

Kennedy Heights Community Council  
**Board of Directors**

Minutes of a Special Meeting of the Board of Directors  
August 31, 2004

Present: Noel Morgan (President), Nancy Allgauer, Ernie Barbeau, Van Foster, Paul Makin, Josh Swain.

Other persons present: Pete Benken (KinnmelmanklineGosman), Felix Bere (City of Cincinnati), Marvin Brown, Valerie Butler, Sybil Cooper, Ce and Duane Holm, Amy Kenney, George Kalomeres, Kathy Spoon, Jennifer Hackman Jeff Weidner, Mark Wright.

The 7:00p.m. meeting began with Noel distributing the agenda and noting that this was a special meeting, in that the Board needed to take action on proposals that had to be submitted to City Planning this week, allowing no time to present them at a General meeting. The Board voted unanimously that immediate action was necessary and that they would be acting on the measures as emergencies, pursuant to the Article V Section 4 of the KHCC Constitution.

Noel, and Van Foster, as chair of Commercial and Office Development Committee (CODC), gave a status report about the recent court hearing concerning the appeal from the Beverage Cave of the IDC. On August 26 oral arguments were heard in Common Pleas Court on SKYY Properties' appeal of the City's denial of its building permit. The judge has not yet announced her decision.

The Montgomery Road Corridor feasibility study will be presented by the research firm at the September 21 meeting of the Community Council; some of the designs will be displayed during the Progressive Dinner dessert/silent auction part of the program that will be held at the Kennedy Heights Art Center. Van provided a brief overview of the study. Noel noted that the contract with the City for funding the feasibility study was signed two weeks ago.

Valerie Butler led discussion of proposals for zoning changes in the Montgomery Road corridor. The two main options were CC-P and CC-M. Members concurred that CC-P better fits the pedestrian-oriented focus of the comprehensive community plan. Motion was made seconded and passed 5-0 to recommend to the City that those portions of Montgomery Rd. now zoned CC-A be redesignated CC-P.

Copies of the 30-page Urban Design Overlay Guidelines (UDOG), were distributed. Valerie Butler, its primary author, led the discussion. Valerie explained that, if adopted by the City, the UDOG would further define the characteristics of the zoning within the Montgomery Road corridor.

The discussion of the UDOG was extended and wide-ranging, such as:

- The UDOG significantly impacts our community's businesses along the Montgomery Road corridor. The UDOG has little to do with housing.
- The UDOG is a very important document in future development of the corridor. We should not underestimate its value. Current businesses would be 'grandfathered'

- It is clear as to the kinds of business that our community does not want (as noted in the Comprehensive Community Plan), but it is not clear what we want (which is what the UDOG engages)
- The relationship of the City's zoning code is very relevant to the UDOG

Several suggestions were made. The primary intent of those suggestions, which were accepted by CODC, was to clarify the meaning and intent of various elements of the UDOG. Motion was made seconded and passed 5-0 to adopt the UDOG with the edits and ask that the City implement it.

Following further discussion, the meeting adjourned at 9:05p.m.

Ernie Barbeau  
Secretary  
September 2, 2004