



**MT. LOOKOUT COMMUNITY COUNCIL  
PUBLIC MEETING MINUTES**

**Feb. 28 2022 | 7:30 p.m.**

**Location: Christ the King Parish Center**

- **Fire Department Update**

*No Update*

- **Police Department Update**

*Report from P.O. Barry*

*Discussion of neighborhood traffic safety concerns*

- **Guests** (Brief update followed by Q&A)

- **Vice-Mayor Kearney**

*Against the proposed Density Proposal currently before City Council*

*Question: Does this actually encourage affordable housing? Since there's no statement or regulation of what developers must do, there's no guarantee that it will encourage affordable housing.*

- **Councilman Landsman**

*City is adding crews to sewage and trash pickup. Density Proposal currently before City Council wouldn't address current budget deficit. Is there another proposal to address the budget deficit? Stressed the importance of the upcoming top to bottom audit so we can see all the issues. Unlike other Ohio cities, Cincinnati has 1.8% income tax, city relies too much on property taxes.*

*Discussion about the importance of City Hall being more responsive.*

*Residents at the meeting were very concerned about MSD's lack of response. Landsman explained that MSD is run by the county, not the city which causes a lot of the issue. He is pushing hard for MSD reform.*

- **Councilwoman Keating**

*Focus of her time was regarding the Density Proposal which would allow developers to offer additional smaller units in buildings, lifting the density caps. Doesn't change setbacks or height allowances- Only thing that changes are the size and number of the units within the development. 6% of Mt. Lookout is currently zoned as multi-family housing.*

*The explanation for the proposal is that there's an \$83M gap in budget.*

*Next year the stimulus funds will stop, so we need to expand our tax base to fill gap.*

*This proposal will only directly impact multi housing unit buildings. Note that during the Q&A, it was brought out that this proposal will indirectly impact single family housing because at least in the case for Mt. Lookout, many multi family housing zoning is located within single family zones and where there are currently single-family homes. Under the current code, there's nothing stopping a developer from tearing down multiple single homes and building a large development, if the zoning allows for it. However, one resident from Totten Ave. pushed back on this by saying that with the density cap lifted he fears there would be more of a financial incentive to do a large-scale development inside a pocket of single-family housing. (i.e., Thus, developers could include and sell more units than currently allowed).*

*The hope is that lifting the cap will positively impact businesses, contribute to public transportation. Councilmember Keating acknowledged the concerns around traffic issues, and that they still need to get sign off from DOTE and MSD. She noted that newer developments tend to do better than the older sewage issues.*

*Comments from Griest Ave. and Beverly Hill Ave. residents: Both expressed major concerns about how increasing density will impact an already clogged sewage system. One resident suggested that MSD needs to be involved in the conversation, and even to go around with Councilmember Keating to discuss this issue. Note: the concerns over sewage and flooding were a major topic and area of concern for Mt. Lookout residents, many of whom have experienced major flooding catastrophes already.*

*Question from Salisbury Ave. resident: concerns about blanket approach to solving the budget and density issue and not being more deliberate. She wanted to see different neighborhoods being addressed differently. She expressed concerns about building large residential developments not on major business roads- which is often the assumption. In Mt. Lookout, however, many of the multi-family housing zones are located within single-family districts. This resident stressed the clarification that although it won't affect single family zones, it could affect single family homes.*

*Note that no residents in attendance expressed support for the proposal. One resident said he wasn't opposed to lifting the cap, but seemed there needed to be more research done on the impact first. There was expressed support for expanding affordable housing in Mt. Lookout.*

*Keating reiterated that the Public hearing on March 15 at 1pm. Residents can send in letters and log in over zoom. But must register at least 24 hours in advance*

- Councilman Mark Jeffreys  
*Focused on pedestrian safety, specifically limiting speeds and enforcing speeds. We cannot control speeds in our cities. We must go to ODOT to change speeds, but can influence their decisions. We still need to figure out the solution for enforcement. There's currently no tracking of speeding tickets. He shared how they are currently piloting a curb extension program in Avondale by placing flower pots on the side of the street where a curb extension would normally go. These extensions can cost approximately \$80,000, so looking for creative ways to solve the pedestrian safety issue.*

*There was a Safety Forum on March 1, 6:30pm in Avondale.*

- **Development Updates**  
*Tabled*
- **Upcoming MLCC events: Save the Date:**  
*Next Public meeting April 18;*  
*Golf Outing May 14. Register at [www.mtlookout.org](http://www.mtlookout.org)*

The **MLCC Public Meeting** was adjourned at approximately 9:30pm. The next **MLCC Public Meeting** will be held on 4/18/2022.

Respectfully submitted,

**Secretary, MLCC**