

**EAST WALNUT HILLS ASSEMBLY
MONTHLY MEETING MINUTES
Wednesday, May 5, 2021 at 7:00 PM
via Zoom**

Agenda Item	Discussion	Vote
Welcome	President Tony Fischer called the meeting to order at approximately 7:20 p.m. following the recess of the Annual Meeting. Approximately 30 people attended the meeting online and via telephone.	None
1. Cincinnati Police Report	Officer Perry Locke discussed the crime statistics for April (posted on the website prior to the meeting and attached). Theft from autos remain a problem. Discussion among attendees focused on noise complaints and how to report. Officer Locke said to call the non-emergency number ((513) 765-1212) and request the police come. 1880 Wm H Taft was referenced as a problem property. Officer Locke said he would report that information.	None
2. Bush Recreation Center Report	Vanessa Henderson reported. A summary of her report is attached.	None
3. 1908 Kemper Lane Project	A report and request for support for zoning relief was presented by representatives of 1902 Kemper LLC & Kemper Real Estate Holdings LLC. Paul Schirmer led the discussion for the developers (see attached Power Point). Also attending for the developers was Barry Rosenberg and Stan Messerly. Paul updated the attendees on the current design for the property. He discussed the siting of the two three-story buildings with 48 units, discussed the approximately 1.5 spaces of parking per unit to be built combining underground garage and surface parking; the area at the corner of Francis Ln and Kemper will be converted to greenspace, landscaping will not impede the view of drivers making the left-hand turn from Francis to Kemper, and the current apartment building there will be demolished; a dedicated left-hand turn lane into the development at both entrances and a dedicated right-hand turn lane will be put in for vehicles turning from Kemper onto Francis; the property is in a hillside overlay district; and a sewer line that currently runs through the property will be relocated along the Kemper edge of the property to allow construction of the project to occur. The zoning relief being requested was discussed (see page 16 of the Power Point) and the five variances being requested were discussed in turn. Following the presentation, the developers left the meeting. Tony summarized the ESHA Board recommendation to support the variances that permits two buildings, that allows the side yard variance, that allows the rear yard variance, and to take no position on the cut/fill variance due to lack of expertise, Tony further reported that the Board recommended writing a letter stating the same in support of the project. Upon motion, second and discussion, the attendees unanimously supported the Board's recommendation. [Letter of support subsequently submitted is attached]	Unanimous vote
4. Approval of Monthly Mtg Minutes	There being no revisions to the Minutes for April 7, 2021 meeting, those Minutes were deemed approved as posted on the website.	None
5. Treasurer's Report	Freeman Durham reported on the March 2021 Treasurer's Report that had been posted online prior to the meeting (see attached Report). Income in March was \$2683.70: \$120.00 was membership dues and the remainder (\$2563.70) was parking lot revenues. Expenses were \$7878.90, a majority of which were parking lot related. Net deficit was \$5195.20. The ending cash balance was \$52,845.	None
6. Events Committee Report.	Christine Johnson reported that the Pottery Fair and the Monthly Trash Walk on May 1 had been successful. The Events Committee will be hosting Tai Chi in the Madison lot on June 12 from noon to 1:00 p.m.	None
7. Infrastructure Committee Report	Deb Dereshkevich reported. (1) The Farmers' Market has a possible start date of mid-summer. A non-profit LLC is being formed to run the Market. (2) Jason Bruns is working on a potential site for a dog park.	None
8. Parking Committee Report	Rick Boydston reported. Parking lot revenues remain down. More revenues are expected to come in with the opening of Woodburn Brewing. Discussions with	None

