



HERITAGE HILL ASSOCIATION
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Heritage Hill Association Board Meeting June 21, 2017 Minutes

In Attendance: Peter Albertini, Lisa Baars, Wes Beck, Suzanne DeHaan, Teresa Dittmer, , Ryan Huizenga, Mark Hutchison, Wayne Norlin, Jim Payne, Erin Shupe Mary McCarthy-Fuller

Absent: Kate Diedrich, Charles Roelofs, Todd Hoort, Michele Giordano

Staff: Jan Earl, Tansy Harris

Public: Tami Vandenberg, Joe Jones, Elizabeth Bowles, Ann and Mark Azkoul, Tina Demling, Paul and Elizabeth Helm, Lori Stegmeir, Kara and Jeff Philips, Mike Wright, Don Reitema, Stacie Thomas, Barre Studio

1. **Call to Order:** 7:00 pm
2. Call for New Business: Ryan Huizenga distributed his comments regarding the Period of Significance and Updated Report that HPC is reviewing for the Heritage Hill Historic District.
3. **Minutes:** Minutes of the April, 2017 meeting were unanimously approved as presented.
4. **Correspondence:** Files circulating amongst board members.
5. **Tami Vandenberg** - GR 2nd Ward City Commission candidate: Tami introduced herself and her wide range of community involvement; she was here to listen to the issues of Heritage Hill; as a small business owner, she is sensitive to those issues, neighborhoods, income equity, balance between commercial and residential and GRPD sensitivity/community officer training. She encouraged all to vote August 8th.
6. **Joe Jones** - GR 2nd Ward City Commission candidate: Currently serving with 2nd ward Commissioner Ruth Kelly and is seeking re-election. He represents a growing ward and is passionate about diverse neighborhoods and an engaged community. He appreciates the indigenous wisdom and authentic communication. Affordable housing, police/community relations, empathy and equity are a focus. His service as head of the Urban League offers a nationwide connection. GR is still a work in progress and we need to make room for everyone for a strong future.
7. **Public Comment:** Lori Stegmeir: 22 year resident. Lori voiced concerns with growth of GR, medical mile and influence on the residential neighborhood. Cited strong objections to the GR Planning Commissions approval of the special use at the McCabe Marlow and its interpretation of the GR Zoning Code; specifically allowing for-profit social services entities. Also expressed frustration and concern with HHA and its Zoning Committee's process.
Paul Helm: Expressed frustration with the special land use approval at 74 Lafayette NE; parking is huge concern; supplied detailed comments of the Master Plan of Heritage Hill and asked why the Association did not follow its plan. Questions the neutral stand of HHA's position letter re: McCabe Marlow special use request.
Kara Philips: 221 Paris SE. Very concerned with recent approval of the restaurant at the Oakwood Manor due to the leased use of the parking lot adjacent to their home. The lot can now be used 17 hours a day as opposed to daytime business hours. The Association did not represent her concerns and feels that HHA did not use the goals of the HH Master Plan.
Jeff Philips: 221 Paris SE – also expressed opposition to the use of the parking lot. Financial decisions are being made before public input.
Mike Wright: Lives a block away from McCabe Marlow and owns 7 HH properties. Disappointed with information provided by HHA regarding the special use request. Commercial use competes with residential parking. Feels like neighbors are being steamrolled. He knew about HQ before HHA.
Tina Demling: Job of the Association is to review Planning and City Commission's minutes; no research and education provided from HHA, neighbors are at severe disadvantage when not immediately informed; outlined her position regarding the current zoning and use of McCabe Marlow and application of zoning standards; HHA's neutral position fueled GR Planning Commission's support of the use; HHA's budget is biggest in the City – "HHA staff needs to help us".
Ann Azkoul: Concerned with neighboring HQ on State Street. Neighbors informed after it was a done deal. "Jan told her she was too busy with fundraising to address her concerns." These issues need to be discussed by the HHA Board.

Mark Azkoul: Stressed accountability and that neighbors need a response from HHA on these concerns.

Elizabeth Bols: Presented her long tenure with zoning issues and eleemosynary uses. Feels neighborhood is going backwards. Does not want the neighborhood to be divided into groups for HHA e-alert purposes (north, mid, south).

Don Reitema: 220 College NE – Long time neighbor and landlord. Described north end as sea of multi-families; south end is more single family. HH is strong as a diverse neighborhood and should not be feared. It is not a suburban community. Praised the City Planning Department for its presentation on the special use request at McCabe Marlow; supported the request. Encouraged residential permit parking to address parking issues and will work to canvas the neighborhood.

Action Items:

8. The Executive Committee withdrew its recommendation to **cancel the July Board meeting**. Board approved meeting in July.

Information Items:

9. **Treasurer's Report:** Erin S. commented that this is the April report. The May report is not yet available but Home Tour will be down as much as 40%. HHA's CDBG grant could see drastic cuts depending on the Federal budget in 2018. The Executive Committee will review budget but welcomes suggestions.

10. **Staff Reports:** Written staff reports were supplied. Jan discussed permit parking and the City's updated application process. It is now the neighborhood's responsibility to draw the boundaries of a permit parking zone rather than neighbors' petitions. The HHA Board advised that HHA continue to request petitions to guide the drawing of the permit zones. Jan will work on getting these details out to neighbors.

Tansy: Needs to get permits from the City for Night Out picnic. GRPS will donate \$250 for bounce house/dunk tank. She also highlighted the racial intimidation case she is addressing and pointed to the Affordably Housing task force recommendations that were outlined in her written report. Some should be concerning and cited specifically the accessory dwellings by right and the increased numbers of people sharing housing units.

11. **Committee/Liaison Reports:**

Community Engagement: The Picnic is August 1.

Land Use: Wes Beck is now the chairperson for this group. He cited Jan's submitted staff report for details regarding Land use issues. 74 Lafayette NE and Oakwood Manor requests passed. There is a B&B request at 423 Madison SE and he attended the neighbors meeting. Wes is serving on HPC's task force for the updated study report although he felt he had limited input. Ryan outlined his written comments regarding the period of significance and how it relates to specific buildings (mid-century modern). He feels that this report can change the character of the neighborhood by giving significance to modern buildings. Suggested a neighbors meeting to discuss.

Administrative: Jim P. reported that the Finance Committee will be meeting in the fall. He and Jan had a productive meeting with GRCC President Bill Pink. Jan and Mary are meeting with Steve Heacock, Spectrum Health tomorrow, June 22. Gideon Sanders, GRPS spoke to the success of Innovation Central – graduation rates up (94%); Rosa Park award (69th of top 100 schools in MI); 105 field trips; good neighbors to HH. Any concerns should be brought to his attention.

Fundraising:

Garden Tour: Jim praised the tour and high number of 15 gardens; all had a good time.

Home Tour: Great Tour but attendance not so great. 2 houses are set for 2018, looking for more.

Texas Hold 'Em: Jim referred to email sent by Charles regarding the June event.

12. **New Business:** None.

13. **Old Business:** None.

14. **No Public Comment.**

15. **Motion to adjourn** seconded, passed @ 9:20 p.m.

Respectfully submitted, Jan Earl