

## Harrison West Society Meeting ~ February 17, 2016

**Meeting** called to order at 7:06 PM by Tim Price President **Quorum** present **Presiding:** Tim Price

**Minutes:** January minutes. **B. Justice MOTION to approve; Second B. Mangia PASSED**

**Presentation:** Jonathan Barnes + Co., Tom Vetter (Vetter Property Group), 1018 Pennsylvania Ave. bought existing row house (8 units), vacant land behind, 0 existing parking. Challenges with site: 0 parking for existing units (want to convert to condos); existing row house needs lots of work, no curb cuts on Pennsylvania so only access via alley. Solution: set up of site front building set to look like double duplex along PA with lines similar to surrounding architecture. Sought parking for back: 16 units of parking (1 per each unit on site), 4 townhome units over parking garage. Units in back provide additional exterior space. Concern: impacts experience of the neighborhood. J. Barnes: make project fit into hood, reflect bldg. types, create useful green space (between the bldgs.). 8 unit bldg. + townhouse bldg., units behind, only thing seen from street is duplex façade. Improvement to alley. Familiar materials: brick. Building condos. Setting precedent is a concern: this is a vacant lot, not many others in HW. Bud Vetter: importance is that change happens, make it happen responsibly. High end condos designed for young professionals. What has changed via City: things change, different people in department, any plan is just a plan, plan made before development environment, there are exceptions to plans. D Carey- minor tweaks and zoning variances, this proposal asks for 10 changes, we don't vote on design, etc. only zoning variances. Asking to vote for 10 of them. 4 to increase density on 2 parcels, 1 already developed. Asking for 16 spaces (8 existing + add'l 8). 4 density variance, lot coverage (50-70%) reduce rear and side yards, setbacks, permit dwelling on a lot that does not front a public street. J. Sukosd: City staff review said Dept. of Dev. Planning Division does not support density set for in HW Plan. This area has more appropriate density for 1-2 family homes. Too intense for lot. Too much building on land as compared to rest of hood. J Barnes thinks it's appropriate (2 for density). Variances typical (says J Barnes). No precedent on new development. D. Carey: concern building on PA – we'd love to see a building or 2 there, but this builds on the backyard by combining the lot next door and combining the yards and doing away with R2F zoning. We don't get demolition approval. Tom V: unique aspect of site – no parking for existing 8 unit. Think surface parking lot less attractive than existing proposal. Want to maximize profit from new buildings to pay for updates to old building. Could put a garage back there. J Sukosd: could accomplish same with (2) double units and park what property is properly zoned for. Justify extra units by providing parking for all of them. Would rather have cars on street than units in the backyard. D. Carey: City addressed this: planning does not support this request consistent in character and scale to existing buildings. Parking not a severe problem. Creating one by adding units. JS: How tall town homes? Under 35'. Worried about townhomes in front – not very tall (2 story), new units towering above \*8-10' above) what is visual impact from 2<sup>nd</sup> Ave. B. Mangia: ask for list of 10 variances. Townhomes 1500SF (new builds \$240SF), PA units 750SF, 1450SF upper units. Townhomes above parking have access via common area. B Mangia: any rooftop gardens? JB: numbers game. Possible too early to determine. C. Ruder will parking come bundled with units? 1 assigned per unit (deeded parking). J Sukosd: variances (1) permit 8 unit where (1) 2 family dwelling permitted; (2) same for slice zoned R4 (3-4 permitted); (3) reduce parking from 24 to 16; (4) reduce vision clearance triangle at alley + street for existing bldg.; (5) permit 16 dwelling on corner lot where 6 permitted; (6) Same on corner lot where code permits 12; (7) permit increase lot coverage to 70% (from 50%); (8) Dwelling not fronted on public street; (9) reduce minimum side yard setback from 5' to 0' where code requires; (10) reduce rear yard from 25% to 5%. Since first meeting in November concerns have been expressed but no significant changes made to density/code (cosmetic changes made). **MOTION: J. Sukosd: recommendation to oppose the request for the variances requested by the Vetter Group. Second: A. Ruenzi. PASSED (19 for; 1 against).** Results to be communicated to the City by J. Sukosd.

**President's Report:** T. Price, D. Carey met with M. Stinziano, discuss neighborhood, Battelle development, sent letter to City Parking re; Michigan Avenue and parking on both sides of the street making traffic challenging, going to do a traffic study, perhaps allow parking on only 1 side of Michigan (truck thoroughfare for Superior too). Parking study group: kiosk parking system being considered for High Street. Allows for variable parking times throughout the day. Get meters off streets. Review permit parking, visitor parking, employee parking.

**Treasurer's Report:** A. Ruenzi, \$4,100, working through D & O insurance quotes, premiums (\$634 /year). Have sufficient dues and membership to cover, also insure artwork in the park (\$557/year); **MOTION: A. Ruenzi initiate D & O insurance. Second: D. Carey PASSED**

**Development:** J. Sukosd, Thank you for participation and discussion. Hope they come back with something better for that site.

**Parks:** B. Mangia, Earth Day event in April under discussion; Wheeler Park closed for winter. Walk and clean up after your dogs. HW Park at 4<sup>th</sup> and Oregon, went out to bid, no one bid, going to repackage with other job. Need volunteers.

**Membership:** D. Curry, (60) membership down but \$ is remaining steady. All volunteers, board meeting 2x/month

**Social:** no report [social@harrisonwest.org](mailto:social@harrisonwest.org)

**Short North Foundation:** D. Carey, HW Jazz Series run by Mark Subel & Dara Schwartz for past 2 years. SNCA and Goodale Park Music Series taking over administrative side, still need HW volunteers;

**Block Watch:** N. Adelmeyer, 2<sup>nd</sup> SNBW gathering at 2/25 at 6PM at Harrison's on Third for anyone who lives in, works in, loves the Short North. Meet neighbors and community members to strengthen bond, voice concerns (IV)

**Police Report:** Officer S. Smith, 9 burglaries since beginning of year in IV (8 confirmed) + 1 this weekend, but someone caught (relatively average). Not a lot in HW.

**Open Forum:**

**Meeting adjourned 8:27 PM M. MacDonald moved, D. Carey second**

Nicci Adelmeyer, Sandy Allen, Jay Anderson, Leigh & David Carey, Joshua Clark, Dean Curry, Ruth Dohner, Mark Hollern, Ben Justice, Jeff Kolleser, Bob Mangia, Suzanne Miller, Tanya Peterson, Tim Price, Adrienne Ruenzi, Chris Ruder, Officer Steve Smith, Michael Stinziano, Mark Subel, Jacob Sukosd & Ken Wightman, Eric Meso (JB Design), Jonathan Barnes, Bud Vetter, Tom Vetter