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## Walnut Hills Area Council: Business Group

### Minutes

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Minutes: April 20, 2017 - Walnut Hills Area Council: Business Group Meeting

Taken by Michael Rountree, Childress & Cunningham, Inc.

#### Attendance:

Branden Burke	Charles Dillard	Greg Martin	Joe Sandmann
Mike Cornette	Kathryne Gardette	Mike Mattox	Aimee Shinkle
Matthew Cuff	Linnea Gartin	Joe Mumper	Mark Stenger
Gary Dangel	Kyle Hook	Thea Munchel	Greg Warner
Katy Dietz	Tim MacConnell	Michael Rountree	Kevin Wright

#### Opening:

Meeting called to order at 9:00 AM.

Minutes from meeting on March 16 were approved, Michael Rountree 1<sup>st</sup>, Greg Warner 2<sup>nd</sup>.

Treasurer's Report presented as a handout. Aimee Shinkle gave a review of CNBDU approved funds that must be encumbered by the end of June. Report was approved, Greg Warner 1<sup>st</sup>, Katy Dietz 2<sup>nd</sup>.

#### Committee Reports:

*Membership/Activities* – Aimee Shinkle

This committee met during the previous month to begin working on a brochure that can be sent to prospective members or those overdue for renewal. They are also developing a banner with a large WHBG logo that can be utilized in public events.

Matt said that we should work towards a more visible presence at community events, such as manning an information table during the Green Man Park opening scheduled for mid-June. Matt also noted that Music Off McMillan is coming up, as well as the new Little League to begin in July. The Little League will include 15 teams and they are looking for sponsorships of \$275 each, which would include the sponsor's logo on the uniforms.

*WHRF* – Joe Sandmann

The WHRF will be submitting proposals for major/minor projects on Friday, which will include further streetscape design. Matt was given copies of two letters to sign for these proposed projects.

Kevin said that he has been talking to Matt from the Clifton Heights / CDC coalition, regarding on-street parking along eastbound McMillan from 3 – 6 PM. Allowing this would be likely to slow traffic, and WHRF may request letters of support from WHBG as well as from individual businesses. Kevin also announced that WHRF would be relocating to The Eddy temporarily, while their new offices are under construction as part of Paramount Square development.

*Safety* – No Report

*Communication/Promotions* – No Report

#### Other Matters:

Kevin introduced the topic of proposed rezoning of land that is adjacent to the Firehouse, where mixed use development is intended. The developer, Millhouse, is relatively new to the Cincinnati market. The current Form-Based Code section of the Zoning Code has assigned the wrong transect to these parcels, and so a Planned Unit Development approach was suggested by City staff, in lieu of zone change or variances. The WHAC Board and

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general body are supportive, and the Working Group has been considering it; the proposed PUD will be put before the City Planning Commission on May 5<sup>th</sup>.

Greg Martin and Branden Burke gave greater overview of their proposed development, which includes 4 stories fronting the street with garage and surface parking in the rear. They hope to break ground in the fall for the 124 new units. The currently-assigned T4 transect for the site only allows 3 stories, and even the T5 transect would require the granting of certain variances. Kevin noted that the PUD approval process will trigger more community involvement.

Kathryne said that she recalled some reluctance to allowable building heights, expressed during the process leading up to Form-Based Code adoption. Kevin said that this had been taken into account in the transect height limits, and that this was simply a case of a mistaken label on the part of the consultant that should not have applied to these parcels. Kevin said that the proposed design is not the first iteration, and that it should fit in well with the scale of surrounding context, both existing and planned. The planned townhomes could be converted later into live/work units as community needs evolve. Motion to support the proposed Planned Unit Development was approved, Tim MacConnell 1<sup>st</sup>, Aimee Shinkle 2<sup>nd</sup>.

A handout was presented by Linnea Gartin, regarding the Gateway Signage design project underway by Artworks. They will be hiring local artists to complete murals, including four youth apprentices aged 14-21. They will have 4 designs by the end of the summer, and Core Clay is donating some studio space.

Joe and Kyle announced their new cider & winery to be located on Curtis near St. James, in approximately 20,000 s.f. of property developed by The Model Group. They will be producing and distributing locally, with a liquor license for their own tap room, and hope to open in April 2018. They are not fully financed yet and do not have an official name, but theirs would be the first cidery in Cincinnati that is not part of a brewery.

A handout was presented regarding Ohio Mean Jobs, to make businesses aware of a potential talent pool and partially-reimbursed on-the-job-training. Handout includes contact information for Kathleen Busemeyer, and the best time to contact her is just before making a decision to hire a prospect.

Katy Dietz said that Green Man Twist is open on the weekends, and will begin to be open 7 days a week in May.

Matt Cuff called attention to the WHBG's new mailing address, P.O. Box 6312 at the Post Office on Kemper.

Joe Sandmann said volunteers are needed to help with painting and cleanup during "Rock The Block" on June 17.

Gary Dangel mentioned the Sept. 23<sup>rd</sup> "Run For The Hills" being organized by Elevate Walnut Hills. They are looking for sponsors, for any amount greater than \$100 but especially for \$3,000 or \$1,500 levels. The money raised will go towards community gardens.

Aimee expressed thanks to those who helped by supporting the recent Hoops event held by Mercy Neighborhood Ministries. She also noted that there would be an open house later that day, at the Lincoln site, together with United Way.

Mark Stenger of Campus Management began to speak about issues pertaining to 2530 Reading Road, which is near Vernon Manor. He agreed to bring these issues back up at the next meeting.

Meeting adjourned at approx. 9:55 AM.