

Mapleton-Fall Creek Neighborhood Association

Minutes for 11/9/17

Unapproved

6:37 p.m. – Meeting called to order by Ryan Funk, president

6:38 p.m. – Introductions

6:42 p.m. – Review of Minutes from October Association Meeting

6:45 p.m. – Minutes approved

6:45 p.m. – Treasurer's Report

- Chase Account Balance \$5,668.86
- Dinner Endowment Fund Account Balance \$6,083.86

6:46 p.m. – Presentation, Bill Oesterle Regarding Chase Bank Building

Bill Oesterle retired from Angie's List and while with Angie's List restored buildings and bought and restored other properties in the neighborhood. He has bought the bank building and a few residential properties along 38th Street. The bank building was built in 1946. He would be glad to have an open house at the bank building. The basement of the building has space for community activities. Rezoning of the property to MU-2 would be required to put in a restaurant and there is a covenant against the building being used as a bank again. The question was asked about potential use of the building for light retail use. The only retail concept for the property current is The Bacon Guy and wants to have a market for selling meats. No liquor store, dollar store, etc. would be in this space. He wants to be a local entrepreneur.

The bank drive-up deck could be used for a raised seating area or for seating underneath the drive-up deck. Adjacent lot to the south – may need this space for parking, but if not would change it back to residential property. Currently zoned C-1. Discussed the covenant not to sell alcoholic beverages in Mapleton Fall Cree. Bill believes that the covenant did not apply to the establishments on 38th Street. Bill agreed to exclude check cashing, packaged liquor store, but if a restaurant would be viable, alcoholic beverage license would be necessary. No carry-out liquor would be sold. They do not own a liquor license currently and restaurateurs would have to apply for a liquor license. Some residents indicated having a restaurant in the neighborhood that serves alcoholic beverages might be nice. Bill indicated the building is a noted building, but not in a historic neighborhood by Landmark Society.

Chuck Madden made a motion to refer the issue to the MFCNA Board to be resolved and in support of the rezoning to MU-2. Domini requested that the Board put in the requested exclusions that were discussed. It was agreed there are some exceptions to the uses of the property that the Board will work out. If that is not done, then it would come back to the MFCNA Members for discussion. The motion was amended that the Board must craft an agreement that must be brought back to the MFCNA members at the next meeting in December. The motion was seconded. This 30-day delay for the rezoning is manageable for Bill since there is already a 30-day hold on the rezoning. It was mentioned that as property values increase in Mapleton Fall Creek neighborhood a nice restaurant is desired and most high-end restaurants sell alcoholic beverages.

7:25 p.m. – Ryan Funk reported that at the next MFCNA meeting there will be nominations and elections of new Board Members. Any paying member of MFCNA as of June, 2017 can vote for the nominated officers and Board Members. Any nominee for election can run for office without being a paid member of the MFCNA.

7:28 p.m. – Meeting was adjourned and pitch-in dinner.

Sunday sales of alcoholic beverages at Rickers was also discussed.