



CTM Minutes - Group: CTM Board Meeting

By Barry Gee, Secretary

Date: May 1 7:00 pm

Location: Hybrid Meeting – In-person at Clifton Recreation Center

Board Members Present (12): Gerald Checco, Jan Checco, Mary Pat Lienhart, Nestor Melnyk, Mike Roller, Barry Gee, John Whedon, Mansee Chauhan, Tim Noonan, Nick Gregg, Logan Sand, Justin Ogilby

Absent (3): Rachel Wells, Jayme Ritter, Genet Singh

A quorum is present. Meeting called to order at 7:00 by Gerald Checco.

(U) below will represent a unanimous vote.

Public Attendance (22): In Room (13): Collin Fitzpatrick, Tom Lienhart, Officer Dent (CPD), Jeanne Strauss-DeGroot, Andrea Steege, Julia Bonfield, Eve Bolton, Sally Grimer, Luke Blocher, Teresa Hoelle, Malcolm Montgomery, Capt. Eric Horn (CFD), Officer Isaacs (CPD) Virtual attendees: (9) Andrea Bell, Marilyn, RuthAnn Bumiller, John Osterman, June Schlipf, Cynthia Duval, Kip Eagen, Jen Camden, Emily Diefendorf

Welcome to our meeting – Contact the CTM email at contactctm@cliftoncommunity.org

April Meeting Minutes — **Barry Gee** Jan Checco submits motion to approve the April minutes, Mary Pat Lienhart seconds, (U)

Treasurer's Report – Tim Noonan.

There was a limited amount of treasurer activity in April to report.

Police Report – Officer Shawn Dent,

Auto thefts of Kia/Hyundai continue but no exact number has been tabulated yet. Officer Dent will report the number when he receives it.

Thefts from auto have increased. The Increase has not been in any specific area such as catalytic converters. The Clifton Colony Apartments and Lowell Ave. are problem areas. CPD will be focusing on these areas.

There is a homeless encampment off Lowell Ave. The homeless there have been targeting gaslight's properties. CPD needs to give trespass warnings to the people in the encampment and they will have 72 hours to vacate.

There have been several reports of shots fired near the Clifton Colony Apartments.

Leslie Mooney reported that she had her car stolen last night. The vehicle stolen is a Toyota Sienna.

John Osterman asked that residents with security cameras on their properties register the cameras with the city. This will help police know what cameras they could ask to see footage from when incidents occur. Residents can register on the 311Cincy app.

Fire Report – Capt. Horn CFD Engine 34 reported 187 runs with seven fires and 142 EMS runs.

The CFD focus for May will be on grilling safety.

John Whedon asked if there is an ordinance governing the use of fire pits. Capt. Horn said fire pits must use clean wood and be in a fire-proof device such as metal. He also said if they receive a fire pit complaint they will investigate.

CRC Report — Collin Fitzpatrick Family Kickball is on 5/12, Date Night pottery is on 5/12, Intermediate Pottery will run from 5/17 – 7/5.

Clifton Library / Clifton Welcome & Connect — Jeanne Strauss-De Groot

Welcome & Connect – Last week’s meeting took place at Clifton Mosque. The session topic was healthcare and medical insurance. All participants signed up for personal appointments to address their specific needs.

Upcoming events:

5/13 Plant Swap, art project with Reuse Hub

5/16 – Family Yoga

5/17 Adults/Seniors tech day – help with library app and other apps.

5/20 – Lemonade on the Lawn LGBTQIA event

5/22 – History Presentation – on transit history

Gerald Checco thanked Jeanne and said the Clifton Library was a stellar partner to work with on Welcome & Connect. A dozen countries have been represented by the participants in the program.

Clifton Area Neighborhood School

Sally Grimes (Executive Director of Activities Beyond the Classroom (ABC)) reviewed the April 6th community meeting on the Rawson Farmhouse.

