



National Register of Historic Places
P.O. Box 163442 • Columbus, Ohio 43216
www.HarrisonWest.org

Harrison West Society Meeting ~ May 19, 2021

Meeting called to order at 7:01 PM on Zoom **Quorum** present

Presiding: Tim Price, President.

Minutes: Motion to approve April minutes by D. Carey, seconded C. Ruder, PASSED.

President's Report: T. Price,

Development: D. Carey, 313 W. 5th Harrison House. Ben (representing Catherine and Brian), purchased Harrison House to continue to operate as a B&B. Learned it hasn't been properly zoned at closing. Trying to take care of all variances. 1. Zoned residential, should be hotel, continue to operate as B&B; 2. Five spot parking lot w/10 proposed guest rooms (historically 7); 3. Parking lot screening required, has not existed due to alley and adjacency to sidewalk, keep as it has been; 4. Parking setback lines, been in use as-is and no room to do so; 5. Minimum vision triangles for intersections 30' required on corner and 10' on alley, landscaping has grown, been there years, preserve historic circumstances; 6. Building setback lines variance to allow fence to remain as is; 7. Minimum side yard requirement asking for waiver to 0 setback. Mostly bringing a non-conforming building into compliance with existing circumstances with the exception of the parking variance requested. City commented about ADA parking redesign. ADA spot currently marked off and works on sidewalk side. Obtain full ADA compliance, not sure if it will have to be revisited in the future. Staff approves parking variance. Discussion of Frick or other options for additional parking. Brad Frick & Jane, proposal out to them HH upon completion and renting more than 5 rooms will pay annual fee for spillover parking in their lot after 6PM on weekdays and all days on the weekends. Can arrange shuttles from public garages at OSU as needed. Spoke with neighbors about parking and no issues raised. **MOTION: D. Carey, approve the variance list as presented. Second, M. Metz. PASSED**

Founders Park condo project. J. Reidy, initial variances approved for the construction in 2018, changes proposed in area D condo space. Originally 50 self-parking condo spaces. 4 townhome and 2 flats buildings. New proposal: 1 flats building with 20 units (reduced from 30) and 4 townhome buildings total of 48 units. Change: provide additional variance of 4 spaces that will be provided in the nearby garage (472 spaces for 370 apartments). Other variances: 80' height on hotel (vs. 60'); parking setbacks, parking spaces, part of original application. Josh: request fixing of the curbs and the tree lawns on the east side of the street to be made whole that have been damaged by the contractors. Email Joe with photos. Metz: originally 7 units facing the park now replaced with 20 and taller building. Not as appealing as the previous townhome plan. **MOTION: D. Carey,**

PRESIDENT

Tim Price
president@harrisonwest.org

VICE PRESIDENT

Josh Hinderliter
vicepresident@harrisonwest.org

SECRETARY

Mary MacDonald
secretary@harrisonwest.org

TREASURER

Zack Nelson
treasurer@harrisonwest.org

approve the rezoning pursuant to the plan. Second, Z. Nelson (vote 8:1) APPROVED. MOTION: D.

Carey, approve the variance list as presented. Second, L. Oldershaw (6:3) APPROVED.

1275 Michigan Ave., Dave Perry zoning, Karrick is architect, Kevin Lykens project. Started as rezoning and variance for the parking lot former deli. 2 parcels 409 W. 5th Ave + 1281 Michigan Ave. + parking lot. Plan: parking lot rezone from P1 to R2f, build single family dwelling adjacent to alley, detached garage and attached 2 car garage, 3 bay garage; deli building and 2 unit on Michigan has no parking; variance for both parcels. 2 dwellings fronting Michigan, detached garage, attached garage, detached 3 space garage for the units. Lot split of parcel fronting 5th Ave. to get deli unit as a separate dwelling. 1. R2F to permit a garage as primary use (area C with only garage); 2. Minimum parking required from 2 to 0 for D+E (2 unit and deli); 3. Vision clearance reduced at alley and deli (existing condition); 4. Lot width reduced from 50' to ABCD; 5. Reduce lot area from 6000 SF to 2231, 2745, 940 and 920, 2346; 6. Lot coverage from 50%; 7. Fronting for the solo garage; 8. Areas D+E reduce building lines to existing setbacks; 9. Minimum side yard reductions for ABDE; 10. Rear yard from 20'; 11. Garage on B higher ridge height at 20' vs 15'. Major changes since initial proposal based upon Executive Committee feedback. **MOTION: D. Carey, approve the rezoning pursuant to the plan. Second, Oldershaw (11:0). APPROVED. MOTION: D. Carey, approve the variance list as presented. Second, M. Metz (9:0) APPROVED.**