	the Bloomfield group about possible integration of the EWHA and Bloomfield lots are resuming.	
9. Development Committee Report	Drew Gores reported. (1) The NBDIP grant proposal continues to be worked on by Missy Fox and Sam Lieberman. (2) The work in the Rainbow Building to renovate the bay for Hello Honey occupancy this summer was continuing, including addressing ADA access issues with City. Samantha Reeves, from the Walnut Hills Redevelopment Foundation (which owns the building) then announced that the City has requested that the recessed entryway to the Hello Honey bay be rebuilt so that the entry will be flush with the sidewalk and a ramp/slope in the interior be constructed. (3) March First, the owner of Woodburn Brewing, has been granted a temporary permit under COVID regulations to expand outdoor seating into the green space March First has leased at the corner of Clayton and Moorman. Six temporary tables are permitted, lighting will be low wattage, no music is allowed, access will occur from the Woodburn Brewing property and the hours of operation permitted are 7:00 a.m.-10:00 p.m. Sun-Th and 7:00 a.m. to midnight on Fr., Sat. Discussion ensued about March First seeking a permanent use for the same property. Once March First has a firm proposal/application, that will be brought to Assembly members. Initial discussion between March First and the EWHA Board, related to the permanent use, have covered issues related to noise, light, outdoor toilet facilities, etc.	None
10. Haile Grant Mural Project	Sam Lieberman reported on the mural that will be painted on the retaining wall across from the Woodburn Exchange on WH Taft Rd. The steering committee survey, requesting input from the community about design elements, received over 100 responses. Twelve interested artists wishing to design the mural submitted applications to the steering committee and three artists were selected to submit final designs. The community will rank the final designs that are chosen by the committee.	None
Adjournment	There being no other business, the meeting was adjourned at approximately 8:20 p.m.	

Submitted by Drew Gores, Secretary

Attachments: Police EWH Crime Statistics, Bush Rec Center Report, 1908 Kemper Power Point, Treasurers Report and Letter of Support for 1908 Kemper

The next EWHA Board meeting will take place May 26, 2021 at 7:00 p.m. via Zoom

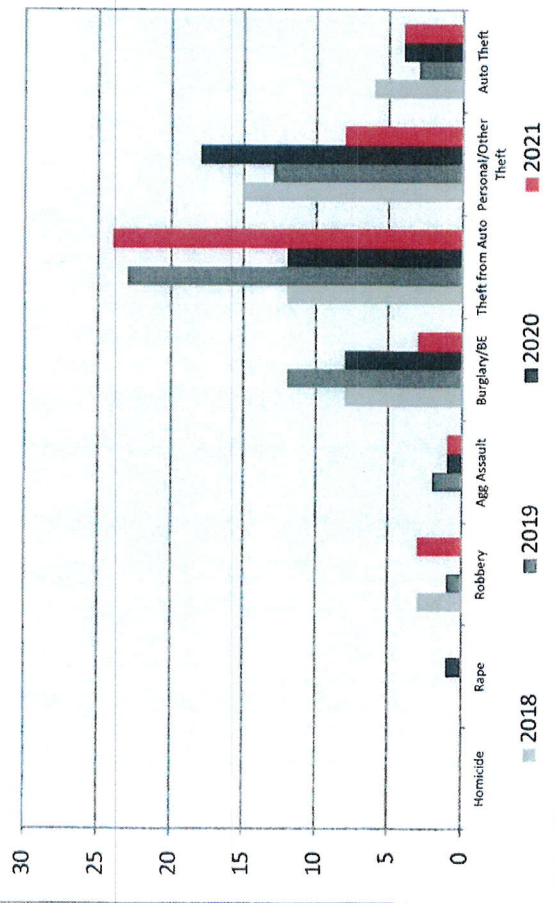
**The next monthly EWHA Assembly Meeting will take place June 2, 2021 at 7:00 p.m. via Zoom.
The EWHA Monthly Assembly meetings will be in recess during July and August and will resume on Wednesday September 1, 2021 at 7:00 p.m.**

Become a voting member of the Assembly by going to <https://eastwalnuthills.org> and signing up.

