

Westwood Civic Association
MINUTES – February 10, 2015 – Steering Meeting

1. Call to Order by President Jim McNulty at 7:00 PM. The Meeting was held in the Conference Room at the Westwood Town Hall, 3017 Harrison Avenue, Cincinnati, OH 45211. (Joel Kimmet – Secretary).

2. Roll Call of Board Members. 12 Present, 3 Excused. Present were: Jim McNulty, Michelle Conda, Joel Kimmet, Irene McNulty, Stephen Schramm, Mary Jenkins, Karen Strasser, Joe Corso, Melva Gweyn, Valerie Baumann, Emily Miller-Reynolds, and Shawntee Stallworth. Excused were: Mary Kuhl, Ken Tarvin, and Trinetta Zawadzki.

3. Zoning Committee Report, by Mr. Bill Spetz, from 7:05 – 8:30 pm.

A very detailed report was given, and several handouts were passed out to include: (9 pages in total)

- a. Zoning Committee General Considerations
- b. Differences between Commercial Mixed Use (CX) and Commercial General (CG)
- c. Werk Road East Recommendations
- d. Werk Road West Recommendations
- e. Harrison Avenue East Recommendations

A Power-Point Presentation was shown of several maps of the above listed Recommendations, and what the Zoning Committee was recommending for each section.

“CX” is much more restrictive than “CG”. Car Lots and gas stations are allowed in “CG”, but not in “CX”.

“RM-X” means Residential Multiple Use.

“RM-L” is multi-residential – “Low” which is up to 4 units.

“RM-M” is multi-residential – “Medium” which is 4 – 19 units.

“RM-H” is multi-residential – “High” which is high density (over 19 units).

There is no “RM-H” proposed for Westwood in the new revised plan.

Area #1: Werk Road East – Harrison Avenue to Glenmore Avenue.

Discussion for some time on RM-L, RM-M, and RM-H. Discussion of Werk Road East recommendations and an explanation of changes proposed to the Werk Road East area, by the Committee.

(refer to the Werk Road East handout for specific details)

Area #2: Harrison Avenue East – Hansford Avenue to McHenry Avenue.

Discussion of Harrison Avenue East recommendations and an explanation of changes proposed to this area, by the Committee. (refer to the Harrison Avenue East handout for specific details)

Area #3: Werk Road West – Glenmore Avenue to the western border.

Discussion of Werk Road West recommendations and an explanation of changes proposed to this area, by the Committee. (refer to the Werk Road West handout for specific details)

Committee is trying to match the “character of the area” with many of the suggestions by residents.

Bill Spetz would like to give this Presentation at the February General Meeting next week (2/17/15) and stated that we must get the word out to all the residents and offer time for them to comment...

A WCA vote on these Committee recommendations may occur at the February 17th meeting.

3. Zoning Committee Discussion Continued:

There was discussion for some time about whether current apartment complexes in Westwood are in compliance or not..... and what could be done with these new recommendations on apartments.

Bill Spetz stated that the City is not going to give Westwood everything that we ask for in this project. We need to make sure that all the buildings that WCA has helped to demolish over the past few years have been recommended to be changed back to Single-Family (SF) designations.

Joel Kimmet will forward a list to Bill Spetz of all Westwood demolitions that have occurred since 2006. Discussion about allowing all residents time to review and comment on all the recommendations.

4. District 3 Resource Committee. Our Annual WCA dues of \$20.00 are due for the District 3 Resource Committee. MOTION by Joel Kimmet, SECOND by Melva Gweyn, to renew the WCA Dues for the District 3 Resource Committee for \$20.00 for 2015. Discussion.

MOTION PASSED – Unanimously.

5. NSP Report, by Joel Kimmet.

The Annual AIG (Annual Interest Grant) Report was submitted to IIN (Invest In Neighborhoods) on January 27, 2015. The deadline was January 30, 2015.

Secretary Kimmet needs the WCA ABA Routing Number to place on NSP forms for the City. (received) President McNulty and Secretary Kimmet will meet with City NSP officials to complete the NSP “Lump-Sum” payment forms for 2015 and receive the approvals for this to go forward.

6. Annual WCA Dinner.

A discussion took place about the WCA Annual Dinner arrangements.

It was decided that the Annual Dinner will be on Tuesday, March 17, 2015 at 7:00 pm, at Henke’s Winery and Restaurant in Westwood. Secretary Joel Kimmet will take care of the arrangements and reservation. Happy Hour can take place from 6:30 pm – 7:00 pm, with dinner starting at 7:00 pm.

MOTION by Mary Jenkins, and SECOND by Stephen Schramm, to approve \$100.00 WCA funding for appetizers at this event. Discussion. **MOTION PASSED – Unanimously.**

7. Hearing Examiner Hearing – tomorrow 02/11/2015, for the 2458 Harrison Avenue Zoning Variance request. 805 Central Avenue, downtown, at 11:00 AM. This is a continuation of last week’s proposed meeting. President McNulty explained the situation with this property to all who were present. The online petition started by WCA is now up to 93 signatures! Board Member Irene McNulty went to the site to check it out for herself, and people who were there became very angry at her. A discussion took place for some time about this property and our efforts to stop the used car lot plans to be placed there.

8. Approving Previous Meeting Minutes.

Several previous meetings Minutes were recently distributed to all the Board Members, which include all the Minutes from the May, 2014 Steering meeting thru the December, 2014 General Meeting. Several edits, including spelling edits, were requested for June 10, 2014; July 8, 2014; July 15, 2014; August 12, 2014; November 10, 2014; December 16, 2014; and Secretary Kimmet agreed to re-write the May 13, 2014 Minutes to place them in the right format. All the changes and edits were agreed to. MOTION by Joel Kimmet, SECOND by Valerie Baumann, to approve the following Meetings Minutes, with edits, for: May 13, 2014; May 20, 2014; June 10, 2014; June 17, 2014; July 8, 2014; July 15, 2014; August 12, 2014; September 9, 2014; September 16, 2014; October 14, 2014; October 21, 2014; November 10, 2014; November 18, 2014; and December 16, 2014. Discussion.

YES-10, NO-0, Abstain-2. MOTION PASSED.

8. Approving Previous Meeting Minutes, Continued:

Mary Jenkins volunteered to upload all the approved Minutes onto the WCA website, so the website is up-to-date for all the above listed approved Meetings Minutes.

We are still missing the August 19, 2014 General Meeting Minutes, which will be prepared from notes, and submitted for Board approval at a later date.

December 9, 2014 was the WCA Christmas Party, so there were no Minutes from that date.

9. Short discussion occurred about whether to have the 2015 WCA Officers election at the April Steering Meeting (04/14/15) or at the April General Meeting (04/21/15). According to the WCA Constitution, it says, "at the April Meeting", or at a Special Meeting. This has been interpreted in the past as the April General Meeting, but according to President McNulty, it could occur at any time in April. Discussion. It was agreed by consensus to have the Officer Elections at the April Steering Meeting (04/14/15).

10. With no further business, Meeting was Adjourned by President McNulty at 9:07 PM.

Submitted by-
Joel Kimmet
WCA Secretary

-attachments-

9-page report from Bill Spetz and the Zoning Committee.

Will be scanned and added to the WCA website, with these approved Minutes.