

Oakley Community Council Meeting

Tuesday, July 7, 2020 – 7 PM

Live via Google Hangout

oakleycouncil@oakleynow.com

www.Facebook.com/Oakley45209

Trustees Present: Dan Krohn, Cody Gausvik, Joe Groh, Evan Nolan, Colleen Reynolds, Anthony Issacs, Troy McAndrews, Sandy Gross, Seth Shaifer, Evan Nolan, Jon Bernier, Jason Wilcoxon (arrived late)

Trustees Not Present:

MEETING MINUTES

GENERAL:

- **City Hotline – 591-6000**
- **Cincinnati District 2 Police Non-Emergency – 949-4400**
- **Fix it Cincy! Mobile App**

Call to order - Pledge of Allegiance

Welcome

- Sign in sheet; Speaker Cards
- Trustee Introductions
- City Hotline-591-6000; Cincinnati District 2 Police Non-Emergency – 949-4400
- Fix it Cincy! Mobile App

Guests:

- **Cincinnati Fire Department – Jeff McDonough, Engine 31 Captain**
Back to normal and busy. New 2019 Cincinnati Engine 31 fire truck.
- **Cincinnati Police Department – Captain Aaron Jones**
Oakley seeing decrease in crime during May, June and July months.
Violent crime spiking in other neighborhoods.
- **CRC – JaLisa Elkins** – reservations can be made online for pool access.
- **Beyond Self Storage – Lara Anderson: Store Opening Announcement**
23rd location

COVID-19:

- **OCC Updates – Colleen Reynolds**
Free COVID-19 Testing Sites:
<https://www.hamiltoncountyhealth.org/announcements/covid-19-testing/>
<https://www.cincinnati.com/story/news/2020/07/07/cincinnati-coronavirus-covid-19-free-testing-sites/5385786002/>

Real Estate Development:

- **The Establishment – Troy McAndrews [VOTE]**

Owners have secured 200 signatures of approval

Anonymous complaints about noise late at night.

The OCC supports the following Conditional Use requests by the Establishment at 2900 Wasson Road:

- *Amplified outdoor sound

- *Outdoor space greater than 50% of the indoor space accessible to public

- *Outdoor space within 100' of residences

- *Hours of operation to exceed 10 pm (Sunday-Thursday) and midnight (Friday-Sat)

Motion by Seth Shaifer to approve the above Conditional Use requests; seconded by Anthony Issacs. 7 approve; motion passes.

Troy McAndrews, Colleen Reynolds, Kenny McNutt and Sandy Gross abstain

- **Apollo Home (Camberwell) – Jamie Gerdson & Sophia Holley [VOTE]**

Purchased property in 2018; requesting variances. Apollo added 14 parking spots along with lot behind property for additional parking. Problem with

trespassing/loitering on the property. Security concerns led to fence being erected.

Apollo willing to add 75 trees. Apollo met with nearby neighbors to discuss

concerns. Apollo states there will be no storage placed on empty parcels.

Apollo agrees to contact police when there is loitering on property. Apollo not seeking zone change in connection with consolidation. Apollo will participate in a quarterly call with neighbors. Variance is not being requested for driveway (no prohibition in SF Zoning – DOTE will review when permit is pulled by applicant.

Residents want to ensure there is a 6ft wooden fence to block dumpsters. Resident requested speed bumps on Camberwell. Traffic concerns: future ped safety team + traffic light – OCC item

Trucks: Apollo will dress too many at one time.

1. 4545 Camberwell Road
 - a. Requesting use variance for additional parking
 - b. A variance is requested relating to the buffer. (size)
 - c. A variance is requested relating to the fence. (no encroachment and replacement of trees when unhealthy) – fence to be at least 6'
2. 4502 Camberwell Road
 - a. A variance is requested relating to the buffer
 - b. Residents approved as presented
3. 4538 Camberwell Road
 - a. A variance is requested relating to the buffer

Motion by Evan Nolan to adopt five variances as requested; seconded by Troy McAndrews. 11 approve; motion passes.
Jason Wilcoxon abstained

Motion by Evan Nolan to oppose curb cut on Camberwell Road for additional driveway for Apollo; seconded by Cody Gausvik.

9 approve; motion passes.

Colleen Reynolds, Dan Krohn and Jason Wilcoxon abstain

- **Anchor Properties (Isabella/Paxton) – Matt Hemberger – [VOTE]**

The OCC supports the requested variance from a 15-foot buffer yard (per Section 1423-13-A) to 5 feet, conditioned on Anchor Properties complying with the remaining fencing and landscaping requirements.

Motion by Cody Gausvik to approve the requested variance for Anchor Properties; seconded by Dan Krohn.

11 approve; motion passes.

Evan Nolan abstained.

- Carvana has cancelled plans for Oakley Station.

6/2/20 Meeting Minutes update:

As Seth was authorized by the Board to provide a support letter based on the outcome of further discussions with the next-door homeowner with respect to 2 “open” variances.

For the rear yard setback that 35’ is required, the OCC

- supports a 5’ rear yard setback along the RMX property line
- supports a 10’ rear yard setback along the SF-4 property line, which also has support from the property owner on the adjacent SF-4 parcel.

For the Type A Buffer Yard requirement, the OCC

Acknowledges that with the movement of the proposed structure to 10’ from the property line, no reduction is required.

However, rather than a fence in the buffer yard, the parties have agreed to have the developer provide plantings along the side of the structure, and the OCC supports this change.

Seth will include these with the prior approved variance requests in a letter to the city.

Projects:

- **TIF Ordinance from Council on Affordable Housing – Colleen Reynolds**
City trying to create more affordable housing in neighborhoods.

Miscellaneous Announcements:

- **Census Update – Joe Groh**
You will receive a post card next week if you haven’t completed census.

Approve June 2nd Meeting Minutes

Seth Shaifer motions to approve 6/2/20 Meeting Minutes; seconded by Joe Groh. 11 approve; 6/2/20 Meeting Minutes approved
Cody Gausvik abstained.

Financial Report – Jason Wilcoxon

Left over money from Oakley postcard will go to artist who created illustration.

Motion by Dan Krohn for \$300 to be provided to illustrator who designed Oakley post card; seconded by Joe Groh.
Unanimous approval; motion passes.

NBD application – need answer by 7/10 on if we're submitting the same requests as previously. Amendment to be created Thursday.

New Business:

- Next Third Thursday Meeting is on Thursday, July 16th - VIRTUAL
- Next Tuesday OCC meeting is on Tuesday, August 4th – VIRTUAL (TBD)

Motion to adjourn meeting by Troy McAndrews; seconded by Seth Shaifer. Meeting ends at 10:05.

Adjourn Meeting