

Harrison West Society Meeting ~ May 18, 2016

Meeting called to order at 7:02 PM by Tim Price President **Quorum** present **Presiding:** Tim Price

Minutes: April minutes. B. Mangia **MOTION to approve Second A. Ruenzi PASSED**

President's Report: T. Price. Officer nominations + elections, **Motion to close nominations B. Mangia, 2nd C. Ruder PASSED.** Michigan Ave. parking letter to City. Originally said not a blind corner. Came back and realized it used to be signed "No Parking" on east side. Should go back up this week. No parking on east side between Goodale and Buttles. Email from Officer Smith, VP Biden in town and he's on detail, can't be here. Few incidents. Lawnmower and shed thefts. Battelle will let us know something in early June. Developers narrowed down to 3.

Presentation: Diana Gerber. Grandview Franklin County Party Democratic Central Committee – grew up in the neighborhood, graduated OSU in 2010 (we are ward 33 HW + Grandview).

Treasurer's Report: A. Ruenzi \$4,681.51

Development: J. Sukosd, #1: Blue Chip Development for NE corner of 2nd & Perry, proposal to build 2 family structure on a 30x75 lot with 1 attached garage, 1 surface lot. Would need a curb cut off Perry (need lots of variances). Exec committee has expressed concern with density, lot coverage and curb cut. City has pushed back on density. #2: 815 Michigan (aka 77 Michigan: APCO Building currently zoned MFRG) rezone AR1 and construct 33 townhomes on 1.8 acres, 66 parking spaces (50 required). Townhomes (for purchase) with attached garages, outward facing w/urban setback. At back of space carve out 50x50 outdoor space. Developer City Point North (J. Craft). Variances required: front yard setback reduction, perimeter yard setback reduction (5-10 feet consistent with others in HW), sight line triangle reduction. HW plan calls for that section to remain commercial or mixed use commercial to diversify the neighborhood. Jacob has spoken to the zoning attorney, not interested in mixed use. Do we have input on rezoning? Yes, we should have a voice. How tall units? Appear full 3 story. Area zoned height max 35'. JS has spoken to the City. They view the APCO property as outlier in an increasingly residential neighborhood. Sits on the bike trail. Are we comfortable with townhome condos or prefer to keep zoning M (manufacturing). Wightman: Economics say to developers it's attractive if they develop high density residential. Try to get them to build appropriate, not over-build. Sukosd: plan floated to put a brewery there and people were really excited. Large building could be all kinds of creative office options. South of first we've added 400+ residences in the last 5 years. Revisit S of 1st plan and decide what we want it to be. Re-establish the street grid. Buttles as a commercial strip from Giant Eagle to the river. Katalina's = type of thing neighborhood people would want. Need more options than Katalina's. Apartment complexes in Thurber likely not to be there in 10 years, replaced with something more dense. What impact on the TIF? APCO sold for \$2MI; new ones probably \$400K each, so would benefit the TIF. All these buildings tax abated without justification. MORPC study says central Ohio population to increase by 500K in the next 20 years. #3: 555 Buttles Ave. at Geer Gas property, Ohio Lawyers brick building.

Construction currently going on. Proposal by Short North Storage LLC. 3.67 acre site zoned MFRG. Reduce parking setback from 25' to 1'. Self storage facility with 6 buildings including current building in adaptive reuse. Would include demolition of the brick building and redevelopment into 6 storage buildings. Entire site to be paved. Underground work already done to water retention. Questions asked: how close will fence be to bike trail, how tall, what composite? Temporary development until better proposal comes along. Vehicular circulation will be at edge of property. Brick building = oldest existing factory in the county. Submitted as most endangered bldg. to Cbus Landmarks. No demolition control or approval. Zoned MFRG so use is appropriate. Best argument is vs. the variance. UIRF funds for bike trail behind Superior Beverage. Kowalski to give easement through the property. Safety of bike trail could be an issue. Proposal no longer appropriate for the neighborhood. All scheduled to attend 6/1 Executive Committee.

Parks and Green Space: B. Mangia, Wheeler back up and running. Side by Side cleaned up in April. This month 5/25 from 6-7:30 at gazebo in Harrison Park. Donuts & cleanup on Saturday 5/28. Boat portage ready to go. 5 new oak trees planted near 2nd. HW park to be bid out this fall. Jazz Series starts Sat. after Labor Day. Adopt a bed.

parks@harrisonwest.org

Membership: D. Curry: last month 83 members, this month it's 90. Always looking for members + help. Microgrant \$250 won by Kristen Easterday for signage (Perry Street for meetings) **MOTION: D. Curry move to spend up to \$250 on signage. 2nd B. Mangia PASSED**

Social: S. Dougherty, social@harrisonwest.org National Night out being worked on.

Short North Foundation: T. Price, proposals for \$27k art grant, IV increase in demolition proposals. SN Yard Sale on 6/4. Accepting grants \$500 - \$2,500 range for neighborhood projects.

Block Watch: N. Adelmeyer, work with Stephanie on National Night Out

Police Report: No report

Elections: MOTION: C. Ruder, moves that Secretary cast a unanimous vote for each officer, second by M. Delaveris.

PASSED

Open Forum:

Meeting adjourned 8:25PM B. Justice moved, A. Ruenzi second ADJOURNED

Nicci Adelmeyer, Sandy Allen, Zach & Jurga Bayer, Jason Cotton, Dean Curry, Michalea Delaveris, Diana Gerber, Steve Harbaugh, Ben Justice, Dan & Barbara Lehman, Rob Loescher, Bob Mangia, Susanne Miller, Susan Nowak, Tim Price, Adrienne Ruenzi, Chris Ruder, Rob & Patricia Sondergaard, Jacob Sukosd, Ken Wightman and Matthew Williams