

From: pbb338koser <pbb338koser@aol.com>

To: louisebob <louisebob@mchsi.com>; ballard <ballard@lefflaw.com>

Subject: Flaum Property (Prior & Subsequent Steps)

Date: Thu, May 11, 2017 11:13 am

Attachments: 1-From-Ballard (overview of course of proceedings).pdf (460K), 2-Stiltner-Ralston-From-Bilskemper (access options).pdf (2012K), 3-Anderson-Bauer (lead time for submissions).pdf (123K)

Dear Louise & Steve,

Although possible future steps concerning the Flaum property presently involve some uncertainties about if, when, and what such steps might entail, I thought it might be useful to sketch out a summary of developments to date with some suggestions about possible aspects of future Zoning Commission proceedings.

INITIAL MEETINGS

11/30/16 - First Informational Meeting (Greg Stiltner/Wally Heitman/Pat Bauer) [audio recording]

01/10/17 - Informational Presentation to City Council [video recording]

03/02/17 - Good Neighbor Meeting [seemingly unrecorded]

03/06/17 - Second Informational Meeting (Greg Stiltner/Jim Glasgow/Scott Wilson/Louise From/Pat Bauer) [audio recording]

SUBSEQUENTLY EXCHANGED EMAILS

03/23-31/17 - From-Ballard (overview of course of proceedings) [Attachment 1]

05/03/17 - Stiltner-Ralston-From-Bilskemper (access options) [Attachment 2]

05-05/17 - Anderson-Bauer (lead time for submissions)} [Attachment 3]

POSSIBLE FUTURE PROCEEDINGS

My indication to Chris Anderson in Attachment 3 that a week's lead time would be sufficient in view of the Zoning Commission's previously scheduled June 6 meeting reflected my assumption of a submission that might be relatively informal and thus merely prefatory to a more formal submission rising to the level of the petition for a zoning ordinance change envisioned by Ord. 79 § 18(1) (set forth and discussed in Attachment 1).

The Zoning Commission's consideration of OUP's initial petition for zoning ordinance changes included (1) architectural drawings that included parking, floor, and site plans < http://www.university-heights.org/misc_pdf/OUP-prelim-PUD-sub-4-17-2009.pdf >, (2) a "one-time-only" mailed notice to everyone in town < http://www.university-heights.org/misc_pdf/Zoning-Meeting-Notice042009.pdf >, and (3) a report on the proposal by MOPjc's predecessor < http://www.university-heights.org/misc_pdf/JCCOG-Report-SAC-4-28-09.pdf >. I also believe that before or shortly after such petition, the applicant signed an agreement providing for reimbursement of costs incurred by the city in its consideration (e.g., contracted professionals). If and when things progress to the point of a formal petition for rezoning of the Flaum property, these elements would at least initially seem to provide an appropriate template for the Zoning Commission's consideration of such petition.

As mentioned at the outset there's perhaps no need to determine anything until a submission of some sort has been received, but I hope pulling the above information together now will provide a useful basis for determinations that will have to be made if and when a formal petition for rezoning comes in.

Best regards,

Pat

From: pbb338koser <pbb338koser@aol.com>

To: zoning <zoning@university-heights.org>

Cc: uhclerk <uhclerk@yahoo.com>; louisebob <louisebob@mchsi.com>; ballard <ballard@lefflaw.com>; jbilskemper <jbilskemper@shive-hattery.com>

Subject: Schedule of Possible Zoning Commission Meeting Dates for Consideration of ULP PUD Application

Date: Thu, Jun 8, 2017 11:43 am

Dear Fellow Commissioners,

Calendars received earlier this week show that as of now the five of us (along with City Clerk Anderson and City Attorney Ballard) could be available for Zoning Commission meetings on the following five dates:

Thur. June 29 (7:00-9:00 p.m.)

Thur. July 13 (7:00-9:00 p.m.)

Tues. Aug. 1 (7:15-9:15 p.m.)

Tues. Aug. 29 (7:15-9:15 p.m.)

Tues. Sept. 5 (7:15-9:15 p.m.)

MPOjc has advised Mayor From they are expecting their traffic study to be ready the week of June 19, so at this point (subject to possible postponement in light a need for more time by the developers and/or MPOjc) our schedule for consideration of ULP's PUD Application & Development Plan could be (1) another "preliminary" consideration of MPOjc's traffic study on Thur. June 29 followed by (2) an "intermediate" consideration of more fully developed project plans on Thur. July 13 with (3) "final" consideration of an MPOjc evaluation of those project plans and possible rezoning changes on Tues. Aug.1.

Please do what you can to maintain your current availability on the five dates listed at the beginning of this email, and I'll keep you apprised of any necessary changes in the potential schedule of meetings laid out in the prior paragraph.

Best regards,

Pat