East Walnut Hills Neighborhood Report

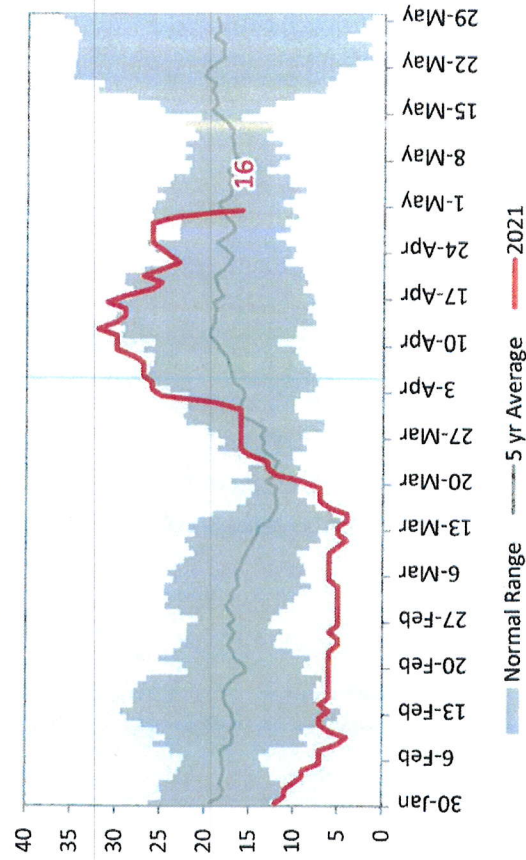
East Walnut Hills		Year-to-Date: 1-May			
Part 1 Crime	2018	2019	2020	Avg: 2018-2020	% Change: Avg / 21
	2021				2020 / 2021
Homicide	0	0	0	0.0	N/C
Rape	0	0	1	0.3	↓ 0.3
Robbery	3	1	0	1.3	125.0%
Agg Assault	0	2	1	1.0	N/C
Total P1 Violent Crime	3	3	2	2.7	50.0%
Burglary/BE	8	12	8	9.3	-67.9%
Theft from Auto	12	23	12	15.7	53.2%
Personal/Other Theft	15	13	18	15.3	-47.8%
Auto Theft	6	3	4	4.3	-7.7%
Total P1 Property Crime	41	51	42	44.7	-12.7%
Total P1 Crime	44	54	44	47.3	-9.2%

Part One Reported Offenses: 2018-2021



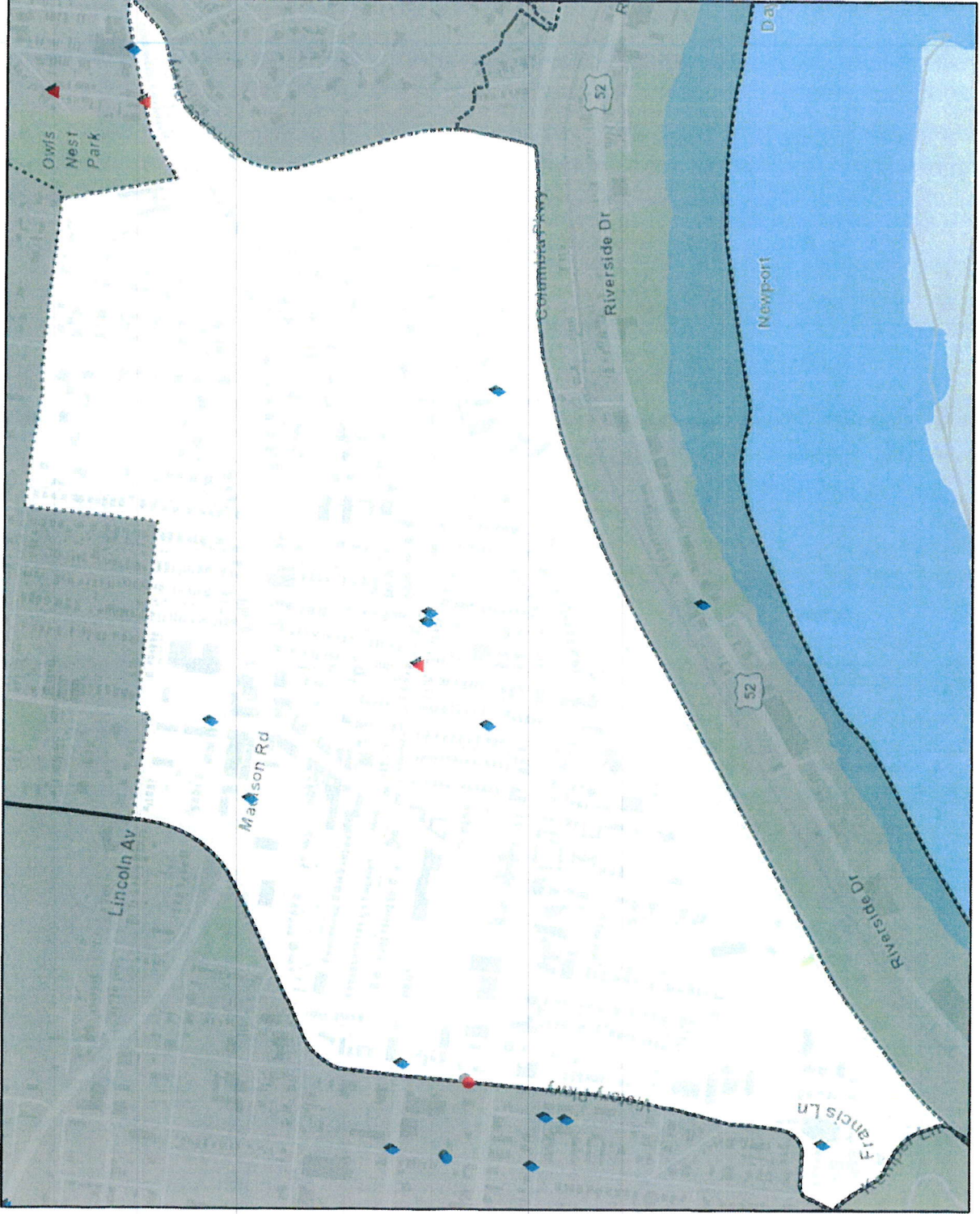
East Walnut Hills		Rolling 28 ending: 5/1/2021			
Part 1 Crime	Period 4 01/10/21 - 2/6/21	Period 3 02/07/21 - 3/6/21	Period 2 03/07/21 - 4/3/21	Period 1 04/04/21 - 5/1/21	% Change: P2-P1
Homicide	0	0	0	0	N/C
Rape	0	0	0	0	N/C
Robbery	0	0	2	1	↑ 1
Agg Assault	0	0	1	0	N/C
Total P1 Violent Crime	0	0	3	1	↑ 1
Burglary/BE	0	1	1	0	↓ 1
Theft from Auto	3	0	11	8	↑ 8
Personal/Other Theft	1	2	3	1	-50.0%
Auto Theft	0	0	4	0	N/C
Total P1 Property Crime	4	3	19	9	200.0%
Total P1 Crime	4	3	22	10	233.3%

