

Harrison West Society Meeting ~ September 16, 2015

Meeting called to order at 7:08PM by Tim Price **Quorum** present **Presiding:** Tim Price, President

Minutes: June and August minutes. **MOTION to pass J. Sukosd; Second B. Mangia: PASSED**

Presentation 1: Mario & Sarah Solis: 1157 Pennsylvania Ave. want to build a carriage house/garage behind their house. Carriage house to have visiting family have a place to stay. Variances: side yard zoned 6' combined setback, asking for 3'; parking: there will still be 2 spots, but since there will be what is considered 2 living spaces there needs to be a variance to account for the second structure; need variance to have living space above the garage (2 structures on 1 lot) – similar structure 2 lots south; need variance to build on a lot less than 50' wide, lot no less than 6,000 SF in area; allow carriage house to front on the alleyway and not a public street; rear yard permitted – requirement no less than 25% of total lot area (0% for garage and keep 25% for house); B. Mangia will it have a separate address? Not sure, not planning on it. JS does not know (current house has 2 addresses). **MOTION J. Sukosd proposes neighborhood support this project with the accompanying variances B. Mangia Second PASSED**

Presentation 2: Matthew Wilson, Joe Pax, Jennifer McKenna, Mark, Jack Reynolds (Mulberry Design & Build). 840 Michigan extended stay hotel proposal. Jack Reynolds- came up with 1 more parking space (40 total: request for variance now for 6 spaces). Concern about retail functionality; onsite public open space now available at all times (shared parking in the back of the lot); at request of traffic department closing one curb cut on Michigan (only one curb cut remains on Michigan for entry into the parking lot). Variances requested: 6 to zero for retail, reduction to 9' setbacks for areas above first floor, no loading space for retail. Joe: review HW Plan, reduce curb cuts, increasing pedestrian scale and sidewalk experience: screen walls (esp. MI Ave.) create an entry element on Michigan lot; elimination of curb cut on MI, extend 36" high wall, along north line add shrubbery, add at least 2 street trees to beautify MI Ave corridor; along Buttles seam walls, paver patio, 18" high flank walls, landscaping, small ornamentals as anchor of retail space and primary view towards downtown; key feature – dumpster enclosure; adding sidewalk on Thurber (nonexistent now), maintain the existing sycamore trees. Complicated screen element on original proposal eliminated; corner element has added a lot of brick masonry, face brick on ends in anchors, windows with black trim, similar in scale to Harrison Park Place; not Victorian, but sensitive to scale and proportions to complement the architecture; Signage? Minimal, ground-mounted identification. What will go in retail? Leaving that to potential tenant. If restaurant will let them come to HWS. 1600 SF with 2 RR, but shell to let someone customize. 26 units with 960-1700SF per unit. 39 spaces last month was enough for all of the residents: shared over 24 hour period. Can you get to the retail space from the parking lot? No you have to go around the building (or have security access). Roof terrace above the retail element for resident use to maximize view to downtown. Outdoor seating space, etc. putting onus on potential future tenant to come back for variance, why not do it now? More comfortable knowing who we are getting. Not going to charge for parking. BM: main corridor is MI Ave. (JR: plan also mentions Buttles extension in the future). Dan C.: what amenities made available? Upper level workout facility (180SF), outdoor terrace (800SF), multipurpose room (200SF); DC: found space they couldn't use and turned it into retail; JR: they were asked to provide retail. J. Sukosd: in the plan and in general, Trotters has retail and we have asked for mixed use, decide whether neighborhood desire for retail and walkability is worth the parking variance. We are talking about variances that do not have impact on the current retail discussion. Do we want more retail or more parking? Lives across the street on Thurber, there are a lot of people who live nearby and would use that space. **Motion J. Sukosd proposes HWS support the variances as amended. D. Carducci requests a vote on each variance separately (motion amended) B Mangia SECOND**

1. **Setbacks reduced from 25' to 9' PASSED**
2. **Reduce loading space from 1 to 0 PASSED 1 oppose**
3. **Reduce parking spaces required for retail from 6 to 0 (2 opposed, 3 abstain) PASSED**

President's Report: T. Price: 10AM Friday with SN Consortium planning meeting; Great Neighborhoods Conference 10/3 all day (\$5)

Treasurer's Report: no report

Parks: B. Mangia 9/23 cleanup & cocktails in Side by Side then Saturday 9/26 from 9-11AM. HW Jazz Series for next 3 Sundays; SN Tour of homes this weekend; Boat portage – bids came back and the only one was twice as much as projected, trying to rebid (in limbo) clean up after your dogs and help clean up parks parks@harrisonwest.org

Membership: no report

Communications: Dan M helping Mark with the website

Social: no report

Block Watch: no report

Short North Foundation: no report

Development: J. Sukosd, planning@harrisonwest.org

Police Report: no report

Open Forum: Any discussion with Battelle? Discussion with Communications Director, still trying to get to a point to make a decision, have proposals, promise to let us know; still pursuing the purchase of parkland by HWS; HWS met with city and working to preserve the green space

Meeting adjourned: 8:15 p.m.

Attendance: Sandy Allen, Zach and Jurga Bayer, Dylan Borchers, Dan Carducci, Michalea Delaveris, Ben Justice, Barbara Lehman, Mary MacDonald, Bob Mangia, Dan Moentmann, Tim Price, Mario & Sarah Solis, Jacob Sukosd, and Nick Zingale