Organizations in attendance:

Cincinnati Public Schools (CPS)

Clifton Town Meeting (CTM)

Clifton Recreation Center (CRC)

Clifton Area Neighborhood School (CANS)

Aiken High School

Green Umbrella

Activities Beyond the Classroom (ABC)

The review is in the attached Supporting Document that discusses the goals of the meeting, the top discussion points, the ideas for future use of the property and the next steps.

Julia Bonfield discussed summer school for this year and said classes will be at Fairview and Academy of World Languages (AWL)

Malcolm Montgomery stated that he wants to make sure that before the Rawson Farmhouse is utilized for an educational use, we should investigate all other opportunities such as utilizing the CRC parking lot. He expressed concern that we would be taking away a currently zoned single-family property.

Jan Checco stated that Marian Rawson asked specifically in her will that the Rawson Farmhouse should have an educational purpose.

Luke Blocher – CANS parent and LSDMC chair at CANS stated that the space need at the school is urgent.

Teresa Hoelle, incoming LSDMC chair stated that it is important to activate these assets and that they should benefit our community.

Logan Sand asked when the last time the Rawson Farmhouse had been appraised. Eve Bolton said it was a few years ago and that CPS looked at the possibility of selling the property but the State of Ohio mandates that a charter school would get first dibs. The property was purchased by CPS for \$750K.

John Whedon asked why there could not be a large playground on the Rawson Farmhouse lawn. Eve Bolton stated that the lawn might be used for high school agricultural programs in the future and that the property's neighbors might not want hardscape there.

Luke Blocher stated that CANS operations will become problematic as growth comes if space issue is not addressed and that the conditional use change for Rawson Farmhouse is needed.

Nick Gregg asked if there is documentation on why Rawson Farmhouse was set up for educational use and what exactly that means? Jan Checco stated that the stipulation to use the property for educational use was quoted in Marion Rawson's will. Jan to provide information on the specifics.

Gerald Checco stated that we need to be respectful of Marion Rawson's will. He is grateful that CPS is trying to respect the will. He also said that Clifton has changed since CANS opened and has added more families with children.

Jeanne Strauss-De Groote asked that at the speed CANS is growing, how much would the use of the Rawson Farmhouse to alleviate overcrowding help? Luke Blocher said that the continued growth will require more changes later and that next year they will be up against the limits of the current building.

Motion 2 from agenda: Gerald Checco drafted a letter asking CPS to plan more quickly for the future of CANS. Motion proposed by Gerald Checco, Jan Checco seconded the motion. Passed with Logan Sand abstaining.

Motion 1 from agenda: NBDIP (Transportation/Arts Committees) Justin Ogilby stated that this application is for the design and planning of how best to promote safety using art. The motion is asking CTM to contribute \$2K of the total request of \$150K. Justin Ogilby proposed motion. Jan Checco seconded. Passed (U)

CCAC Leslie Mooney said there is the final construction beam signing on 5/5. She pointed out that the church next door has been a great partner in loaning space during the construction. She stated that although costs have gone up, they locked in prices before they went up by buying early. The total project budget has increased from \$8 to \$10 million.

The new rooftop deck will have a capacity of three hundred.

Existing parking lots will merge into one large parking lot that will accommodate all stakeholder needs.

Malcolm Montgomery asked about parking on Hosea. He said one solution might be to ask CTM to help with a parking permit situation on the street. Gerald Checco says permits could be a promising idea to solve the parking problem.

Gerald Checco commended CCAC and its neighbors for working together on the parking situation. Jan Checco said that the Clifton Masonic Temple parking lot could help with overflow parking.

Committees Roll Call

Public Safety – Tim Noonan Tim is continuing to monitor crime statistics. The report indicates that MLK and Telford Ave. continue to be the highest crime areas.

