

NORTH AVONDALE NEIGHBORHOOD ASSOCIATION - GENERAL MEETING

Tuesday, July 13, 2021

AGENDA	TOPIC	PRESENTER(S)	NOTES	TIME	NOTETAKING
WELCOME + AGENDA	TODAY'S MEETING OVERVIEW	HEATHER	TODAY'S MEETING OVERVIEW	7PM	Over 65+ members were in attendance
GENERAL	MEETING MINUTES - JUNE 2021 - NANA MEETING	HEATHER	APPROVE THE MINUTES	7:05PM - 7:10AM	Minutes approved by all
KEY TOPICS	3980 ROSE HILL - CONDITIONAL USE PERMIT	HEATHER	BYLAWS - SPEAKERS - Q&A - VOTE	7:15PM	Qualifications on who can vote were shared. Background: <ul style="list-style-type: none"> •Property listing by Jack Wolking April 30, 2021. Sale pending in May 2021. •Why Conditional Permit Review? Potential impact on immediate neighborhood, city process for review to address such impacts. •There are 60 letters in opposition for the conditional use permit. •This property is zoned residential. No more than 5 blood related can stay together.
		JEFF	TOPIC OVERVIEW + FACTS - CONDITIONAL USE PERMIT	7:20PM	<ul style="list-style-type: none"> •Conditional Permit use will allow between 6-10 nonblood related to stay together. This permit if granted will be in perpetuity unless the house is abandoned by the residents for 365+ days. •What does this mean to our neighborhood? The first zoning hearing was on 7/7/21. The outcome was "Continuance". The next hearing is scheduled 7/29 @10am via zoom meeting. If interested to attend, please email douglas.owen@cincinnati-ohio.gov at least 48 hours before the hearing. If you need additional case files, please email and request to Douglas Owen as well.
		PROPONENT SPEAKER	LEGIONARIES OF CHRIST	7:25PM	<p>Representative of the buyer, LEGIONARIES OF CHRIST, Mr. Ryan Carlan(?) along with Mr. Trap(?) (representing attorney) were present for the meeting. Ryan spoke about the Desire to purchase this property. It will house 7-10 religious missionary.</p> <p>Ryan said.</p> <p>"This is strictly for residential purpose he said. We will respect all the needs and requirements city demands by us. we are in compliance of zoning code, guidelines and community plans of neighborhood. We will ensure the zoning is not changed to multifamily, owner occupied, maintain home. We will not cause high traffic. It provides 7 parking without causing any issues for neighbors. We will respect buffering and landscaping requirements. We will not cause any problem to police and fire dept. We will not have negative effects on value of homes."</p> <p>Questions and Answers:</p>
		ALL	QUESTIONS + ANSWERS	7:30PM - 7:45PM	<ol style="list-style-type: none"> 1.What activities will take place at the property? Ans - No public masses, no groups together for retreats, not for administrative works, no activities for nonmembers of the mission. 2.How often will the members rotate? Ans) typically for 6 years, 1 member rotate per year on an average. 3.Will there be interns? Ans) Typically it is a 6 yr term but there may be circumstances where they may be there for short time. 4.Do you have list of 400+ properties you reviewed for this mission? Have you applied for variance or conditional use for other properties? Ans) We have been looking for a property for over 3 yrs. We cannot provide the list and we have not filed for conditional use in the past. 5.Why do you have to move to this neighborhood and after controversy why did the reason changed? Ans) We studied many homes, and this was the best opportunity we have come across. 6.Will the household if approved pay property taxes? Ans) That remains to be determined. 7.Does your catholic order pay any property taxes Ans) I don't know? 8.The house is 6 bedroom. How is the interior not modified to accommodate your demand for 7-10 missionaries? Ans) It's actually a 10 bedroom house but listing was limited to show only 6 beds for reasons unknown. 9.What is the benefit to the community? Ans) We will be present on the property and maintaining the home. Respectful treatment for our neighbors, 10.How will you bring spiritual presence to the community? Ans) Our presence itself will bring the spiritual presence, 11.If there was another house which already has the zoning, would you consider those? Ans) If they fulfill our needs, yes, we will but we have not come across such. 12.If there was, was one available in the other neighborhood, would you consider it? Ans) Yes 13.How often this has happened before where you have applied for conditional use permit Ans) I don't know as this is a question for the city officials. A local community member added," there were 2 such requests in the [past in the neighborhood (one for a Swimming pool and other for a Gymnasium) in the past 5 years. Gymnasium was denied. 14.Can you confirm that your mission attempted to buy Hershedy(?) mansion Ans) No it did not meet our needs. it has major maintenance issues. 15.If your conditional permit use gets approved by the city and, if my house in the neighborhood is available will you buy it? Ans) No. 16.Why won't the missionaries stay in the existing property where they are? Ans) We do not own that property. 17.Which of the staying individual will own the property? Ans) The asset belongs to the order and not to any individuals. 18.Will there be any Priests convicted with pedophilia be staying on that property? Ans) Please look at the document we provided to the city with regards to these questions. 19.Why did you not come to the neighbors first before applying for a conditional use permit? Why it took you so long to come to the neighbors? why did you try to sneak into our neighborhood? Ans) We have communicated as a association to the community and NANA director. We followed the process outlined by the city.
HEATHER	VOTE	7:45PM	Support conditional use permit? Out of the people present in person - For - 0, Oppose - 62 and Abstained - 3. From the people on zoom meeting, For -3, Oppose - 25 and Abstain - 1.		