Rolling 28 Day Reported Offenses

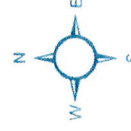


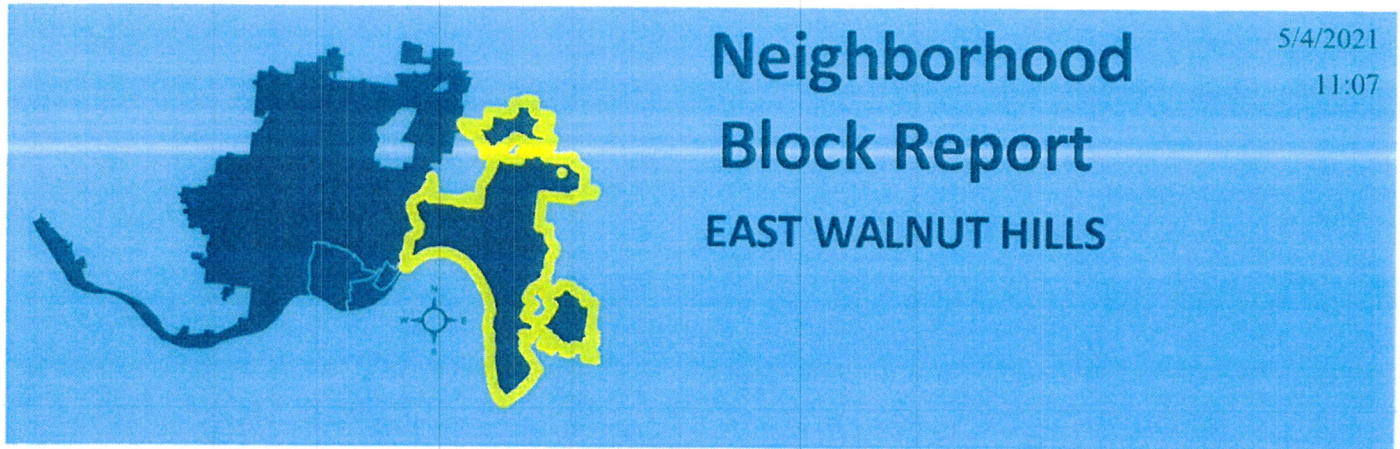
EAST WALNUT HILLS Neighborhood Crime Report: 28 DAY REPORTING PERIOD

