

**WILLO NEIGHBORHOOD ASSOCIATION**  
**Meeting Minutes**  
**September 11, 2019**

**Call to Order:** The meeting was called to order at 6:35 p.m.

**Minutes:** The Secretary requested a motion to approve the June minutes. A motion was made by Gene Nance and seconded by Jeremy Schacter to approve the June minutes. Lisa Helm cited the need to correct the date of the Yard Sale and GAIN event from October 15 to October 19. The motion passed subject to the correction.

**Financial:** Linda Doescher presented the Treasurer's Report. The total income for the period of August totaled \$20,324.00 (includes pre - Home Tour ticket sales, HT vendor fees, internet ticket sales and Newsletter Income). The expenses were \$19,725.00 resulting in a net income of \$599.00 for August. The year to date net income is \$1,734.00. The current Assets total \$145,961.00. A motion was made by Charlene Gum and seconded by Sandra Lefcovich to approve the financial report. The motion passed.

**Inside Willo:** Sandra reported that there is enough print, but all contributions are welcome. The deadline for submittal is September 13. Lisa Helm asked if the deadline for copy could be changed back to the 15th of the month to allow more time for committee reports. Sandra Lefcovich mentioned that changing it back to the 15th of the month would be close to the printing deadline. However, if more time is needed to submit copy, it can be changed back to the original deadline. The copy deadline has been returned to the original cutoff date of the 15th.

**Vision 3.5:** Lara, Bob, Lisa had a meeting with representatives of the Deputy Streets Department, et.al. to find out what to expect this year as the City moves towards the redesigning of 3 and 5<sup>th</sup> Avenues in Willo. The City will hire a designer at the end of September or early October; subsequent meetings will be scheduled, and we will be invited to attend and provide input. The process is expected to last 12 to 14 weeks to design. Lisa mentioned other activities the committee is working on such as speed control digital and radar signs placed on the streets. The city is limited as to frequency of placing the special signs. The committee is also working on a wrong way driver database. Many of the original signs have disappeared and additional signs will be ordered.

**Fall Yard Sale Marketing:** Patrice Wappel has placed ads for the Yard Sale which will be held the same day as the GAIN event from 7:00am – 1:00pm October 19<sup>th</sup>. The ads have been placed in the Arizona Republic, New Times and Craig's List. The ads will also be posted in social media and the Willo newsletter.

**Home Tour Committee:** Bob reported that our first Home tour meeting held at the end of August. We have 13 homes on the tour and many vendors. The planning is underway for the weekend of February 9<sup>th</sup> and 10<sup>th</sup>. The Home Tour will be the second weekend in February. The twilight tour is Saturday night and the Home Tour is on Sunday.

Anna Lauri commented that we as a Board should consider governing vendor advertising during the Home Tour and on Social Media especially when those advertisers are involved with the tour in any way. We may want to consider developing criteria and content for paid advertising and free advertising. Bob mentioned that he would like to study this issue thoroughly before any action is taken for the establishment of advertising criteria.

The tickets to the tour can be purchased on the Willophx.com website. A \$5.00 discount is offered to Willo residents.

**Zoning Update:**

Aug. 20, 2019 A proposed side porch and kitchen expansion at 513 W. Encanto was approved by the Historic Preservation Hearing Officer.

Aug. 22, 2019 A zoning adjustment for after-the-fact approval of zero setback for a non-permitted carport structure at 57 W. Virginia was approved by the Zoning Adjustment Hearing Officer with a stipulation that the carport structure must be brought into compliance with City of Phoenix Codes and Historic Preservation guidelines within 12 months.

August 22, 2019 A zoning adjustment for zero setback for a proposed garage at 69 W. Holly was approved by the Zoning Adjustment Hearing Officer. The project previously received a Certificate of No Effect from the Historic Preservation Office.

Sept. 4, 2019 The Phoenix City Council upheld the Historic Preservation Commission's decision on 333 W. Coronado on appeal as follows:

- 1) That the fence (approximately 6'9") and gate (approximately 6'6") along 5th Avenue be reduced to 6' in height;
- 2) That the approximately 7'4" fence at the alley may remain, subject to zoning approval;
- 3) That the garage addition height be at or below the height of the existing garage (which is 12' at its ridge);
- 4) That a clear and accurate plan set be submitted for final approval. This will include a clarified roof plan, correct elevation labels, accurate roof heights including that of the main house, accurate documentation of wall and gate location along 5th Avenue, and that no curb cut or additional driveway will be poured along 5th Avenue.