Arts & Culture – Mike Roller Mike Roller had to leave the meeting early. Gerald Checco discussed the proposed motion (Motion 3 from agenda) concerning Digg's Plaza. The motion will authorize the CTM Board, through its Arts & Culture Committee, to apply for a Strader grant for the creation of a design to reconnect Digg's Plaza to the business district with broader sidewalks, easier crossing, and the use of Public Art.

Motion presented by Gerald Checco, seconded by Nestor Melnyk (U)

Caretaking – Jayme Ritter Jayme not in attendance. Gerald Checco said they are planning another planting day.

Chronicle - Jan Checco Chronicle has gone to layout. Summer Edition is Clifton Walks: Pathways and Destinations.

Communications – Rachel Wells Logan Sand said the committee is reviewing all platforms and is trying to determine a wish list. They are tracking impressions and will bring the data to a future meeting.

Events – Barry Gee Memorial Day Parade/Picnic planning is continuing. There are no current major obstacles. Welcome & Connect attendees will participate in the parade.

Governance - Mary Pat Lienhart Committee is working on review of current rules to understand and refine as needed.

Housing & Zoning – Nestor Melnyk/Jayme Ritter Nestor Melnyk said that the letter concerning Additional Dwelling Units (ADUs) has been submitted and the letter expressed concern over short-term rentals.

The Committee had 52 Mailchimp responses to the recent survey sent out on ADUs.

Malcolm Montgomery stated that what needs preserved is the charm and the amenities in the neighborhood and that the current zoning needs to be protected. We should be maintaining open green spaces and protecting current density. He said ADUs will lower the quality of life, reduce greenspace, and will downgrade our zoning. Malcolm also stated that developers, home builders and architects are the ones that will really benefit from ADUs.

Nestor Melnyk stated that there are deed restrictions and an ADU must stay with the house. He says that in Clifton we have carriage houses etc. that are ADUs already. He says you can already build additional buildings but just cannot live in them.

John Osterman stated that Nestor Melnyk has not been forthcoming since he is equating sheds with ADUs. He said that eliminating single family zoning is detrimental to the neighborhood. He feels that the fact that the support letter was previously sent was a surprise and it should not have been sent.

Nestor Melnyk said that the city has investigated ADUs, and he does not believe it will dramatically change Clifton. He apologized for the need to send the letter out early.

John Osterman stated that when you add ADUs a home is no longer single family. Nestor Melnyk responded that homes with ADUs will still be considered single family and just have a smaller accessory dwelling.

Clifton Neighborhood Boundaries – Gerald Checco submitted motion (Motion 5 from the agenda) asking the City of Cincinnati to define Clifton boundaries and eliminate overlap with other neighborhoods. Tim Noonan seconded. (U)

Membership/Nominating – Gerald Checco There are Trustee terms expiring at the end of this year and the committee is actively recruiting potential Trustees. Gerald Checco was approached by two residents that may be interested.

Parks - Mary Pat Lienhart / Mansee Chauhan No meeting this month. Next Parks meeting is 5/19.

Transportation – Justin Ogilby New radar unit is up and collecting speed data. The committee is putting together a radar schedule.

Justin stated that we are 30 days away from RFP for a project on what to do with the temporary bike lane on Clifton Ave. There is a plan to extend it to Bryant Ave.

Motion 1 submitted by Justin Ogilby; Gerald Checco seconded. (U)

Please let Justin Ogilby know additional yellow posts are needed for center line hardening.

Liaison Roll Call

Uptown Consortium – Gerald Checco Gerald Checco to attend meeting next week.

Invest in Neighborhoods – Gerald Checco Gerald Checco stated that he was able to participate in voting on where NSP grants go.

Tri-Health / UCHealth – Justin Ogilby Nothing to report.

Clifton Community Fund – Tim Noonan Nothing to report.

Clifton Business Association – Jan Checco - Mother's Day gift baskets are available in Clifton. The baskets have a \$170 value and will cost \$55.

