PROCEEDINGS OF THE CITY PLANNING COMMISSION

October 18, 2019

Regular Meeting

A regular meeting of the City Planning Commission was held this day at 9:00 a.m. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Mr. John Eby, Vice-Mayor Christopher Smitherman, Mr. Jacob Samad, Ms. Melissa Wideman, Ms. Anne Sesler, and Assistant City Manager John Juech. Absent was Vice-Chair Byron Stallworth.

Also in attendance were: Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Ms. Katherine Keough-Jurs, Mr. Alex Peppers, Mr. James Weaver, Mr. Felix Bere, Mr. Jared Ellis, Ms. Samantha McLean, Mr. Andy Juengling, Ms. Kira Palmer, Mr. Michael Allen, and Ms. Jeanetta Anderson.

Mr. Eby called the meeting to order and asked everyone to join in the Pledge of Allegiance. Mr. Juech made a motion to approve Mr. Eby as the temporary Chair in the absence of Vice-Chair Stallworth. Mr. Smitherman seconded the motion. Ayes: Mr. Smitherman, Mr. Juech, Mr. Samad and Mr. Eby.

Mr. Eby made a motion to move Item 4 of the Legislative Consent Agenda to the Legislative Discussion Agenda.

The Commission approved moving Item 4 to the Legislative Discussion Agenda.
Mr. Eby made the motion which Mr. Smitherman seconded.
Ayes: Mr. Smitherman, Mr. Juech, Mr. Samad, and Mr. Eby.

Consent Item – Quasi-Judicial

Item 1 was a report and recommendation on a proposed Dedication Plat at 2347 Reading Road in Mount Auburn. The Department of City Planning staff recommended approval.

The Commission adopted staff’s recommendation for Item 1 on the Quasi-Judicial Consent Agenda
Mr. Juech made the motion, which Mr. Smitherman seconded.
Ayes: Mr. Smitherman, Mr. Juech, Mr. Samad, and Mr. Eby.

Consent Items – Legislative

Item 2 was a report and recommendation on proposed easements in the right-of-way abutting 3225-3227 Riverside Drive in the East End. The Department of City Planning staff recommended approval.
Item 3 was a report and recommendation on proposed easements at 316 Reading Road in Pendleton. The Department of City Planning staff recommended approval.

Item 5 was a report and recommendation on the proposed vacation and sale of a portion of Monroe Street in Walnut Hills. The Department of City Planning Staff recommended approval.

Item 6 was a report and recommendation on a proposed lease of City-owned property to Playhouse in the Park in Eden Park in Walnut Hills. The Department of City Planning staff recommended approval.

The Commission adopted the staff’s recommendation for Items 2, 3, 5, and 6 on the Legislative Consent Agenda.
Mr. Smitherman made the motion, which Mr. Samad seconded.
Ayes: Mr. Smitherman, Mr. Juech, Mr. Samad, and Mr. Eby

Discussion Items – Legislative

Mr. Bere presented Item 4, report and recommendation on the proposed sale of two City-owned parcels abutting Regina Graeter Way and E. 67th Street in Bond Hill. The Department of City Planning staff recommended approval.

Ms. Wideman arrived at 9:10 a.m.

Ms. Sesler arrived at 9:14 a.m.

Ms. Keough-Jurs noted that the map used in Mr. Bere’s presentation was incorrect. Ms. Keough-Jurs requested that Mr. Pat Gallagher, of the Real Estate Division of the Law Department, clarify the subject property on the map.

Mr. Gallagher clarified the correct subject area on the map and asked why the Ohio Department of Transportation (ODOT) needed to purchase right-of-way, when it was usually just taken by-right. Mr. Gallagher stated that this in reality should not have been a sale of City-owned property, but rather a vacation of City-owned property. Mr. Gallagher suggested that ODOT would take the right-of-way through eminent domain.

Ms. Keough-Jurs asked Mr. Haynes and Mr. Gallagher to clarify what the City Planning Commission was being asked to do on this day and how the staff report would change from what the actual request. Mr. Haynes recommended that the City Planning Commission hear the speaker who had requested to speak, but Item 4 should be held on this day for a future meeting.

C. Francis Barrett, attorney representing Givaudan Flavors Corporation, a property owner adjacent to the subject area, stated that his client had expressed the desire to purchase the subject parcel and hoped to work with the City in any future sales of adjacent property to his client.
Mr. Eby asked if there if there was a motion to hold Item 4 until receiving clarification from the Real Estate Division of the Law Department.

**The Commission approved holding Item 4.**
Mr. Smitherman made the motion, which Ms. Wideman seconded.
Ayes: Mr. Smitherman, Ms. Wideman, Ms. Sesler, Mr. Juech, Mr. Samad, and Mr. Eby.