Sept. 19, 2019 A Zoning Adjustment Hearing for a Use Permit for the proposed Dogtopia "doggie daycare" at 520 W. McDowell (in the former Pet Club building) is scheduled for 9:00 a.m. at Phoenix City Hall, First Floor Conference Room.

October 7, 2019 The Pederson Group will present its plans for a high-rise at the northwest corner of Central and Thomas at the Encanto Village Planning Committee at 6:15 p.m., Phoenix College Willo Conference Room, 3310 N. 10th Ave., Phoenix. The applicant is asking for a re-zoning to Walkable Urban Code and approval of a high-rise up to 350' in height. NOTE: When the Pederson Group spoke to the Willo Neighborhood Association at our June meeting, they were seeking a maximum of 250' height for the building. (The lot was previously zoned C-2 high-rise with a maximum of 760' in height). For additional information, or to express concerns, please attend the EVPC meeting.

October 10, 2019 A follow-up community meeting regarding proposed brightness standards for commercial LED signs is scheduled for 5:30 p.m., Phoenix City Hall, First Floor Conference Room.

**Dogtopia Building at 5<sup>th</sup> and McDowell:**

A Dogtopia (dog care and boarding facility) is scheduled to move into the current, vacant building at 5<sup>th</sup> and McDowell which is directly behind the Almeria residents. The Almeria residents voiced their objections to this type of business which included noise, traffic, odors and waste elimination. A petition was presented to the Board containing 26 signatures objecting to this type of development. An adjustment hearing to grant or deny a use permit will be held September 19<sup>th</sup> at Phoenix City Hall.

Kathy Halter, Vice President of Development, Dogtopia was present to provide an overview of their services. They have 107 operating stores across the US in neighborhoods, retail spaces and residential towers. She presented a rendering of the layout of the store which included playrooms, means of containments and a waste elimination area that includes flushing to an internal drain. A bio enzymatic cleaning solution is used for cleaning all areas. There is no outdoor play area everything will be contained inside. The design included the expertise of an acoustical sound engineer.

Henry Jennings, Franchisee stated it is very important to them to be a good neighbor. He is open to hearing concerns and making changes to accommodate Almeria residents wherever possible.

Questions and concerns were entertained and considered. Jeremy Schacter suggested that references be provided to Almeria residents who are in similar neighborhoods where Dogtopia exists that can provide information about their experiences. Kathy invited the Almeria residents present to organize a neighborhood meeting and suggested it be held at a local Dogtopia to observe the activity during the day.

**Welcome to Willo Tab:** Linda Doescher has been developing a new resident tab for the website. It would contain information for new residents as well as existing residents such as historical preservation, exterior remodeling requirements, how to get an historical tax benefit, zoning issues, what the Board does, committees, what the budget funds encompass, things to do, places to eat, etc.

It was suggested that we consider establishing a "Welcome Wagon". Anna Lauri proposed forming a committee for this purpose. The new committee members are Theresa Fontana, Chair, Jason Fontana, Anna Lauri and Velvet Gardiner.

**New Business:** Jeremy Schacter, Director of Social Media reported that we started out with 22 participants and are now up to 100. The goal is to have 700 as there are 700 homes in Willo. He would like to add "Willo Talk" to the site which would interview residents in a video. He would like add information for the trades such as landscaping, painting, carpentry, etc. Jeremy is the Admin for the site and controls content and verifies members who must prove Willo residency. It is a public page, but you must be approved by the Admin to post. Jeremy requested that agenda topic of "Social Media" be added to our meeting agendas. The Facebook Page is entitled "The Official Willo Historic Neighborhood."

This month's Happy Hour will be at 326 W. Edgemont from 5:30 to 7:30 p.m. and next month's will be October 11<sup>th</sup> hosted by Bob Cannon and Don Vallejo.

Lisa Helm requested if you are participating in the yard sale and want to be on the map, please contact her.

Tom Doescher will present the Willo Lofts architectural plans at the next meeting.

**Old Business:** There was no old business to discuss.

**Motion to Adjourn:** A motion was made by Jeremy Schacter to adjourn the meeting and was seconded by Patrice Wappel. The meeting was adjourned at 8:00 p.m.

**Next Meeting:** October 9, 2019, 6:30 p.m.

**Respectfully Submitted,**

**Charlene Gum, Secretary**