

Harrison West Society Meeting ~ July 20, 2016

Meeting called to order at 7:01 PM by Tim Price, President **Quorum** present **Presiding:** Tim Price

Presentation: Buttles (Geer Gas) Scott Owens. Owned property 30 years. Bought office building 20 years ago needs a lot of repair. Trying to decide best use of land. Doesn't want to sell the land to developers for apartments. Cell tower on the property. Build 3 story building to screen noise, traffic and cell tower. Trying to make it tasteful. Already zoned for phase 1 which is in progress. Phase 2 variances: to make 3 story building work better. Need reduction in parking setback line along S & E, maneuvering area reduction. Office building question of historical significance (claims built in 1940s, added onto in 1950s). Is building of historic nature? Built in wrong place of property and whatever happens that building is going to come down. J. Sukosd office building significant in that it's one of 3 remaining south of First along with Bunn Minnick and First Ave. School. Sanborne insurance maps show building in 1921 owned by Joseph Schonthal who immigrated from Hungary and founded business in 1893. Became involved in the Jewish community purchased Hoster Brewery Mansion, created 1st local Jewish summer camp, 1949 property sold to create current Jewish community center. Difference on this proposal, ascertain bike path could be brought along river contingent on getting Superior Beverage permission. Buttles dead ends at property would it continue into the site? Entry of Superior and Geer Gas is Buttles. All addresses within property are Ingleside. Allow cars to back onto the easement. Not much parking, but need ability for customers to access units. How many units? Don't know. 86,000SF building. What does it do to home values? Could have bought a home in UA. Not asking for zoning change, asking for a variance. What's happening to the bike path? Not moving, will extend south and continue behind the buildings and end up at the train trestle. Existing bike trail remains. Asked Scott to meet Executive Committee, always said bike trail should be on river. What intended for 3 story? Climate-controlled storage. Securing the perimeter? Fenced, 2 gates, keycard required, cameras. Trees to screen fences? Yes will work with bike path. Not security 24 hours. Chain-link black along bike trail. Other side existing. 24 hour accessibility. Perimeter lighting? Planned but not certain. Suspect 10-15 years looking for other uses. Will you have flexibility to completely redevelop in 10-15 years? Suspect 3 story will be there forever. Payback around 7 years on current project. How reusable is the infrastructure? Not great cost. **J. Sukosd: MOTION to support the variances as listed. B. Mangia, Second. FAILED (6 yay/7 nay)**

Presentation: 815 Michigan (APCO) Jack Reynolds. 33 multi-family condos proposed. 2 parcels. 1.6 acres + smaller piece on Collins. Asking for rezone to AR1. Trotters and Mulberry developed as extended stay. Owner-occupied condos. See need for 3 variances. No parking lot can operate on its own. (1) Use parking spaces that bisect the site as part of the development. (2) Pull buildings forward to road right of way (like other developments around the neighborhood. (3) Sight triangle distances. 30' required, large sidewalk fronts Buttles + MI which is achieved with sidewalk inclusion. Providing 2 car garages, 2 car parking (60 spaces where only 50 required). **J. Sukosd:** Currently zoned M (Mfrg). Rezone to residential. Parcel needs variances to build on it. Plan calls for mixed use of property for that corridor. Since plan put into place fill in with people who would need amenities. Bike trail runs behind it. Strictly residential, Executive Committee requested retail want to drive commercial opportunities to Buttles corridor. **JR:** contacted commercial realtors, told range of space at best marginal, no one will lease it and bank won't fund it (lack of commercial viability). Trotters 750 SF space still vacant. 1650 allocated at Mulberry, still no interested tenants. Restaurant space (1600 low end up to 5,000SF) concerned about impact on site. Mocked 2400SF commercial space. 32 parking spaces required. 20 units of condos remained. Area isolated, natural boundaries, not busy thoroughfare, rent economics not favorable. **JS:** neither developers put commercial spaces where requested (on corner of Buttles and Michigan). Wanted something connected, dense. Amenity space: not a community pool or workout, more open green space for the community. Greening up current hard pavement that abuts the bike path. Gazebo, benches open space. 9 extra parking is for guests. B. Mangia: freestanding building not attractive, but mixed use a bank would fund. Not shown to be good area for commercial activity. M. Delaveris: client not enthused about storage (true). Lack of viability. Ken thinks they can sell the condos. Would café add to the attractiveness for sale (Ken thinks no). Ruder: this is a condo association, it has a board and won't be able to include a restaurant within the condo. No commercial on Buttles until it's connected (chicken + egg). Williams: why Collins not vacated. Too lengthy process. Wightman: restaurant, will it help sell condos, no but might impede the sale of those adjacent to the space. Suggest client goes to Katalina's on a Sunday (rent not market rate, economics not workable). D. Carducci: retailer for 20+ years (now DiBella's) concur with pro brokers that there's no demand. Would like corner coffee shop but it's not viable, new construction can't be leased for \$8-10/SF. Don't want to see an under-parked retail facility. Will end up empty like Trotters.