**Discussion Items - Legislative**

Mr. Ellis presented **Item 7**, a report and recommendation on the proposed installation of a Marian A. Spencer Statue at Smale Riverfront Park in the Central Business District. The Department of City Planning staff recommended approval.

Tom Tsuchiya, sculptor for the Marian A. Spencer statue, discussed the scale model of the proposed statue that he had brought. Mr. Tsuchiya elaborated on the design and the interactive quality of the statue design.

Ms. Wideman thanked Mr. Tsuchiya for the work he had done with previous sculptures at the Great American Ballpark and the Baseball Hall of Fame.

Mr. Smitherman discussed Ms. Spencer’s legacy and her work to end segregation. Mr. Smitherman wanted to stress to the City Planning Commission that there was still work to be done in the City Cincinnati to have the freedoms Ms. Spencer worked for.

Ms. Sesler thanked the Women’s Club of Greater Cincinnati for raising funds for the proposed statue and asked if there was a way to contribute to the fundraising efforts.

Susan Noonan, member of the Women’s Club of Greater Cincinnati, provided ways to accept donations for the proposed statue and stated that the proposed statue would be dedicated on June 28, 2020, on what would have been Ms. Spencer’s 100th birthday.

Ms. Sesler asked Mr. Ellis or Ms. Noonan if either one of them could verify that the proposed statue would be the first to honor a woman, to which Ms. Noonan affirmed the proposed Marian A. Spencer statue would be the first named woman statue in the City. Mr. Tsuchiya further elaborated on Ms. Spencer’s work with children in Cincinnati and desegregating institutions related to children.

**The Commission adopted the staff’s recommendation for Item 7 on the Legislative Discussion Agenda.**
Mr. Smitherman made the motion, which Ms. Wideman seconded.
Ayes: Mr. Smitherman, Ms. Wideman, Ms. Sesler, Mr. Juech, Mr. Samad, and Mr. Eby.
Mr. Ellis presented **Item 8**, a report and recommendation on a proposed zone change RMX (Residential Mixed) and SF-4 (Single-family residential) to RM-2.0 (Multi-family residential) located at 3515 Madison Road and 3526 Madison Park Avenue in Oakley. The Department of City Planning staff recommended approval.

Mr. Eby noted the two letters of opposition to the proposed zone change that the City Planning Commission members had in front of them, including a letter from Patricia Stigler and Lois Kay.

Dean Lutton, of Reztark Design Studio elaborated on the design, scale, and placement of the proposed development that would be constructed on the subject property if the zone change was approved. Mr. Lutton also discussed the concerns regarding parking and curb cuts of the proposed multi-family development.

Ms. Sesler commented on the need for rental units for those who wished to downsize and asked about the townhome appearance of the proposed design. Mr. Lutton further elaborated on the design aspects in regard to Ms. Sesler’s question.

Mr. Eby stated he was not a fan of the fiber cement panel, to which Mr. Lutton explained the considerations that were made in the choice of building materials.

Ms. Wideman asked to confirm the points of access to the subject property. Greg Lund, of Circle Development, responded to Ms. Wideman’s question and cited the trip generation report that was completed by a traffic engineering firm.

Ms. Sesler questioned the letter from Lois Kay in regards to Fire Department access. Mr. Ellis answered that Fire Department access would be addressed during the Coordinated Site Review process for the actual development of the building.

Mr. Lund reiterated that each rental unit would have a two car garage and that there would be additional parking in the courtyard of the proposed multi-family development.

*The Commission adopted the staff's recommendation for Item 8 on the Legislative Discussion Agenda.*

Ms. Wideman made the motion, which Mr. Smitherman seconded.

Ayes: Mr. Smitherman, Ms. Wideman, Ms. Sesler, Mr. Juech, Mr. Samad, and Mr. Eby.
Director's Report

Ms. Keough-Jurs thanked Mr. Eby for serving as Chair during Mr. Stallworth's absence. Ms. Keough-Jurs also provided an update to the 3680-3682 Grovedale Place subdivision proposal that had been previously tabled, stating that staff was still working on moving it forward. Ms. Keough-Jurs also reminded the Commission about the upcoming Decennial Census and the critical importance of achieving an accurate and complete count. Ms. Keough-Jurs also discussed the 2020 City Planning Commission calendar. Ms. Sesler asked for a substitute for the December 19, 2019 Zoning Board of Appeals meeting. Ms. Keough-Jurs informed the Commission that there would likely not be a City Planning Commission on January 3, 2020. Ms. Keough-Jurs concluded the meeting with a special farewell and a certificate of appreciation to Ms. Melissa Wideman, who resigned as a member of the Commission, effective immediately.

The meeting adjourned at 9:56 a.m.

Katherine Keough-Jurs, AICP, Director
Department of City Planning

Byron Stallworth, Vice-Chair
City Planning Commission

Date: Jan 17 2020
Date: 17 JAN 2020