

North End Neighborhood Organization (d-6)
Land Use & Housing Committee
September 28, 2021 Meeting Minutes

Present: Matt Sletten, Alan Richardson Hohn, Nate Nix, Steve Tuckner, Jason Peterson, Dionne Alkamoonah, John Bennet, Ana Smith, Andrew Hestness (PED), Drua Xiong, Paul Wehrwein, Kerry Antrim

Absent: Mikki Murray, Joseph Wiggins, Tyrone Maxwell, Tim Luedke, John Riederer, Steve Tuckner

The meeting opened with welcome and introductions

A motion to approve the agenda was M/S/A

A motion to approve August 2021 meeting minutes was M/S/A

Diara Auto Repair LLC: Auto Body Repair/Painting Shop 497 Burgess

The applicant was present and reported that he is purchasing the building for an auto body and painting shop. A motion was made recommending endorsement of the project since the use is within the intent of the zoning code, the area is industrial and there would be no noticeable difference in the neighborhood by having the business there. Motion was M/S/A unanimously

Drua Liquor Inc DBA Blaze Liquor application for Liquor Off Sale Cigarette/Tobacco 137 Maryland Avenue

This is a change in ownership of a current liquor store. A motion the recommend approval was M/S.A.

HRA Owned Property 119 Lyton Place

Andrew Hestness, PED as present to discuss final recommendations for the HRA owned property at 119 Lyton Place, he first brought this property to the committee in March 2021. Currently there has not been an RFP sent out regarding the development. If housing is what is recommended the parcel would be added to the housing sites to be marketed by the HRA. The site could be a small multi-unit housing development-the HRA is looking for additional housing opportunities. There is a business on Rice Street-DM&P Supplies looking to expand and are interested in the parcel. The thought was housing before commercial, but since there is an established business looking at the site a possible mixed use could work. It was brought up that there is a housing crisis and commercial sites are readily available. The zoning T2 is compatible with a mixed use development. It could be developed with the business being street level and

housing above it. The alley at Hardenbergh Place could be vacated and combined to make a larger parcel. There doesn't seem to be large scale support for only commercial on the site. The committee decided to table any decision to allow the business owner time to explore and decide about a mixed use and begin discussions regarding the alley vacation Staff will connect with CM Thao regarding the conversation. A motion to table further discussion until the October 26, 2021 meeting was M/S/A.

Jason Peterson: Neighborworks Home Partners

Jason Petersen updated the committee that NeighborWorks have now assisted 50 families to buy a home in the North End and 37 families have been assisted with home repairs. They are developing and rehabbing 5X Geranium; partnering with Rondo Community Land Trust. There are delays in developing two additional sites. There is an apparent housing shortage in the North End. NeighborWorks also has funding dedicated to foreclosure work.

New Business

There was no new business

Old Business

There was no old business

Community Comment

Paul Wehrwein mentioned it was great to attend the meetings and he has an interest in co-housing. He is looking to senior co-housing