

**February 8, 2016**  
**Morningside-Lenox Park Association**  
**Monthly Board Meeting Agenda**  
**www.mlpa.org**

**Call to order and welcome:**

MLPA President Carmen Pope called the meeting to order.

**Approval of January 2016 Minutes:**

A motion to approve the January 2016 Meeting minutes was made by Kirk Rich. The motion was seconded by Tom Coggin. The Motion to Approve the January minutes was approved 12-0-0.

**Zoning Report/Variances:**

**\*\*V-16-009 – 1740 Meadowdale Ave**

Applicant (represented by Mark Arnold – architect) seeks a variance to reduce the required South side yard setback from 5.7 feet (per variance V-14-184) to 3 feet to place an HVAC condenser unit in the side yard.

Tad Christian made Motion to approve. Chuck Tobias seconded the motion. The motion passed 11-0-0.

**\*\*V-16-018 – 644 Yorkshire Road**

Applicant seeks a variance to reduce the required front yard setback from 35 feet to 29.4 feet and the East side yard setback from 7 feet to 2.4 feet to enclose an existing front porch on a single family residence (to be used as an office).

Tad Christian made Motion to approve per the site plan dated 1-20-2016. Bob Silvia seconded the motion. The motion passed 11-0-0.

**\*\*V-16-020 – 650 Courtenay Drive**

Applicant seeks a variance to reduce the required half depth front yard setback from 17.5 feet to 3 feet for the construction of a new two-story family dwelling (site is a corner lot). The roof line will change so they need a variance.

Tad Christian made Motion to approve per the site plan dated 1-20-2016. Bob Silvia seconded the motion. The motion passed 10-0-1.

**\*\*V-16-023 – 809 Cumberland Road**

Applicant seeks a variance to reduce the required front yard setback from 35 feet to 31.62 feet and to reduce the required West side yard setback from 7 feet to 2.85 feet in order to allow for the construction of a 2nd story addition. They are planning to keep the original barrel tile and working with Allie Suazo.

Tad Christian made Motion to approve per the site plan dated 1-20-2016. Kirk Rich seconded the motion. The motion passed 11-0-0.

**\*\*V-15-260 - 1476 North Highland Ave**

Applicant seeks a special exception to allow a 6 foot high privacy fence in the required half depth front yard (corner lot at Reeder and N Highland). Prior to moving in they had all three HVAC units stolen as they are in a high visibility area.

Tad made a motion to deny. Lynn Ayres seconded the motion. The motion to deny failed 4-5-1.

Bob Silvia made a motion to approve conditioned on the owner applying plantings on the fence, Kirk Rich seconded the motion to approve conditioned on plantings on the fence (to be ivy per applicant). The motion to approve conditioned on plantings on the fence passed 8-2-1.

### **Security Report:**

Bob Silvia spoke on the sudden increase in crime in our neighborhood including 6 recent incidents. People are opening fences and taking things from houses (including an attempted dog theft). The APD already has plans to increase their patrols in the neighborhood. Bob may later request to up the MLPA Security Patrol hours if necessary.

### **Traffic:**

Kirk Rich spoke on several issues – see attached report.

### **New Business:**

Carmen Pope met with Oz Freeman at the site regarding the retention pond at the Mill Creek site. There was a drainage problem with the pond and it will take time to correct. The area there is not finished yet – and it should be at least another week or two before they can begin draining the pond. Phase II of the apartments should be done in the next few months so the construction traffic should end soon – then we can observe the lease up traffic patterns.

The MLPA Annual meeting will be held on March 7<sup>th</sup> at 7:00 in the fellowship hall at Morningside Presbyterian and there are multiple speakers already scheduled. Carmen has asked them to keep their talks to 5-7 minutes.

### **Parks:**

Sally Bayless spoke on the renovation to Smith Park. John Ayres has donated his plumbing services to the project. Sally has met with City and is finalizing the plans. Once the plans are finalized, there will be more fundraising to raise the remainder of the funds.

### **Communications:**

Tom Coggin brought in copies of the completed newsletter for the Board to review and indicated that the approximately 200 lapsed members from Jan 2015 - Feb 2016 would get a copy of the newsletter in a 9x12 envelope as well as a personalized membership solicitation letter asking them to renew their membership. They will be given the new choices of membership with and without security and could either renew online or to send an attached prefilled-out renewal remit form with a check using an enclosed return envelope. Approximately 2,200 non-members will receive a similar non-personalized solicitation letter with a remit and return envelope. The MLPA members will get the newsletter only in a 9x12 envelope.

### **Treasurer:**

Chuck Tobias discussed the current balance and requested \$400 for tax preparation fees.

Chuck Tobias made a motion to approve \$400 for Tax Prep fees. Tad Christian seconded the motion. The motion was approved 11-0-0.

### **Adjourn:**

MLPA President Carmen Pope adjourned the meeting.

**February 08, 2016**  
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**Traffic Committee Report**  
**Prepared by Kirk Rich, Chair**

The MLPA Traffic Committee has been working on the following issues:

- **Mill Creek Development** – Piedmont lane closures have been significantly diminished. There is still a slight lane blockage just before the Cheshire Bridge right hand turn. This will last several months while the last phase of apartments are being completed. Sprouts opened on 2/02/16 with all Piedmont parallel parking spaces in operation.. We will continue monitoring and communicating MLPA concerns to the development team as the development becomes populated and phase II continues toward completion.
- **Pelham Road Traffic/Speeding Issues** – Councilman Wan and I continue to discuss solutions to these on-going issues. Until Mill Creek is stabilized and full traffic/travel implications are understood, the City is not willing to commit to permanent solutions. It is anticipated that by mid-2016 Mill Creek will be at a point to further assess how to move forward with possible solutions.
- **Lanier Boulevard Median Areas** – I met with Jeff Guldner and toured damaged park areas that are caused mostly by construction vehicles. We are identifying realistic solutions and possible implementation of MLPA Letters of Concern to contractors in violation.
- **Lanier/Amsterdam Intersection** – Jeff Guldner and I also visited/discussed potential solutions to confusing signage at this intersection. I will be discussing this with Councilman Wan for potential solutions that would be agreeable to the City.
- **Monroe Drive** – This project was included in the 2016 Infrastructure Bond List. The funding will be a part of the Complete Street Approach which creates streets friendly not only to cars but also to pedestrians and bike riders. As part of neighborhood feedback, there will be several meetings for public input. As this begins to become better understood, MLPA will closely monitor and communicate these developments. We will also make sure that MLPA is a major voice at the appropriate meetings.
- **East Morningside Drive Turn Signal** - As approved by the MLPA Board, MLPA issued a letter to support a left turn signal onto East Morningside Drive from the southbound lanes of Piedmont Avenue. The letter was delivered to Renee Perlstein to gain signatures from concerned neighbors. There has also been a post on <https://www.ipetitions.com/petition/left-hand-turn-signal-piedmont-avenue>
- **MLPA Traffic Forum** – Within the next 60-90 days MLPA will arrange a Traffic Forum with Councilman Wan to discuss all new traffic issues/plans that affect our neighborhoods. By this time, the Monroe Drive plans as well as Mill Creek will be better understood. Notice will be sent out several weeks prior and posted on MLPA site.