Summit Hill Association  
District 16 Planning Council  

Board of Directors Meeting  
Linwood Recreation Center  
June 13, 2019  

Minutes

Present
Hayden Howland, Peter Rhodes, Peggy Reichert, Abhi Andley, Denise Aldrich, David Kratz, Susan Schultz, Sonja Mason, Bridget Allan Ales, Jeremy Dowd, Peter Stitzel, Rachel Spiegel  
Monica Haas Executive Director

Meeting was called to order by Hayden Howland, President at 7:05 pm

1. Additions to the Agenda
None

2. Approval of Past Minutes
Denise Aldrich moved approval of minutes for May 9, 2019. Abhi Andley seconded. Approved unanimously

3. Public Comment.
Several guests indicated they were present to observe because they were interested in possibly serving on the Board.  
Hayden Howland announced that there were 6 vacancies on the Board and 9 applications had been received thus far. She provided notice to the Board that elections would be held at the meeting In July.

4. New Business
Iron Ranger Patio Permit

Denise Aldrich explained that the Iron Ranger was requesting a liquor license for a new patio to be constructed behind the restaurant in part of the parking lot. The ZLU Committee held its first public meeting on this request on May 28. Four residents attended. There was no representative from the Iron Ranger. Residents expressed general support for Grand Avenue businesses and the Iron Ranger but expressed concerns about traffic, noise, lighting, hours of operation, etc. A second meeting was held on June 11. Om Forti, the Iron Ranger owner was in
attendance. The Patio would have 35 seats and be serving until 11:30 pm on Friday and Saturday with earlier closings during the week and Sundays.

Denise reported that the ZLU committee had recommended support for the application but that she was now uncomfortable with that given new information she had just received from the Executive Director.

Monica Haas reported that city staff told her the owner did not have sufficient signatures of support to move forward with the application at this time. She also stated that the Iron Ranger does not have a liquor license for the sidewalk seating in front of the restaurant on Grand Avenue.

Julie Schweitzer Layman, who resides on Summit Avenue directly behind the Iron Ranger stated that she is generally supportive of Grand Avenue business, but is concerned with the proposal which seems unclear to her. She said the owner originally indicated the patio would close at 10 pm but now now it’s 11:30. She described her various concerns and submitted a letter to the Board.

Steve Kozachok from Fairmount Avenue asked what was done with the Lex patio.

Tom Forti, the owner of Iron Ranger, arrived at the meeting. He said he has all the permits from the city. He stated that his patio should be opened later than the Lex because he does not serve hard liquor. Also his patio will not be as close to the residents as the Lex is. He explained that there was much confusion over which signatures he is required to get and which list of property owners to work from. He is working with CM Noecker on getting it straight.

Question was asked whether he has a liquor license for the sidewalk. He said he does have a liquor license for the sidewalk.

Peter Rhoades said the Committee met and discussed the issues about the noise and light. Other Board members discussed various issues. Susan Schultz spoke in support of the Iron Ranger. Denise Aldrich said she didn’t want to take any action tonight because there were many things still up in the air. Peter Rhoades said he is feeling the opposite. This is an annual renewal so there is an opportunity to revisit the permit if there are problems that are not addressed.

Peter Rhoades moved, Sonja Mason seconded a motion to send a letter of support for the license to the City.

Peter Stitzel voiced his concern with all the time being spent on this issue. He said the Board should be discussing the 20 garage incidents that just occurred in Summit Hill.

Susan Schultz offered a friendly amendment to the motion to recommend that they all work together.

Motion fails. No action taken
Bridget Alan Ales moved for a re-vote. She moved that SHA send a letter of support that indicates that the neighbors have remedies available to them because the license is renewed annually and recommending that the neighbors get together with the owner to work out issues. Second by Rachel Spiegel. 6 in favor. Motion passes

**Billy's on Grand Charitable Gambling**

Denise Aldrich said that the ZLU recommends SHA submit a letter of support and so moved. Peter Rhoades seconded. Motion carried

**BC zoning - Discussion**

Sonja Mason explained that the ZLU is considering recommending that the City amend the BC zoning permitted uses. About one quarter of the parcels on Grand Avenue are zoned BC, Business Conversion. Restaurants and alcohol not allowed but 12 seats associated with food sales is allowed. ZLU wants to maintain the BC zoning because it maintains the houses and setbacks on Grand Avenue. But they recommend that a restaurant be allowed with up to 30 seats, and up to 48 with a conditional use permit. Peter Rhoades added that this zoning change is a response to e commerce. Sonja added that BC has the benefit of maintaining the setbacks. Kayla yang-Best from Seasonings spoke and indicated that all she wants is to be a deli, with seating and also to serve wine. She doesn’t want to be a restaurant that has a lot of additional requirements. Denise Aldrich said they can work with her on what the definition is and the associated requirements. ZLU plans to notify the neighborhood about this proposal and get input at a future meeting. Ultimately, the change to the BC zoning would require City action to amend the code. BC zoning is not exclusive to Summit Hill.

5. Committee Reports

Development Committee- none

Environment Committee. Written comments provided

Pedestrian Safety/traffic Calming Committee: awaiting grant

Communications & Outreach- Committee is meeting Monday Night.

Zoning.and Land Use- written report provided

Neighborhood Comp Plan-written report provided. David Kratz explained why we are now moving directly to updating the Grand Avenue portion of the Neighborhood Plan rather than first retaining a consultant to help us decide direction. The Joint ZLU -Neighborhood Plan committee met. They are working on refining a work plan .and defining deliverables.
Future is Grand Task Force- Abhi Andley reported that they are doing interviews with businesses and still trying to develop recommendations by August. There are some open spots on the Task Force.

By Laws-. Rachel Spiegel reported that they have sent a marked up copy of bylaws or review by the attorney. Waiting to hear when she can get back to us and then another committee meeting will be set. Still hoping to complete this for action at the Annual Meeting in October

6. Treasurer’s report.
Abhi Andley is working to get up to speed. Trying to lay out a simple explanation. He presented a general summary outlook of the finances.

7. Executive Directors Report
Crime report. 20 garages rammed in Summit Hill. Police arrested them the offenders today. Police very aware and monitoring the alleys. Make sure doors are locked. Monica Haas will write a report to put on the web site.

Summit Hill book club met

8. Presidents Report
Hayden Howland will send out the Board applications.

She thanked everyone for their contributions.

Meeting adjourned at 8:39

Respectfully submitted,
Peggy Reichert