

Westwood Civic Association

General Membership Meeting

July 15, 2008

Meeting Opened at 7:00 pm by Vice President Melva Gweyn.

Secretary: Kimmet, Joel.

Attendance was taken: Total present (10): Gweyn, Sess, Kimmet, Huhn, Hammann, Kuhl, Lewis, McConn, Bach and Boyd. Excused (2): McNulty and Finn.

Mercy Hospital Presentation: 4 guests were present from Mercy Hospital: Patrick Kowalski, President and CEO; Lynn Farrar, Senior Vice-President; Aaron Bley, Regional Director; and Dr. Rick Roedersheimer. The presenters gave a detailed presentation with Power-Point slides to describe why it was economically feasible to close both Mercy Western Hills and Mercy Mt. Airy Hospitals, in favor of building one new Mercy Hospital near the I-74/I-275 intersection in Green Township (estimated site). Even though no new site has been chosen yet, the Mercy staff and administrators seem convinced that a new location for a new hospital would better serve the needs of residents of the entire western part of Hamilton County.

Much discussion and questions from the floor, as to the pros and cons of this plan.

Many residents are not happy with this announcement to relocate the Hospital.

Many residents seemed concerned that only 400 people were polled in the county about an opinion about the Mercy Hospital relocation.

One idea that seemed favorable to WCA and residents alike was to make the Mercy Western Hills campus a 24/7 Urgent Care Facility, and also leave the current doctors' offices in place after the Hospital was relocated, as opposed to vacating the entire site.

This idea may be a workable solution and a compromise to closing the entire campus.

Ms. Farrar stated that Mercy Hospital would provide the survey results (questions and answers) to the WCA Board for further review at a later date.

The presenters will return to a future WCA meeting as plans develop further.

2657 Fleetwood Avenue "Old Werk Mansion" Discussion: Mr. Alan Guiducci, a resident from 2622 Fleetwood Avenue spoke to inform WCA of the situation at 2657 Fleetwood, the Mincy residence, his neighbor. Mr. Guiducci explained that it is confusing trying to figure out what the Mincy's are asking for in their letters to city officials concerning their property. Apparently, the Mincy's want to start a Bed & Breakfast business at the Old Mansion, and have petitioned the city to do so.

General Discussion involving: Conditional Use as "B & B" -v- Rezoning as "An Inn", and the pros and cons, as well as differences in the laws, pertaining to each proposal.

1. Conditional Use as a B & B can be requested by any homeowner, and the law states the B & B may have up to 3 guest rooms. This can be accomplished in any Single-Family zoned residence, as long as the owners receive a business license to run a B & B. The zoning on the property remains as Single-Family.
2. Running an “Inn” is defined as having 4 or more guest rooms, and requires rezoning to “Multi-Family” status for the property in question. This Multi-Family status remains with the property, even after the current owners sell and move on. Later, a new owner can demolish the residence and build an apartment building on the site, since it was rezoned to Multi-Family by the former owner.

It appears that the Mincy’s want to obtain the “Conditional Use as a B & B” if the city will allow a variance for 6 guest rooms instead of only 3. This is the current dilemma.

After much discussion on the matter, it seems that most residents and WCA feel more comfortable with the “Conditional Use as a B & B” with a variance for 6 guest rooms, as long as the zoning remains Single-Family at the site. More discussion will follow at future WCA meetings, when the Mincy’s can be present for questions.

(Attached to the Minutes are two letters from the Mincy’s concerning this matter).

Police Report: P.O. Rick Smith (Dist 3) gave the Dist 3 crime stats for the month.

Fire Report: F.F. Freeman (Engine 35) gave the fire report for the month: 314 call-outs.

Guests: Christa Criddle from City Councilman Chris Monzel’s office left flyers and information for the group. Megan K. Warnement from U.S. Congressman Chabot’s office also left flyers and information for the group.

Committee Reports:

1. **Giant Yard Sale:** This Saturday, 7/19/08, at WTH, WCA will have a booth.
2. **NSP Report:** Joel Kimmet reported that he and Trent Lewis will be conducting an NSP Audit of the NSP records for 2006, 2007 and 2008, as requested by the city. This audit occurs every 3 years, and must be completed by end of October.
3. **Litter/ Recycling Report:** John Sess reported the Recycling Program is working fine and is being a big success in several neighborhoods.

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4. **National Night Out Report:** Sharon and Trent Lewis reported that NNO will occur on Tuesday, 8/5/08, 5pm to 9pm, at WTH. We need volunteers to help. Trent and Sharon Lewis can be reached at 513-662-1190, or www.westwood.national.night.out@gmail.com
5. **Recycling Bins Replacement:** Kathy Back and Collette Thompson are on this committee replacing the Green Recycling Bins in Westwood. So far Westwood is ahead, and our neighborhood will earn \$\$ if we replace the most bins. To order a bin call 513-591-6000 or register at the City's website – www.cincinnati-oh.gov
6. **Westwood Library:** Kathy Back reported on 3 Summer programs at the Westwood Library, all on Saturdays. 8/2/08 at 1pm, 8/9/08 at 1pm, and 8/16/08 at 1pm, and all 3 involve pets. A pet open house will be on 8/16/08. All are welcome to attend for much fun!
7. **WestFest Report:** Rick Boyd reported that West-Fest was a big success, raising over \$840.00 for WCA. There were many volunteers from WCA and residents who came and worked in the booth. Fundraising T-shirts are still available that are printed with, "I Love Westwood" on the front, and "Westwood's Back" on the back, for \$10.00 each.

Additional Guest: Candidate for State Representative Steve Johnson introduced himself to the group, and gave his web-site address: www.johnsonforstaterep.com

From the Floor: A few residents from the floor reported to D3 P.O. Rick Smith several problems on various streets, including St. Martins Place (Westwood portion), Darwin Place (next to the Cheviot line), and Sarvis Court. Problems include drug dealing activities, trespassing, curfew violations, and noise violations. The police will investigate these issues and report back to WCA.

Motion to Adjourn at 8:26 pm.

(Attachments: Attendance Record, 2 letters from 2657 Fleetwood, Ronald and Katrina Mincy.)