Elections: David nominates the existing slate of officers, B. Mangia seconds. APPROVED

Treasurer's Report: Z. Nelson, paid insurance and PO Box new balance is \$6,348.17. treasurer@harrisonwest.org.

Harrison West Arts: L. Oldershaw: organizing Jazz Stage: Wightman is sponsoring; should be able to have live events if vaccinations continue, taking band suggestions. Getting second mock-up from artist for the Olentangy Trail mural. Working on art, architecture and history tour with Columbus Landmarks.

Parks: B. Mangia, not much. Email from Jeremy regarding sewer project, construction company signed on, prelim schedule created 30-45 days for more work schedule. Park cleanup the 26th 6-7:30 at Harrison Park. Playground and bed areas need weeding. Art piece "Community" has damage from the sun. Need to see about how to repair. Will reach out to Lori Baudro. Need help adopting beds, or you can volunteer to do cleanup work independently, just email Bob. Email parks@harrisonwest.org. Clean up after dogs!

Membership: A. Keener, membership@harrisonwest.org

Communications: B. Waldmann-Hinderliter, staying on until a replacement is found, CityPets is open.

Medical, boarding, grooming with daycare coming soon. Bang's Studio makers market \$35 for a spot.

communication@harrisonwest.org.

Social: Open. social@harrisonwest.org.

Short North Foundation: J. Hinderliter. Stepping down from VP, make sure someone is in place, staying on as SNF representative. Grant applications going out, criteria reviewed.

Block Watch: L. Oldershaw, pushing City on AirBnb issues, trash issues seem to be remedied except the one spot on the river from the former homeless camp. No update from Officer Smith who will be retiring in June. Send him a letter and maybe a small gift. Not sure who next liaison will be. **L. Oldershaw MOTION: \$50 gift card to Katalina's for Officer Smith, second B. Mangia. APPROVED.** Tim will draft a letter to thank him for his service.

Open Forum: D. Carey, 2 public meetings for complex projects leads to meetings being skewed towards development and may drive people away. Doubling time spent on development. Mac: counterpoint, we get good response and more consideration for our suggestions. Hinderliter: some benefit to multiple meetings, but length of presentations getting prolonged, other ways to limit the presentation. Revisit the idea of a time limit. Could also form a committee. Struggle to get volunteers for that committee. B. Mangia church on Michigan and 2nd converted to 2 units, concreted the whole thing when they said they had no intention of removing the concrete. Perry Street Park meeting: 5/18 met with Thrive, POD, Brad Westall. Looking to move quickly to the next phase. Brought initial proposal, gave feedback, created a 3 phase plan with costs, seemed not to take much neighborhood feedback into consideration. Disappointed. Million dollar estimate, 3 phases broken into: 1 southern 3rd Ave park space, 2 north of 4th adjacent to senior living and hotel, 3 riverbank upper and lower. Intend to develop phases 1 & 2 get cost estimates in line to see what happens with the \$850K budget. Parcel to be deeded to the City and no \$ really for phase 3. Mangia, Bob had reached out to Joe to see progress, has 3 page document with phases and prices with no input from the committee. Don't understand their process. Have cost estimates. POD estimate was not included. \$100K allocated, \$750 remaining.

Meeting adjourned at 8:24PM. motion to adjourn M. MacDonald second by B. Mangia ADJOURNED.

Present: Michael Amicon, David Carey, Josh Hinderliter, Jeff Jab, Mary MacDonald, Bob Mangia, Bob McGrath, Michael Metz, Zack Nelson, Leigh Oldershaw, Dave Perry, Tim Price, Joe Reidy, Chris Ruder, Karrick Sherrill, Brenn Waldman-Hinderliter, Ken Wightman,