

# DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of April 21, 2015

## Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-Chair	<input checked="" type="checkbox"/> Deb Flynn, Business Association
<input checked="" type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input checked="" type="checkbox"/> John Haak, LUPZC	<input checked="" type="checkbox"/> Mark Keintz, Parking Foundation
<input type="checkbox"/> Ned Mitinger, LUPZC	<input checked="" type="checkbox"/> John Romano, Streetscape Committee
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input checked="" type="checkbox"/> Larry McEwen, VP Physical Division
	<input type="checkbox"/> Will Detweiler, CHCA President

## Others Attending

Josh Shapiro, Bowman Properties Owner 11 E Highland

Charles Keefer, Architect for 11 E Highland

Ralph Pinkus, Attorney for 11 E Highland

Neighbor 11 E Highland

Melissa Nash, Recorder

Larry McEwen, co-chair, opened the meeting at 7:35 p.m. He briefly explained the process. He noted that although the new zoning code requires only one meeting for a project, the Community Association asks applicants to go through the standard process.

### **11 E Highland Avenue return single-family house to 2 rental units**

•Presentation: Ralph Pinkus presented the project, which has a ZBA hearing date of June 6 at 9 a.m. The building was built in 1924. It, like the other similar units on the street, was originally 2 rental units, one up and one down. In 1999 it was converted into a single-family unit. In December 2014, Bowman Properties purchased the property and wishes to restore it to two units. There is a detached behind the unit on the alley. The new zoning code has changed the zoning of the property so a variance is required. R Pinkus stated that neighbors have been notified but he has no signatures yet. Bowman Properties also owns 9 E Highland, which has a dentist's office on the first floor and an apartment on the second. Patricia Cove asked if any exterior changes were planned. There are no exterior changes. This is the only single family unit on this side of the block. There is parking for 2 cars. A neighbor asked if a fire escape would be needed. There are already the required stairs from the second floor. L McEwen asked about the bench in the front yard. The bench may be removed. The wall at the sidewalk is being rebuilt and will have a fieldstone cap. A low hedge will be planted and possibly a small terrace will be created. There will be new railings and sidewalks for both 9 and 11. It was asked if the alley was plowed. It is a private property and is not plowed by the City. E Highland does not have permit parking but has parking meters only.

•Committee Action: The chairs were polled. John Haak and John Landis agreed there were no problems that the LUPZC should review. Mark Keintz saw no problems with parking. Patricia Cove supported the project. Streetscape saw no problem with the project, although John Romano asked about the lighted dentist sign. It was asked if the building would have central air. It will. It was moved that the proposed variance for 11 E Highland Avenue be recommended for approval to the Board. The motion was seconded. It was asked if any changes would be made to the windows. There will not. The motion passed unanimously. The project should proceed directly to the next Board meeting.

**Approval of Minutes**

- L McEwen asked if there was a motion to approve the February 17, 2015 minutes. The motion was made to approve. It was seconded, and the minutes were approved with no changes.

**Committee Discussion**

- Winston Road Fence: There has been little progress on the resolution of the fence on Winston Road. Possibilities include a 4' solid fence, an open fence in the sight triangle at the alley driveway, and the sight triangle could be constructed post to post in the proper area (using parts of the existing fence). The owners have indicated they might want to keep the tall gate. The owners should be contacted to re-start progress with this issue. There may be a problem with the Planning Commission and the sight triangle. Contact the owners first.

- A brief mention of the three townhouses on the Cafette site was made as they are nearing completion.

- A general discussion of follow-up on variance conditions followed. Weavers Way is an example. Who monitors that owners work on conditions that have been set? Weavers Way was to work on cleaning up the entrance drive and the rear dumpsters. Winston Road was to work toward a solution. L McEwen suggested a 6-month follow-up with owners for meeting conditions. The applicants would report to the Board. Monitoring and getting things in writing is important. There should be a penalty for not doing as promised.

**Adjournment**

- The meeting was adjourned at 8:45 p.m.