The Artist's mart on Clifton Plaza will take place on 6/10 and 7/8 and there is a \$20 charge for space.

Neighborhoods of Uptown – Rachel Wells None

Community Questions/Concerns: Malcolm stated that taking letter vote not permitted by bylaws and asked that CTM not do that again. Nick Gregg responded that he has reviewed the bylaws and electronic voting is currently permitted. Nick

Gregg stated that there is a bylaw and a standing rule that conflicts. The Governance Committee will be looking into clarifying and streamlining this issue.

Motion to adjourn at 9:11 submitted by Mary Pat Lienhart, Jan Checco seconded (U)

Respectfully submitted,
Barry Gee, Secretary

Attachments: [CTM File location](#)

May 2023 CTM Agenda

Treasurer's Report

Rawson Farmhouse Community Meeting Report

Support letter for ADU with exception for short-term rental



Agenda May 1, 2022 – CTM Meeting

Clifton Town Meeting — your community council —

will hold its next monthly Board of Trustees meeting on

Monday, May 1 2023, at 7:00 pm. The public is welcome to attend.

Start	Time	Topic	Topic Lead
7:00	1	Welcome	President Gerald Checco
7:01	2	Roll Call/ Appr. January meeting minutes	Secretary Barry Gee
7:03	2	Treasurer Report	Treasurer Tim Noonan
7:05	15	Police Report	P.O. Shawn Dent
7:20	10	Fire House Report	
7:30	5	CRC Report	Collin Fitzpatrick
7:40	10	Clifton Library	Jeanne Strauss de Groote
7:45	5	NBDIP – Update – Motion 1	Justin Ogilby
7:55	10	Use of the Rawson Farmhouse and the future of CANS – Motion 2	Sally Grimes
8:05	5	Neighborhood School CANS Report	Julia Bonfield
8:10	10	CCAC Update	Leslie Mooney
8:20	Committees and Liaison Reports		
	25	Committees Roll Call <ul style="list-style-type: none"> • Public Safety • Arts & Culture - Motion 3 • Caretaking - Volunteer Day • Chronicle - Summer Issue • Communication • Events - Memorial Day • Governance • Housing & Zoning - Motion 4 • Membership/ Nominating • Parks • Transportation 	President <ul style="list-style-type: none"> • Tim Noonan • Mike Roller • Jayme Ritter • Jan Brown Checco • Rachel Wells • Barry Gee • Mary Pat Lienhart • Nestor Melnyk/ Jayme Ritter • Gerald Checco • Mary Pat Lienhart/Mansee Chauhan • Justin Ogilby
8:45	10	Liaison Roll Call <ul style="list-style-type: none"> • Uptown Consortium • Invest In Neighborhoods • TriHealth/ UC Health • Clifton Community Fund • Clifton Business Association • Neighborhoods of Uptown 	President <ul style="list-style-type: none"> • Mansee Chauhan/ Nestor/ Gerald • Gerald Checco • Justin Ogilby • Tim Noonan • Jan Checco/ Genet Singh • Rachel Wells
8:55	10	Community Questions/Concerns	President
9:05	5	Thanks- Giving	
9:10		Adjournment – Next meeting 6/5/23	President

MOTIONS

#	Sponsor	
1	Transport.+ Art	Support for NBDIP Application – including contribution of \$2000
2	President	Request to CPS to start planning for future of CANS
3	Arts & Culture	To authorize Board to apply for a Strader Grant
4	H&Z	Support letter for ADU with exception for short-term rental

Rawson Farmhouse

Recap from April 6 Community Meeting

Presented to CTM on May 1, 2023

by Sally Grimes, Executive Director of Activities Beyond the Classroom (ABC)

WHO ATTENDED

- CPS (Dan Hoying, counsel representing the school board/property owners)
- CTM (Gerald, Jan, Nestor and Jayme)
- CRC (Collin Fitzpatrick)
- CCF (Jen Camden)
- CANS (James Zoller and Luke Blocher)
- Fairview-Clifton (Savannah Rabal and Leslie Mooney)
- Aiken HS (Lisa Votaw and Aaron Parker with 3 students from the Aiken agricultural program)
- Green Umbrella (Cynthia Walter)
- ABC (Sally Grimes, moderator)

In addition, CPS Board member Eve Bolton has been advising and communicating with the wider CPS board and Superintendent about the future of the Farmhouse. She did not attend the meeting but is fully updated on progress.

