

Oakley Community Council

Virtual Meeting: Google Meet

June 2nd, 2020; 7:00 PM

oakleycouncil@oakleynow.com

[www.Facebook.com/Oakley45209](https://www.facebook.com/Oakley45209)

513-533-2039

Until otherwise noted, all Oakley Community Council Meetings will be conducted online, via the Google Meet virtual conference tool. You can find full virtual/online meeting details on the homepage of our website, www.oakleynow.com.

Minutes

[Meeting Video](#)

Call to Order

Pledge of Allegiance

Trustee Introductions

- Present: Colleen, Evan, Jason, Dan, Kenny, Joe, Jon, Sandy, Anthony, Seth, Troy
- Absent: Cody

Guests:

- Cincinnati Fire Department – Jeff McDonough, Engine 31 Captain (10:52 – 16:20)
 - Number of runs backup, number of suspected COVID runs down.
 - Hydrant servicing ongoing
 - Civil Unrest Procedure enacted during protests; several of arson calls citywide
 - Fire Upcoming Budget – not see cuts, no reduction in size, will not be filling vacancies. Not sure impact on overtime. Currently 20 members short, September fire recruit class cancelled, could mean rolling brownouts.
- Cincinnati Police Department – N/A
- CRC – JaLisa Elkins (1:45:0 – 1:49:0)
 - Rec Center - Only opening Summer Day camp, limited to 45
 - Will phase other things back in (including OCC meetings)
 - Oakley pool will open.
 - Reservations required, 2 hour blocks
 - Call Rec Center for reservations
 - Only 1 week in advance, limit of 10 people
 - Up to 3 reservations for weekdays, only 1 for weekends.
 - Walk-ups allowed in only if room available
 - Will take temperature upon entering pool, health questions
 - Cleaning be done between time blocks
 - Splash Pad is not open at this time

COVID-19:

- OCC Updates – Colleen Reynolds (18:00 – 21:30)
 - Bridge construction on-track
 - Mailer go out soon
 - Apollo – OCC aware of situation, working on solution.
 - Joe – street dining options:
 - Oakley Wines evaluating options, Madtree possibly expanding into parking lot

Real Estate Development:

- Cardiff / Angelo Pusateri [VOTE] (21:45 – 46:10)
 - Dan Kiley, Jay Kincaid
 - Residential development on Cardiff Ave, replace current manufacturing/gym
 - Consistent with Oakley Mater Plan
 - DOTE/Zoning discussions, came to agreement
 - Duke denied initial plan; resulted in having to move development to front
 - 12 single family homes, front entry garages
 - Duke easement/overhead wires
 - Cars fit in driveway, no overhang onto sidewalk
 - Pricing: \$449k - \$499k
 - 3 BR, or 2BR w/den
 - Sq Ft – 1600-1800
 - Backlog in city zoning hearings (6+months out), opting to pursue zone change (from Mfg light to RMX) at this time
 - Use setback variance(s) rather than zone change
 - Motion: Troy - That OCC approve the site plan as presented 06/02/2020 barring any zoning approvals.
 - Seconded - Sandy
 - Vote: 11 Yes, 0 No

- Madison Park (Former Masonic Lodge) Project Update & Request [VOTE] (46:20 – 1:44:54, and 1:49:0 – 1:52:0)
 - Colleen conflicted out of this project
 - John Bishop, development director, Circle Development; Dean Lutton (Reztark); Gregg Lund
 - 19 townhome development, 5 buildings, zone changed, parcel consolidated; coordinated site review done.
 - 38 parking units (garages), 7 additional spots in center of development
 - Intent to break down into several smaller buildings vs.1 large building
 - Pulled garages to interior of property, one curb cut, homes pushed out to edge of property due to fire department regulations. Necessitated the setback variances listed below.
 - Variances required for development:
 - i. Per Section 1400-23, no more than one (1) principal structure is permitted per lot. A Numerical Variance of four (4) is required for a total of five (5) structures per lot.
 - Consolidated to 1 parcel, meaning only 1 building allowed on site. This variance would allow them to build 5.
 - ii. Per Section 1405-07, a front yard setback of 25' is required. A Dimensional Variance of eight (8) feet is required for a proposed setback of 17'.
 - This applies to the proposed building (#1) on Ridge & Madison. DOTE owns parcel of land in front of development property, already allowing for existing setback from the road. This variance would be for the distance from the boundary with the DOTE parcel
 - iii. Per Section 1421-23(a), a Corner Side Yard setback of 10' is required along Madison Road. A Dimensional Variance of 4.9' is required for a proposed setback of 5.1'.

