is Friday 7/21 @ 9am; this meeting will be held at City Hall (801 Plum St, Room 300) or virtually via Zoom.

4 Weebetook Lane The architect representing the owner has applied for a side yard variance along with a hearing waiver to construct an addition to the residence. The site plan with the signatures of the abutting neighbors has been received. The HPNC letter approving a hearing waiver will be issued after reviewing the signatures.

Old Business

Sandwich Sign Ordinance – No new information on action by City to approve use in HP Urban Design overlay district. According to the Vice Mayor, the Ordinance has been delayed.

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.



HPNC Financial Report
Norm Lewis, Treasurer

JULY 2023

HPNC FINANCIAL REPORT

JUNE 12, 2023 TO JULY 9, 2023

RECEIPTS

6/20/23	Membership	20.00
6/20/23	Invest Annual Interest Grant	\$868.00
6/22/23	Membership	\$19.11
TOTAL		\$907.11

DISBURSEMENTS

6/20/23	1521	Tommy McEvoy-Mail Chimp	85.71
7/9/23	1523	Smyth & Mullin llc for website hosting	\$199.48
6/22/23	1522	PO Box Rental	\$194.00
TOTAL			\$479.19



Board of Trustees Meeting

Tuesday, June 13, 2023

Meeting Minutes

Meeting at Clark Montessori called to order by President, S. Hassell at 7:05 p.m.

In Attendance: D. Hapner, S. Hassell, T. McEvoy, S. Mullin, N. Lewis, B. Smyth, B. Whitney, G. Wollenweber, and V. Woodham

Advance Notice of Absence: J. Buening, A. Edwards, A. Rusche, and A. Schutte.

S. Hassell opened the meeting by thanking his fellow Trustees and HP residents for the honor of serving as the HPNC President these past two years. He talked about his gratitude for learning a lot about Hyde Park, City Hall, and his fellow neighbors. He thanked the HPNC Trustees, the audience, committee chairs/members, Invest in Neighborhoods, the Mt. Lookout and Oakley Community Councils, our community partners (police and fire departments, Oakley Rec Center, HPSBA, APAC, and Hyde Park Library) for their support and collaboration with him and the HPNC. He encouraged residents to get involved as a volunteer in an organization that is meaningful to them.

1. **Guests:**

Cincinnati Police Department, District 2 Officer Christine Barry distributed the neighborhood crime and traffic reports for the period. No violent crime, 1 attempted burglary (however, were not able to gain entrance to the building), and thefts from autos include a rash of stolen catalytic converters. The traffic report showed multiple incidents at the Edwards and Erie intersection. Captain Pettis alerted residents that a sobriety check point would be in place on Delta July 20th. Sergeant Sellers reminded residents that while on vacation not to post on social media, to alert neighbors that they are going to be away, stop mail/newspaper delivery, and to set inside and outside light timers to deter theft. G. Wollenweber asked why more citations were not issued for traffic violations at Erie/Edwards. Captain Pettis responded that the majority of citations were issued as a result of accidents, and any other violations had to be witnessed by an officer for a citation to be issued. Officer Barry can be reached at 979-4480. Christine.Barry@cincinnati-oh.gov. Captain Danita Pettis can be reached at: 979-4444 Danita.pettis@cincinnati-oh.gov. Police non-emergency line 765-1212.

Hyde Park Library—by S. Hassell (Manager, Ben Lathrop, unable to attend)

The branch hosted a ballroom themed event for the Discover Summer kickoff with over 100 attendees. The branch's calendar detailing summer events and programs is on the Library's website. [Hyde Park | Cincinnati & Hamilton County Public Library \(chpl.org\)](http://HydePark|Cincinnati&HamiltonCountyPublicLibrary.chpl.org) (513) 369-4456.

Presentation of Community Builder Award--S. Hassell and G. Wollenweber

S. Hassell and G. Wollenweber presented the 2023 Hyde Park Community Builder Award to Michael Mauch (RWA Architects). Mike has been a tireless advocate for Hyde Park for nearly 20 years. He serves on the HPNC Zoning Committee and with his commonsense approach and guidance on zoning matters, variances, and special exceptions, his work has altered the appearance of many buildings in Hyde Park. His work with HPNIC (north frame parking lot and flowers around the square) has immeasurably improved the streetscape in Hyde Park. The HPNC thanks Mike for his dedication to the Hyde Park Community and recognizes him for his great contributions to Hyde Park.

Cincinnati City Council Member Liz Keating (and fellow Hyde Park resident) introduced herself and shared some updates from the City. City Council will vote on the proposed budget tomorrow. She mentioned the City's infrastructure initiative to handle waterflow issues. She talked about the zoning code and trustees expressed frustration with the ongoing trend of universal approval of variances, special exceptions, and general zoning code relief in Hyde Park. The associated HPNC's zoning committee's designation of contributing and non-contributing structures has also been ignored. Trust is an issue between Hyde Park and City Council. The HPNC wants to protect Hyde Park homeowners who purchase homes with expectations of what their neighborhood will be like.

