



HERITAGE HILL ASSOCIATION
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Heritage Hill Association Board Meeting March 20, 2019 Minutes

In Attendance: Lisa Baars, Wes Beck, Suzanne DeHaan, Kate Diedrich, Michele Giordano, Chris Grygiel, Sarah Green, Heather Hall, Nikki Hoort, Wayne Norlin, James Scozzori, Erin Shupe, Nathan Slauer and John Walendowski

Absent: Wendy Falb

Staff: Jan Earl, Amanda Cormier

Public: None

1. Call to Order: 7:03 pm – Welcome new members: James Scozzori and John Walendowski.
Ice Breaker Question: What do you do when you have free time?
2. Call for New Business – No new business.
3. Minutes – Minutes of the February meeting were approved.
4. Correspondence Files circulating among board members.
5. Public Comment: No public comment.

Action Items:

6. Discuss, decide the Association's position on three land use proposals:
 - Cornerstone Church Addition – The Heritage Hill Association Zoning Committee met with representatives of the Church and reviewed plans. It is similar in mass to a 1960's addition and the new addition has detail/features found in both the original building and the 1960's addition. A motion is made to support the Zoning Committee's letter of review of the addition, seconded and approved by board.
 - Addressing the City's next piece of the "Housing Now" initiative – The City Commission will vote next week on GR Zoning Code text change that will allow 2-units by right on corner lots in an attempt to encourage small-scale investment in "affordable housing. The HHA Zoning Committee is doubtful that proposal will achieve its goal of affordability. It is recommending that the 2-family by right only be applied to those applications that develop affordable units. The Zoning Committee also encourages the use of the qualified approval as is being applied to ADU (Accessory Dwelling Units). Qualified approval is the process of notifying neighbors within the 300' radius of the request. If there is one complaint, the request would be heard by the Planning Commission. If there are no complaints, the request would be administratively approved by the Planning Department if code guidelines are met. Jan offered statistics that show 87% of Heritage Hill neighborhood corners are already multi-family, while city information tells us that 76% of Grand Rapids' residential corners are single family housing. Just because our neighborhood is not necessarily in the cross-hairs of the proposal is no reason to remain on the sidelines. A motion was made to accept the zoning committee's comments regarding the proposal as written, supported and passed.
 - 200 Madison SE –The HHA Zoning Committee recommends supporting this development. Twenty-two affordable apartments in this former church property will go before the Planning Commission on March 28. Parking bonuses - being on or near several transportation routes, affordable housing results in 18 parking spots being required on site. Eleven will be inside the building (as will the trash dumpster), three in front of building and four in the back (in a unique lot sharing strategy with the Stratford Arms on Morris SE). The only objection the Zoning Committee has refers to the width of the driveway access to/from Cherry Street SE being too wide and requests a narrower approach to preserve green space. The letter of support was approved by the board.

Information Items:

7. Treasurer's Report:

Applause to Mercy Health for the \$5,000 donation; line items are pretty much in line with where they should be for this time of year.

8. Staff Reports:

Most of Jan's report was handled in the Action Items and the various land-use issues. There were no other questions.

Amanda's report of little crime in the previous month was overshadowed by the story of a firearm discharged inside the entrance of the Heritage Clinic this week. No one was hurt.

Amanda is also trying to get up to speed on marijuana issues and how policies/laws will affect life and business in the neighborhood.

9. Committee Reports:

Community Engagement – Chris G. said the group looked at the usual annual events (i.e., National Night Out, Annual Potluck Dinner, etc.), but are also looking for additional neighborhood engagement ideas. Thinking about e-mailing a neighborhood broadcast/survey monkey to gather ideas for discussion. Also wants to communicate what the board/association does for the neighborhood. Talked about looking at different apps (like Meet-Up) to engage Heritage Hill neighbors more. A board member spoke up at this time and said the board will have to “own” a project like this because the Association staff is already overwhelmed with Tour, etc. for much of the year.

Land-Use – Wayne N. said everything was covered in Action Items, but did have a question regarding the utility poles that are being replaced while leaving the old ones in place. James S. said he has a connection to the contractor will try to find an answer on removal.

Administrative – Nothing at this time.

Fundraising – Kate D. announced there were 8 homes and 4 institutions lined-up for this May's Home Tour. We are still in need of many volunteers. John W. has jumped into fundraising and talked briefly about his foray into the Friends/Sponsors campaign. He solicited help and suggestions for potential sponsors from Board members. The Garden Tour is scheduled for June 15 and will include gardens in both the north and south ends.

10. New business - none.

11. Old business – none.

12. Meeting adjourned – 8:22pm.

Respectfully submitted by Tom Truesdale