	3864 READING RD. - THE RUPEL HOUSE	JSDC + COUNCIL MEMBER LANDSMAN	JSDC OVERVIEW - COUNCIL MEMBER LANDSMAN UPDATE + Q&A	7:50PM	<p style="text-align: center;">Rupel House Property Discussion:</p> <p>There were 3 offers on the house, Rosemary Babies, Grace and Grit and Multifamily use. Landbank invited Rosemary Babies, Grace and Grit. NANA and NABA strongly put forth Grace and Grit as our choice with our criteria siting mission of the city from "Plan Cincinnati" on similar properties. The city decided to go ahead with Rosemary babies against the recommendation of JSDC. JSDC sent a formal letter requesting clarification. No response for a month. JSDC then sent 4 emails to the city which were completely ignored as well. Councilmen Landsman attend the meeting via zoom and said the following- I did not respond to the letter but I did respond to email. I have met few people of the neighborhood. I have talked to Phil from the PORT. He assured that he did get the letter from the attorney, and he promised that he would set up a meeting with the community. He will also talk to Rosemary Babies. I will follow up with Philip until communication is established with the neighborhood. As per my limited knowledge, Rosemaries is wanting to expand to provide the help for moms. City is helping the founder and her mission. A termsheet is being prepared approving Rosemary Babies for the property and will be delivered soon. The PORT would need certain things in place (including raising additional funds) then she could proceed.</p> <p style="text-align: center;">Questions and Answers:</p> <p style="text-align: center;">1.Has city sent an official letter? Ans) Yes. Jan Michele Lemon Kearney responded on behalf of the city.</p> <p>2.Why NANA and NABA proposal to go with Grace and Grit was not considered by the city? Ans) Its PORT's decision. Crystal (Grace and Grit) doesn't want to compete anymore for the property.</p> <p style="text-align: center;">3.Why not other properties keeping child health in mind? Ans) Rosemary's founder wants to have resources computer for community members.</p> <p style="text-align: center;">4.Is the clientele going to be racially integrated Ans) Heather - We can't answer that questions as we don't know.</p> <p>5.There are legal issues. We have put 30K on this property, there are strategic plan for the business district and what has the city done about all these issues? Also city councilmen in 2016 has agreed (formal letter) to come to NANA and present before that offer term sheet is delivered? Don't you think city should honor that letter was from 2016? Ans) Landsman - City should meet the community and discuss.</p>
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