- Similar to ii, this variance for building #2 is for the distance from the boundary with the DOTE parcel.
 - iv. Per Section 1421-23(a), a Corner Side Yard setback of 10' is required along Madison Park Avenue. A Dimensional Variance of 6.7' is required for a proposed setback of 3.3'.
 - Building #5 on Madison Park.
 - v. Per Section 1405-07, a rear yard setback of 35' is required. A Dimensional Variance of 30' is required for a proposed setback of five (5) feet.
 - Considered rear because they front 3 streets, rear is based on parallel to shortest street frontages (Building #1 on Ridge). This impacts buildings #2 and #4.
 - vi. Per Section 1423-13, a Type A Buffer Yard is required at the east property line. A Special Exception is required to reduce the Buffer Yard from 10' to 5' and reduce the fencing requirement.
 - Not asking for fencing variance, only the buffer yard variance.
 - Building #4
 - vii. Per Section 1425-35(a), access drives have a maximum aggregate width of 20'. A Dimensional Variance of four (4) feet is required for an access drive of 24'.
 - Only requiring 1 curb cut, asking for wider access for fire access.
 - Residents generally support the project (Paige)
 - Question about 3528 Madison Park property adjacent opinion
 - i. Paige to follow-up
 - Landscape plan – native plants. Will work with Sandy to get more native plants/trees
 - Extended discussion about the fencing/landscaping barrier
 - Motion 1: Seth – Motion that OCC approved variances i – iv and vii.
 - i. Seconded: Evan
 - ii. Vote: Colleen abstain. 10 Yes, 0 No
 - Motion 2: Seth - Move to conditionally approve the following variances or any agreed to modifications by the neighbor at 3528 Madison Park, that are no more burdensome than the original variances (v, vi):
 - A **Dimensional Variance** of 30' is required for a proposed setback of five (5) feet for the rear yard from 35'.
 - A **Special Exception** is required to reduce the Buffer Yard from 10' to 5' to the east property line
 - iii. Seconded: Evan
 - iv. Vote: Colleen abstain. 9 Yes 0 No Kenny stepped out of meeting for a short time
- Three Oaks Tunnel Team [VOTE] (1:55:0 – 2:59:0)
 - Presenters: Chris Ziegelmeyer (Neyer Properties); Dan Krohn, Joe Groh (OCC); Brian Ogawa (City Economic Development); Megan Hube (DSD Advisors)
 - Colleen conflicted out.
 - Project Recap:
 - Why (Dan)
 - Supported in Oakley Master Plan; walkable/bikeable community
 - Much more direct access compared to current walking/driving options
 - Location Details (Chris)

- Site challenges – tracks, ADA Compliance, Duke Over wiring/Easements, railroad height requirements
 - At grade crossing not supported by railroad
 - Tunnel considered most feasible
 - Potential Residential usage (Joe)
 - Within 1.5 mile radius:
 - Potential 73.4% properties, 54% of units, 57% of residents
- Financials
 - Chris
 - Current drawing very preliminary, need for more detailed engineering design to be able to apply for various funding grants.
 - Conceptual Project Budget:
 - \$265,000 pre-approval costs design development
 - \$250,000 final design & engineering
 - \$6,260,000 construction costs
 - \$250,000 overall contingency
 - \$7,725,000 Total
 - The \$265,000 pre-approval costs design development includes:
 - Existing conditions surveying, due diligence, and legal costs
 - Preliminary 30% engineering design drawing set sufficient for associated grants and obtaining accurate construction proposals.
- Oakley TIF District
 - Brian
 - One of most profitable TIF districts
 - @ \$600k cash now, will continue to grow over life of the TIF (2036) – potentially \$5M
- Potential Funding Opportunities
 - Megan
 - OKI – 3 possible sources they manage
 - Clean Ohio Trail Fund
 - Recreation Trail Fund
- Questions
 - Potential to use DHS or public safety grants, could be tornado shelter of last resort?
 - Will look into
 - Concern: we could spend this \$265k and not get anything in return if project not go forward.
- Motion: Dan – I move that the OCC provide a letter of support to the city indicating the community's support for a pedestrian/bike tunnel as documented by the Oakley Master Plan. The letter of support would also commit \$265,000 of Oakley TIF District funds, sale proceeds from land within the Oakley community, or other viable funding sources to complete the initial detailed Engineering, surveying, title, easements, legal, and environmental services need to move the project forward. This funding will provide the necessary due diligence to examine the cost and feasibility of the overall tunnel construction. This allows the Tunnel Team to pursue grants and other funding to lose the gap on the overall cost of the tunnel, and report back to the OCC as appropriate.

- Seconded: Sandy
 - Vote: Colleen conflicted out. 10 Yes 0 No, 1 absent
- The Establishment / Troy McAndrews [VOTE] (3:00:0 – 3:51:00)
 - Troy, OCC Trustee and co-owner of the Establishment. Has several zoning/variances issues seeking board support on.
 - Issues:
 - Outside TVs/noise – zoning relief
 - Patio expansion, parking variance issue
 - Driveway gate installation
 - Troy was asked to leave the meeting, conflict of interest, while rest of board discussed his requests
 - There was detailed discussion about what was being asked for, with consistent reminder of “how would we handle this if Troy was not a board member”.
 - At the end of the discussion, it was decided we lacked sufficient details about exactly what the city was looking for Troy to do, and we need to ask Troy to get specific details so we could vote at next Meeting. No vote was taken.

Miscellaneous Announcements: TABLED

- Major Projects / Committee Updates – If Needed

Approve May 21st Meeting Minutes

- Motion: Joe
- 2nd: Anthony
- Vote: Abstain – Jason. 10 Yes, 0 No

Financial Report – Jason Wilcoxon

- Tabled until next meeting

New Business:

- Next Third Thursday Meeting is on Thursday, June 18th - VIRTUAL
- Next Tuesday OCC meeting is on Tuesday, July 7th – VIRTUAL (TBD)

Speaker Cards

- None

Adjourn Meeting - 3:52:00