*All information shown here are preliminary and subject to change



- Neighborhoods**
- Districts
- Violent Crimes**
- Homicide
 - Rape
 - Robbery
 - Agg Assault
- Property Crimes**
- Burglary/BE
 - Theft from Auto
 - Auto Theft
 - Personal/Other Theft





Part 2 Offense

Incident No 219009351	Offense Assault	Date of Offense 4/20/2021 9:48:00 PM	Street Block 25XX HACKBERRY ST
Incident No 219009635	Offense Assault	Date of Offense 4/24/2021 2:37:00 AM	Street Block 25XX HACKBERRY ST
Incident No 219C000254	Offense Criminal Damaging/Endangering	Date of Offense 4/7/2021 11:18:33 AM	Street Block 12XX WILLIAM HOWARD TAFT RD
Incident No 219009332	Offense Criminal Damaging/Endangering	Date of Offense 4/20/2021 4:03:00 PM	Street Block 15XX LINCOLN AV
Incident No 219009602	Offense Taking the Identity of Another	Date of Offense 4/23/2021 5:55:00 PM	Street Block 27XX ASHLAND AV

Incident No
219007984

Offense
Telephone Harassment

Date of Offense
4/5/2021 9:19:19 AM

Street Block
25XX CLEINVIEW AV

Robbery

Incident No
219008650

Offense
Robbery

Date of Offense
4/12/2021 4:27:00 AM

Street Block
26XX HACKBERRY ST

Theft from Auto

Incident No
219008279

Offense
Theft

Date of Offense
4/8/2021 7:54:40 AM

Street Block
12XX WILLIAM HOWARD
TAFT RD

Incident No
219008387

Offense
Theft

Date of Offense
4/9/2021 10:00:00 AM

Street Block
17XX WILLIAM HOWARD
TAFT RD

Incident No
219008386

Offense
Theft

Date of Offense
4/9/2021 10:00:00 AM

Street Block
17XX WILLIAM HOWARD
TAFT RD

Incident No
219008390

Offense
Theft

Date of Offense
4/9/2021 10:15:00 AM

Street Block
20XX CALVIN CLIFF LN

Incident No
219C000270

Offense
Theft

Date of Offense
4/12/2021 6:13:32 PM

Street Block
25XX MOORMAN AV

Incident No
219009012

Offense
Theft

Date of Offense
4/16/2021 11:00:00 AM

Street Block
4XX COLLINS AV

Incident No
219009040

Offense
Theft

Date of Offense
4/16/2021 5:20:00 PM

Street Block
12XX WILLIAM HOWARD
TAFT RD

Incident No
219009733

Offense
Theft

Date of Offense
4/25/2021 11:30:00 AM

Street Block
29XX WOODBURN AV

Cincinnati Recreation Commission

MACA, EWAC, and WHAC Month – May 2021
Bush Recreation Center 2640 Kemper Lane – 281-1286

Report Topics –

CRC is currently hiring for part time positions.

Recreation Leader – will work directly with children during the summer – 40 hours a week.

Municipal Worker – indoor and outdoor maintenance. Please visit our website cincyrec.org

IDEAS!!! We are requesting ideas for the Walnut Hills Service area. Your input is important for the programs offered at our ball fields and greenspace. We have space at Ashland Field, Carmalt Recreation Area, DeHart Area, Mt. Adams Recreation Area, Park & Myrtle, Schwarz Recreation Area, and, Nassau Playground, Bush Recreation Area.

Senior Programs on Tuesday & Thursday – for more information, please contact Ms. Karen at 281-1286.

Upcoming events:

Partnership with Closing the Health Gap – to offer yoga & mindful sessions for the family. More information to follow.

SDC – Bush Center will offer SDC June 7 - August 13 – please call 281-1286 or register on Cincyrec.org

CRC Center Membership Information:
All memberships have been extended

Seniors \$10.00 (50 plus)
Adults \$25.00 (25 – 49 yr)
Young Adults \$10.00 (18 – 24 yr)
Junior \$2.00 (5 – 17 yr)
Cards are valid at all CRC Recreation.
Additional fees may apply.