J. Sukosd: MOTION support zoning change from M to AR1. M. Williams, Second. PASSED

J. Sukosd: MOTION to support the variances as listed. M. Williams, Second PASSED

Minutes: June minutes. **MOTION to approve Wightman. Second Ruder PASSED .**

President's Report: T. Price., proposal from City to amend UIRF award add decorative street lighting on Third from Harrison to the river, expand that to add Fifth to Third on Perry (and ultimately 2nd). Balance remains.

MOTION to amend the UIRF award as requested by the City to expand the decorative street lighting by B. Mangia. M. Williams, Second PASSED. Accidents at Michigan and First (3 accidents in 12 months), go to 311 and report any accidents if you would like to see a traffic change. Parking study meeting, Columbus position is no permit parking in Harrison West until requested. Currently permitted streets maintain existing permits. Battelle still has not picked a developer, will come to the August Executive Committee meeting.

Treasurer's Report: funded through the year with existing expenses

Development: J. Sukosd, Thanks to all who came and stayed to review the development, but aren't that many opportunities for redevelopment and as a neighborhood we want to get that right. Superior Beverage in contract with Shift Capital and Snyder Barker to redevelop 250 residential units (rent and sale). All currently zoned M. Photography building not included, it's privately owned.

Parks and Green Space: B. Mangia. July cleanups in Side by Side 7/27 from 6-7:30 and 7/30 9-11AM.

Wagenbrenner and Rec and Parks meeting next week to discuss landscaping around new condos. No basketball courts, Rec & Parks would put in a ½ court if they could find a flat space. HW Jazz Stage media kits going out to distribute information. Clean up after your dogs and adopt a bed. parks@harrisonwest.org

Membership: D. Curry: 96 members. Get on NextDoor.com to keep up with the neighborhood activities.

Social: L. Oldershaw, co-hosting National Night Out 8/2 from 6-8PM at the Shelter House at Goodale Park social@harrisonwest.org

Short North Foundation: D. Carey, \$750 grant for HW Jazz Stage was approved,

Police Report: Officer Smith was here early but had to leave. N. Adelmeyer, 2 burglary attempts, 1 garage/shed burglary. 9 thefts (1 pkg), 3 bikes, misc. 1 arrest made. Attempt to get into James/Brown garage over the weekend.

Open Forum: D. Carey alley that connects new development at 2nd + Pennsylvania, City considering resurfacing the alley. **MOTION D. Carey move to send a letter to the City to support resurfacing the alley. B. Mangia,**

Second. PASSED. C. Ruder vote on August 2nd to create a ward system for representation on City Council.

Smallest # council members of any city in the country. S. Allen asked City to review the alley and fill potholes. Which they did to the Zeno's property line filling ½ of a pothole. M Williams 5th Harrison Park sculpture goes to City Council on the 25th and should be back on track in August for Spring installation

Meeting adjourned 8:44PM. D. Carey moved, second B. Mangia ADJOURNED

Nicci Adelmeyer, Sandy Allen, Jay Anderson, Tim Burgener, Dan Carducci, Carey, Dean Curry, Michalea Delaveris, Mark Gensert, Brian Johnson, Mary MacDonald, Bob Mangia, Tom Maxwell, Harvey and Susanne Miller, Leigh Oldershaw, Tim Price, Matt Reinmeyer, Chris Ruder, Officer Steve Smith, Jacob Sukosd, Matthew Williams, Ken Wightman