GOALS OF THE APRIL 6 MEETING

- Develop relationships between neighbors and partners who would be directly affected by decisions regarding future use of the property
- Understand the potential uses of the property, based on zoning options and the original intent of the donated property
- Brainstorm on potential uses of the property
- Determine how to best move the discussion forward with community engagement

TOP DISCUSSION POINTS

NEEDS	POSSIBLE SOLUTIONS
<p>CANS is quickly outgrowing their building and needs additional office space ASAP</p>	<ul style="list-style-type: none"> ● CPS grants CANS temporary use of the Farmhouse interior space for temporary offices beginning in August 2023 (50 ppl max)
<p>Difficult to make decisions about the future of Rawson without knowing the future of CANS, CRC, and Fairview</p>	<ul style="list-style-type: none"> ● Work with CPS to develop a master plan for all CPS properties, including CRC, CANS, and Fairview ● Discuss the potential for sharing gymnasiums among the hilltop campus organizations (Fairview- Clifton, CRC with CANS students) Is there potential for use of the gym at Annunciation? CANS auditorium sharing could be an equitable offer for trading space usage.
<p>CRC needs outdoor play space for summer camps</p>	<ul style="list-style-type: none"> ● Ask CRC what kind of use CRC administration imagines for the front pasture during the 2023 summer camps. What is allowed by CPS owners? (Maybe CRC activities can include some work like perennial plantings and the creation of a preliminary pathway from CRC to the Farmhouse porch in summer projects.)
<p>Facility improvements will be needed in order to be used as something other than a single family residence</p>	<ul style="list-style-type: none"> ● Install fencing across frontage to Clifton Avenue at pasture and across CANS front lawn. Replace the old iron fence along CRC’s parking lot north edge to be up to the standard of fencing around the CANS playground. Include an opening (vehicular wide) between CRC parking and Farmhouse land that will allow for eventual ADA pedestrian and work vehicle egress between these locations. ● Widen Farmhouse driveway for two-lane vehicular egress (drop off, pick up at Farmhouse). ● Discuss uses and sharing of parking surfaces among the hilltop campus area, including the church neighbors.
<p>Funding will be needed to make any changes to the property</p>	<ul style="list-style-type: none"> ● Discuss fundraising strategies (guessing, for up to \$2 million?) to support the first phase of changes and the first operation at the Farmhouse. ● Discuss funding needs with CPS

IDEAS FOR FUTURE USE (BRAINSTORMING ONLY)

- Hilltop Community Learning Center / extracurricular hub: CPS-wide community learning center with culinary, agricultural, extracurricular, and other possible uses
- Agricultural education: Farming, farm to table, Farmer's Market for students
- Leadership development: CPS property used for school leadership groups, older students teaching younger students, mentoring groups, etc
- International Hub: Incorporate global learning with ties to international students' culture
- Partner hub: Office space for CPS partners who currently work in areas listed above

NEXT STEPS

- Present outcomes of April 6 meeting to CTM on May 1, 2023
- Deliver letter to CPS requesting a master plan
- Begin evaluating the Rawson zoning
- Schedule second meeting of Hilltop Campus Advisory Group

April 20, 2023

Councilmember Mark Jeffreys
City of Cincinnati
801 Plum Street
Cincinnati, OH 45202

Re: Accessory Dwelling Units (ADUs)

Dear Councilmember Jeffreys:

The Clifton Town Meeting Board of Trustees would like to thank you for your consideration and your tireless work to sustain and improve the City of Cincinnati and its great neighborhoods.

