

# Old Orchard Neighborhoods Association

## Meeting Minutes 03/12/16

The second meeting of the Old Orchard Neighborhoods Association (OONA) was held on Saturday, March 12, at Hope Lutheran Church at 10 a.m. Approximately 69 residents attended. Tom Waniewski, the District 5, Toledo City Councilman, also was present.

Organizer Dick Cromwell convened the meeting with each attendee identifying themselves and their street.

Tom Waniewski told the group that he would keep his "eyes and ears" open on matters pertaining to the Old Orchard neighborhoods, particularly in reference to issues with the University of Toledo's master plan; Goddard Field; demolition of residences on Cheltenham and the anticipated expansion of the adjoining parking lot at the Driscoll Center at Bancroft and Cheltenham. He reported his understanding that any plans for development of Goddard Field into other than existing green space have been placed on "big, high, deep shelves" by the University and there are no current plans for any changes. He said that zoning barriers would have to be hurdled by the UT Foundation, which owns the former housing sites on in the 2200 block of Cheltenham where two houses recently were demolished, before non-residential use could be made of that site. But, he acknowledged, if that land is gifted to UT by the Foundation, then UT would be required to show only that it had made "every effort to comply with zoning restrictions." Likely, he acknowledged, UT, as the owner and a state agency, would be able to use that space for paved parking.

(A question was raised about the environmental impact on surface water run-off if the green space is paved over.)

Dick Cromwell circulated printed copies of a draft letter which would be sent to the UT Leadership and the Master Planning Team. He invited comments and said individuals should, if they chose not to endorse sign the letter once in it's final form, were welcome to send their own versions.

The Master Plan is at <http://utoledomasterplan.org>. There is a drop-down menu for comments: <http://utoledomasterplan.org/contact-us>.

Dick said that Margi Traband has been identified as the contact person for UT and Dick has talked with her about the neighborhoods' concerns and

solicited residents for a task force for in person meetings with Ms. Traband.

Dick promised that the lightly-attended open forums on the Master Plan will be advertized by the Association.

He reported that Ms. Traband "strongly implied" that as the Foundation paid \$300,000 for the Cheltenham parcels, that the parking lot would be expanded. At that point questions were raised about zoning, prompting Tom Waniewski's report that he had talked with the City Law Department and will provide the citation to the legal precedent which could allow UT, if it becomes the owner of the parcels, to proceed regardless of the zoning. The parcels are zoned R-1, Residential.

Bill Petruzzi provided a copy of the "place-holder" website for the Association: [www.old-orchard-toledo.com](http://www.old-orchard-toledo.com).

He said that plans are underway to formally establish the Association.

Several residents queried about purchase of the land by the neighborhoods to prevent UT expansion and reference was made to the successful efforts to block as gas station/carryout at Cheltenham and Central several years ago. A resident queried whether Old Orchard met a city standard for parks/green space. Mr. Waniewski responded that there are 11 parks in his district but none within area viewed as Old Orchard — Cheltenham, Central, Secor and Bancroft.

Aaron reported that a quick demographic study revealed 5,100 residents in 2400 residences in the Old Orchard neighborhoods with 1,200 children age 19 or younger. He said the population is expected to decline by .2 percent; income to increase by 4.3 per cent, and home values to increase by 10 percent.

Several residents asked about being provided with mailing addresses for Ms. Traband and it's Master Plan as they might prefer letters to email. Bill reported that at the next meeting, a map showing the "footprint" of the Old Orchard neighborhoods should be available.

In response to several comments about individual letters, Dick and Bill acknowledged that certainly residents could adopt and send the Association letter or send their individualized missive. In fact, as Tom Douglas suggested, you could send both.

Those who are not conversant with Facebook suggested using flyers to inform neighbors of the Association meetings. Perhaps a proposed flyer could be posted on the Association website once fully functional.

Both Dick and Bill acknowledged that other issues need to be addressed by the Association including the planned widening of Bancroft and Secor; students in neighborhood rentals, attendant crime, for example.

Meeting was adjourned about 11:15.

Next meeting: April 2nd at 10 a.m. at the Hope Lutheran

— Minutes compiled by Bill Petruzzi