CM Keating talked about the expected \$9.8 million deficit in next year's City budget, which will result in a 1.8% cut in funding for all City departments. She also mentioned the City's plan to pull funds together in a larger pool for larger neighborhood projects, for which Councils can apply.

D. Hapner shared concerns about traffic and pedestrian safety and asked about the plans for traffic calming measures along the Wasson Way Trial at intersections. 311cincy.com is a good way to report incidents (and also litter issues, zoning code violations, potholes, tree across public ROW, etc.) and get action on such matters.

CM Keating addressed the proposed ADU legislation which has passed the Planning Commission. The plan is for the legislation to allow for more affordable housing options within the City in a shorter period of time than large development projects require. Public hearing scheduled for 6/21 at 1 p.m. N. Lewis expressed concern that the ADU legislation will over-tax our sewers. CM Keating said that all ADUs will require the same compliance for sewers, and no projects will be approved that put more stress on the existing sewers. CM Keating mentioned this will encourage LEED Platinum projects.

G. Wollenweber expressed concern that the ADU legislation approval would exacerbate the already significant parking problems in Hyde Park and the resultant increased density will result in a multitude of variance and exception applications that the Hearing Examiners will simply approve. CM Keating referenced the fact that Hyde Park is on the public transit line to alleviate parking issues. CM Keating spoke about the Connected Communities initiative. She shared that Hyde Park is a perfect example of how neighborhoods can stay vibrant and strong. There are already many 2, 3, and 4 family homes near the HP business district, retirement communities in the neighborhood, schools, farmers market, and community gathering spaces which support a thriving business district and allow families to live in the neighborhood for their entire lives.

A. Isaacs, HP resident, suggested that Hyde Park needs to have a frank discussion about whether we want to remain a single-family vs. a multi-family neighborhood. Michael Mauch opined that the higher density projects in Cincinnati are also the least affordable. CM Keating shared that she would like to see affordable workforce housing in Hyde Park, though there is little chance there would be widespread support for it in HP.

2. **Approval of Consent Agenda**

B. Smyth moved to approve the Consent Agenda. Second by T. McEvoy. All in favor. Motion carried.

3. **Officer Reports**

- a. **Nominating Committee** S. Mullin shared an update that after meeting with multiple candidates, the Nominating Committee voted to recommend Dan Lee to fill the vacancy from Todd Roe's resignation from the Board. S. Mullin moved, "That the HPNC approve the Nominating Committee's recommendation for the nomination of Dan Lee to serve as a HPNC Trustee." Second by B. Whitney. Unanimous approval. Motion carried.

4. **Officer Elections**

President B. Smyth nominated T. McEvoy, second by V. Woodham, all in favor.

Vice President T. McEvoy nominated V. Woodham, second by B. Frappier Schirmang, all in favor.

Recording Secretary T. McEvoy nominated S. Mullin, second by G. Wollenweber, all in favor.

Communications Secretary T. McEvoy nominated J. Buening, second by N. Lewis, all in favor.

Treasurer T. McEvoy nominated N. Lewis, second by D. Hapner, all in favor.

Executive Committee Member B. Smyth nominated S. Hassell, second by T. McEvoy, all in favor.

5. **Review of Recent Issues**

ADU Proposed Legislation G. Wollenweber asked the Board if we wanted to share a HPNC opinion about the proposal in a letter to City Council. B. Smyth suggested there might be merit/benefit in having a conversation with the Zoning Board of Appeals to talk about our frustration with the ongoing trend of approving all zoning relief without consideration of the opinions of the HPNC and HP residents, and see if there was a way to communicate more effectively and have the hearing Examiner give more consideration to our input. A meeting with the ZBA and CM Keating was suggested.

Trustees discussed the idea of a letter to City Council expressing concerns about the proposed ADU legislation and ongoing rubber stamping of zoning relief applications in HP. N. Lewis moved, ***“That G. Wollenweber write a letter to City Council expressing the HPNC opposition to the adoption of the current proposed ADU legislation.”*** Second by B. Smyth. 3 in favor, 3 abstain, 2 oppose. Motion failed.

6. **New Business**

G. Wollenweber reported that he received a call from the Marjorie P. Lee administration who reported they are planning an addition and another patio to their current building and are working and communicating with the closest neighboring property owners to share the plans. A staff conference is expected on the project in July.

7. **Old Business**

The Hyde Park DORA will officially kickoff on June 26th with a soft opening. In late summer, expect an official ribbon cutting to ring in the DORA!

Adjourn: Without objection the meeting was adjourned at 8:40 p.m.

Sybil Mullin, Recording Secretary