

## Seward Neighborhood Group – monthly Community Development Committee

September 10, 2024 | 6:30 - 7:45pm (Second Tuesday)

In-person at Redesign, Inc. (2619 E. Franklin Ave.) & via Zoom

### Attendees

- **CDC members:** Rebecca Blumenshine, Winston Calvert, Steve McCauley (SNG Board), Philipp Muessig (secretary), Sara Rothholz Weiner (Chair), Michael Sedki.
- **SNG Board:** Terry Barnes.

### Meeting notes

#### 1. Superior Fence

- a. The livability issues with this business at 2647-53 37th Ave. S were discussed in a September 5th meeting, organized by Ward 2 staff, with city staff and adjacent neighbors. A future meeting will be held with neighbors and the property owner and tenant.
- b. The regulatory limits related to noise, traffic, etc. - within which Superior must operate - were discussed Sept. 5th and neighbor complaints should go to 311.
- c. The City has determined that the property use is as a contractor's yard and so a conditional use permit is required (with fines until an application is filed).
- d. Discussion touched on the challenges/desirability of having commercial/industrial property adjacent to single family housing, how CDC can help neighbors with similar issues by leveraging its contacts with the City, and that CDC should promote this service to Seward.

#### 2. Variance Application: 2419 23rd Ave. S

- a. Owners plan to add a 3rd bedroom on their second floor, of which the CDC is supportive.
- b. However, this 1900 house was built less than 5 feet from the current south sidewalk and thus, under current zoning which requires a 5'+ setback from the sidewalk, this house modification requires a zoning variance from the City.
- c. Because a public hearing must be scheduled for the application, SNG is only notified of the application and an SNG recommendation to the City on the variance is not required.
- d. Philipp will contact the house owner to clarify if the City has noticed neighbors within 100 feet and to offer assistance as needed in working with the City / neighbors.
- e. The variance application/process is lengthy and complex; CDC members commented on the negative aspects of this and the benefit of a faster/simpler/more neighbor-to-neighbor approval process for such beneficial and routine property improvements in the older / pre-zoning sections of Seward.

#### 3. Neighborhood Leadership Mingle

- a. Discussion prior to this CDC meeting and at this meeting has settled on using the CDC's December holiday party (which was at Redesign's offices in 2023) to invite an expanded list of people. Location to be determined.
- b. The purpose is to encourage invitees to consider serving on the CDC in the future, to consider serving the neighborhood in other capacities, and to learn more about SNG and to feel more connected to the neighborhood.
- c. Invitees will include members of the SNG Board and committees, Redesign staff, block club leaders, neighbors with whom CDC has had interactions, city officials (City Council, Park Board/ staff).
- d. Sara offered to coordinate food/drink; perhaps SNG can reimburse costs, having previously allocated up to \$200 for a block club leaders event.

#### 4. Updates / Announcements:

- a. **August CDC vacation:** As was done last year and as is anticipated for future years, this summer CDC meeting was skipped.

- b. **CDC Charter:** The SNG Board set down CDC operating procedures/policies in 2022. Edits have been made to those reflecting evolving CDC practices. The revised charter will be emailed to the CDC prior to the October meeting, at which a final version will be recommended for Board approval.
- c. **CDC Member Resignation:** Pat Rosaves is stepping off the CDC to focus on her role as the coordinator of the Seward Garden Tour.
- d. **Ethiopian Orthodox Church** (30/31st Ave. & Greenway): A posted building permit notice and an August City hearing reminded the CDC that Sara will check in with church leadership for an update to report at the October CDC meeting.
- e. **Cedar Ave. & I-94 Bridge Work:** Sheldon will provide updates in October.
- f. **Future Park Work:** Planning - for wading pool shade at Matthews Park, natural areas to co-exist with sledding hill in Brackett Park, and play equipment at Normanna Triangle - is ongoing by Adam Arvidson, MPRB planner. CDC has been in touch with Parks and Becky Alper since January but not definitive action yet, though action was planned for 2024.
- g. **School Board Representative:** Discussion of a future invite to the MPS board member representing Seward.
- h. **Next meeting:** October 8th.

END