The Clifton Town Meeting (CTM) Board of Trustees has reviewed and discussed the proposed ordinance modifying the zoning code to allow Accessory Dwelling Units (ADUs) where single family residences are permitted. While our community at large and the CTM Board of Trustees are largely in support of the proposal, we would like to request that the proposal be modified to eliminate the opportunity for ADUs to be used as short-term rentals.

It has been reported that some of the primary benefits in legalizing ADUs are to facilitate multi-generational living, aging in place, flexibility for families, and opportunities for individuals with disabilities and other marginalized populations; increase access to housing in neighborhoods across the city; provide affordable rental housing choice in single-family neighborhoods; and increase the socio-economic, racial, and age diversity within neighborhood populations. Allowing ADUs to be rented in a short-term capacity is contrary to these goals. Short term rentals would limit/eliminate the availability for longer term use of the units, therefore minimizing benefits to the housing shortage, especially in high-demand neighborhoods.

There is much discussion about how companies like Airbnb and Vrbo have crippled the fabric of communities, driven up the cost of housing, and decreased the availability of housing throughout the country. We urge you to remove this option from the proposal so as not to promote this same situation in our city's neighborhoods.

Sincerely,

Gerald Checco, CTM President

c: Gabrielle Couch, City Planner

**Clifton Community Council
Clifton Town Meeting (Consolidated)**

**Balance Sheet
End of May 2023**

Financial Row	Amount
ASSETS	
Current Assets	
Bank	
1000 - Cash	
1010 - Superior - Gen	\$42,848.75
1011 - Superior - Chronicle	\$31,160.26
1012 - Superior - Art	\$10,706.14
1013 - Certificate of Deposit 4/29	\$40,978.60
1014 - Bank Membership	\$5.01
Total - 1000 - Cash	\$125,698.76
Total Bank	\$125,698.76
Other Current Asset	
3300 - Chronicle Prepaid Mailing USPS	\$1,362.81
Total Other Current Asset	\$1,362.81
Total Current Assets	\$127,061.57
Total ASSETS	\$127,061.57
Liabilities & Equity	
Equity	
3200 - Opening Balance	\$121,735.04
Retained Earnings	(\$15,146.52)
Net Income	\$20,473.05
Total Equity	\$127,061.57
Total Liabilities & Equity	\$127,061.57

Clifton Community Council
Clifton Town Meeting (Consolidated)
Income Statement
From Jan 2023 to May 2023

Financial Row	Amount
Ordinary Income/Expense	
Income	
11510 - Donation	\$64.00
11520 - Interest - General Account	\$173.14
12530 - CTM Member Payment	\$792.00
14520 - NSP Grant	\$9,872.00
14540 - Safe Clifton Fund	\$1,250.00
15571 - Memorial Day Income	\$2,248.09
16510 - Grant from CCF	\$7,443.31
21510 - Advertising	\$15,647.00
31510 - Art Sales	\$2,056.74
31540 - Interest - Art	\$88.02
Total - Income	\$39,634.30
Gross Profit	\$39,634.30
Expense	
11110 - Administrative - General	\$468.00
11140 - Committee Support	\$387.50
11180 - PayPal Fees Other	\$39.69
14110 - Non-NSP Grant Exp.	(\$868.00)
14120 - NSP Grant Expense	\$5,400.00
15570 - Memorial Day Expense	\$200.00
16110 - CCF Project	\$6,675.19
21120 - Design	\$1,000.00
21130 - Mailing	\$1,152.93
21140 - Printing	\$3,212.56
31110 - Payment to Artists	\$1,461.38
31115 - Fees Square	\$32.00
Total - Expense	\$19,161.25
Net Ordinary Income	\$20,473.05
Net Income	\$20,473.05