Southwestern Hills Board Meeting

May 21, 2018

This was a special Board meeting held at the Boy Scout Center, located at 6123 Scout Trail (63rd St and McKinley) Board members present were: George Davis, Ginny Renda, Nick Van Patten, Penny Harrison, Steve Sarcone, Joe Harrison, and Steve Utterson. Others neighborhood members were present. Host members were Bill Ludwig (architect/urban planner), Guy Gast (Waldinger Corporation), Steve Coleman(Mid-American Development). Neighborhood developer Mike Knapp was also present.

Waldinger Coporation is the host of this meeting. The Southwestern Hills Board and some area neighbors are attending with neighborhood concerns. Waldinger is requesting a zoning change from C-2 to M-1 (industrial) for a 26+ acre area north on McKinley and east of 63rd (Hi-way 28). This change if granted would allow a full manufacturing plant at this location, adjacent to the Boy Scout Headquarters. This meeting began at 6:30PM.

Bill Ludwig, an architect with William Ludwig an Associates began the presentation and showed drawings and maps to explain the project. Guy Gast with Walderinger then spoke to the group and answered questions. Mr Gast explained that the area in question was approximately 26 acres. Their plan is to construct a large building that would replace three buildings now located on Fuller Road, Bell Avenue, and 7th Street. This new building would employ over 400 people with room to increase that number in the future. In the beginning, these employees would not be new employees but individuals already working for Waldinger.

George Davis questioned if all parties impacted by this project were notified of this meeting. His neighborhood association letter was received on Friday for the Monday meeting.  
Many concerns were brought up regarding future housing projects near the area and the impact on those projects and already established neighbors.

There is no plan in place for increased traffic coming in and out of the area, increased water run-off and future expansion.

Who is responsible for the expansion of roads and exit areas on to other streets? They say it is the City’s concern and responsibility.   
Mr. Davis emphasized the need for this project to be well planned and pleasing to look at for existing and future housing projects. He also repeated the need for the neighbors in the area, to be involved in the zoning request.   
Thursday, June 7th at 6:00PM is the date that the Planning and Zoning Commission will meet. If they approve the change from C2 to M1, the proposal will go to the City Counsel for discussion and approval.

The meeting adjourned at 7:45PM

Minutes Submitted by Ginny Renda, Board Secretary