Proposed Development @

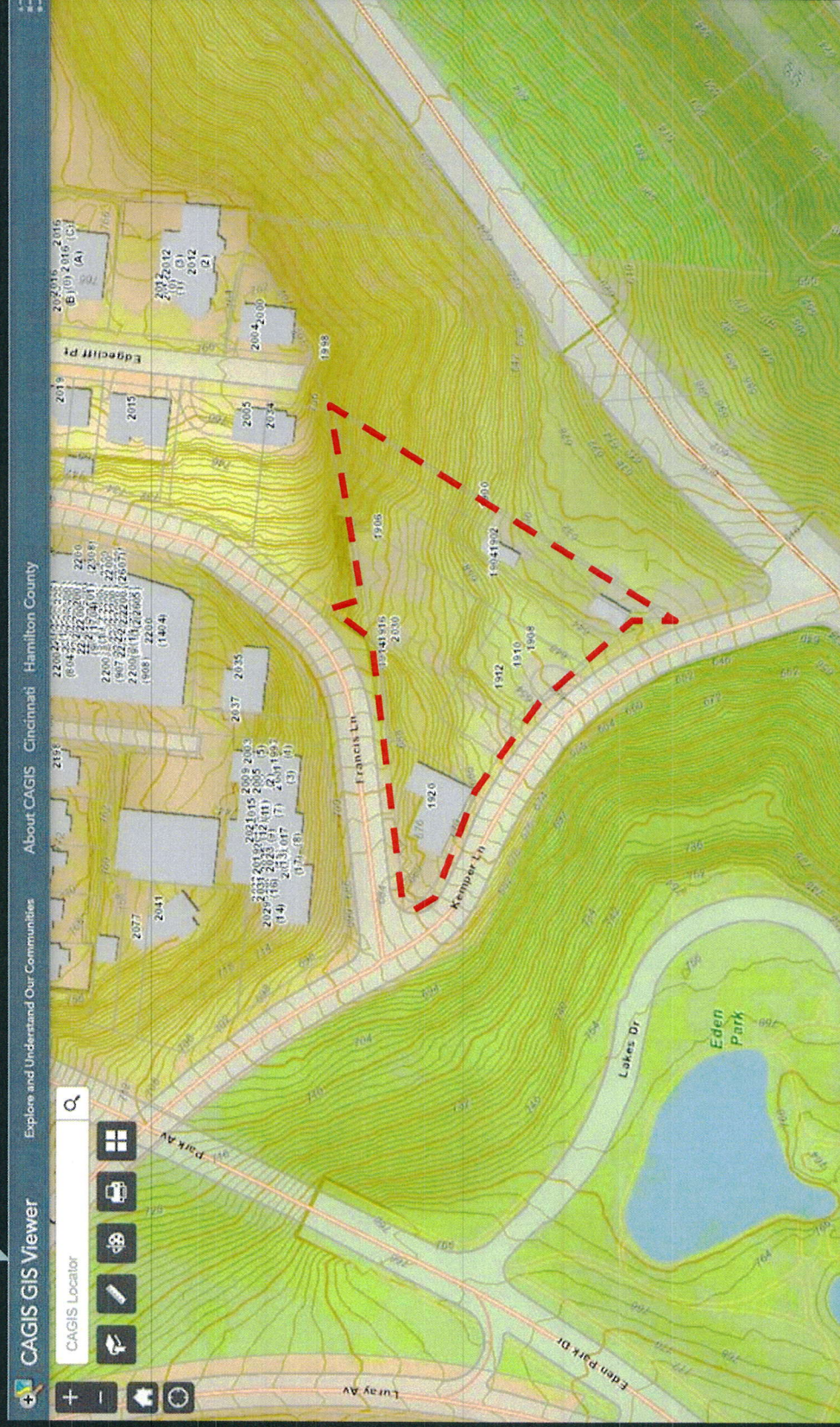
1908 Kemper

2

Subject Property: CAGIS Property



Subject Property: CAGIS Topography



Subject Property: CAGIS Zoning



5

Subject Property: CAGIS Zoning – Hillside Overlay



6

Original Concept

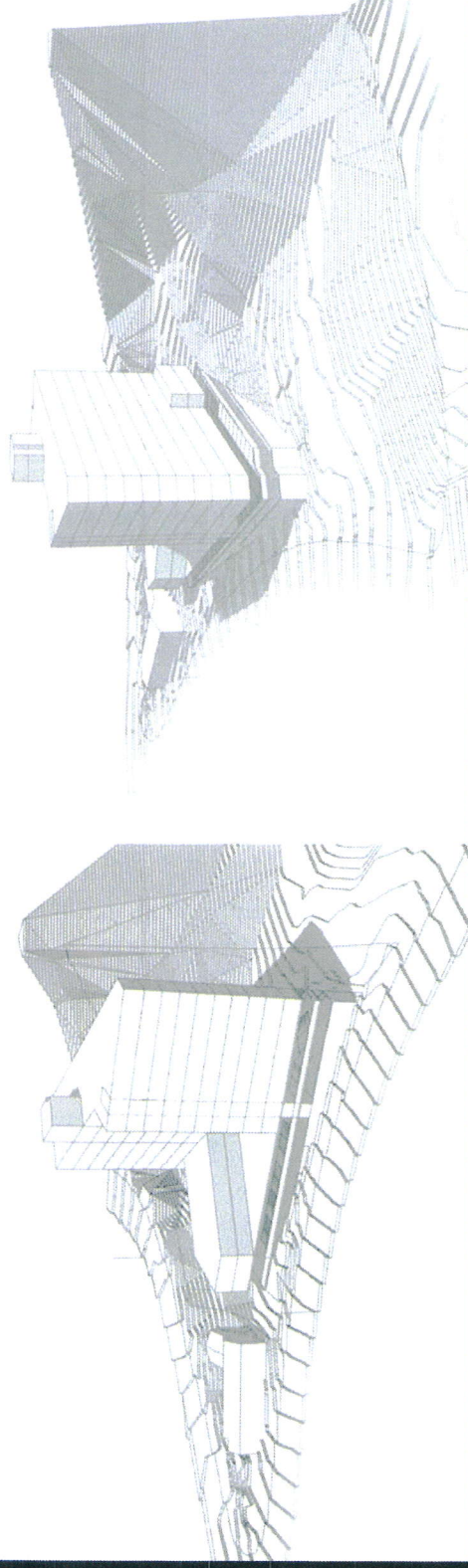
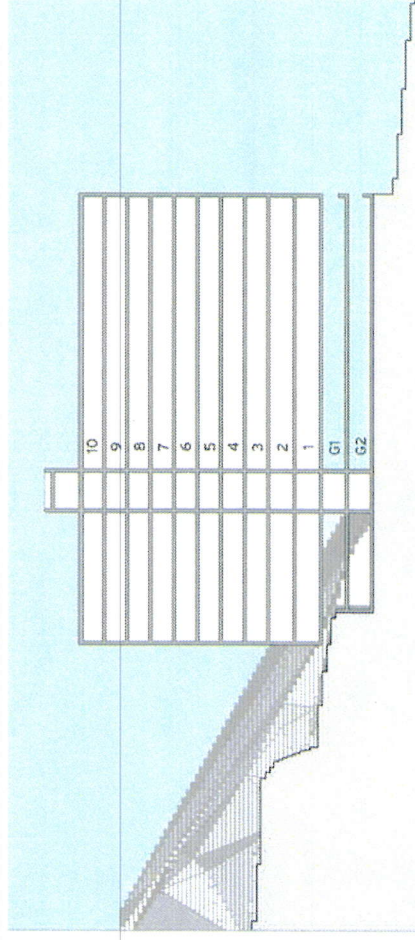
Option 3 Building Tabulations

Building Area Calculations

First Floor & Second Floor	+/- 15,000 SF x 2 = +/- 30,000
Third Through Tenth Floor (8 Floors)	+/- 10,000 SF x 8 = +/- 80,000 SF
Total Area (Not Including Parking)	+/- 110,000 SF

Parking Total

Total Parking Area	+/- 38,000 SF
Total Number of Cars	+/- 84 Cars



Proposed Concept: PLAN



KEMPER APARTMENTS
SITE PLAN 1/32" = 1'-0"



8

Proposed Concept: PLAN - ROOFTOPS

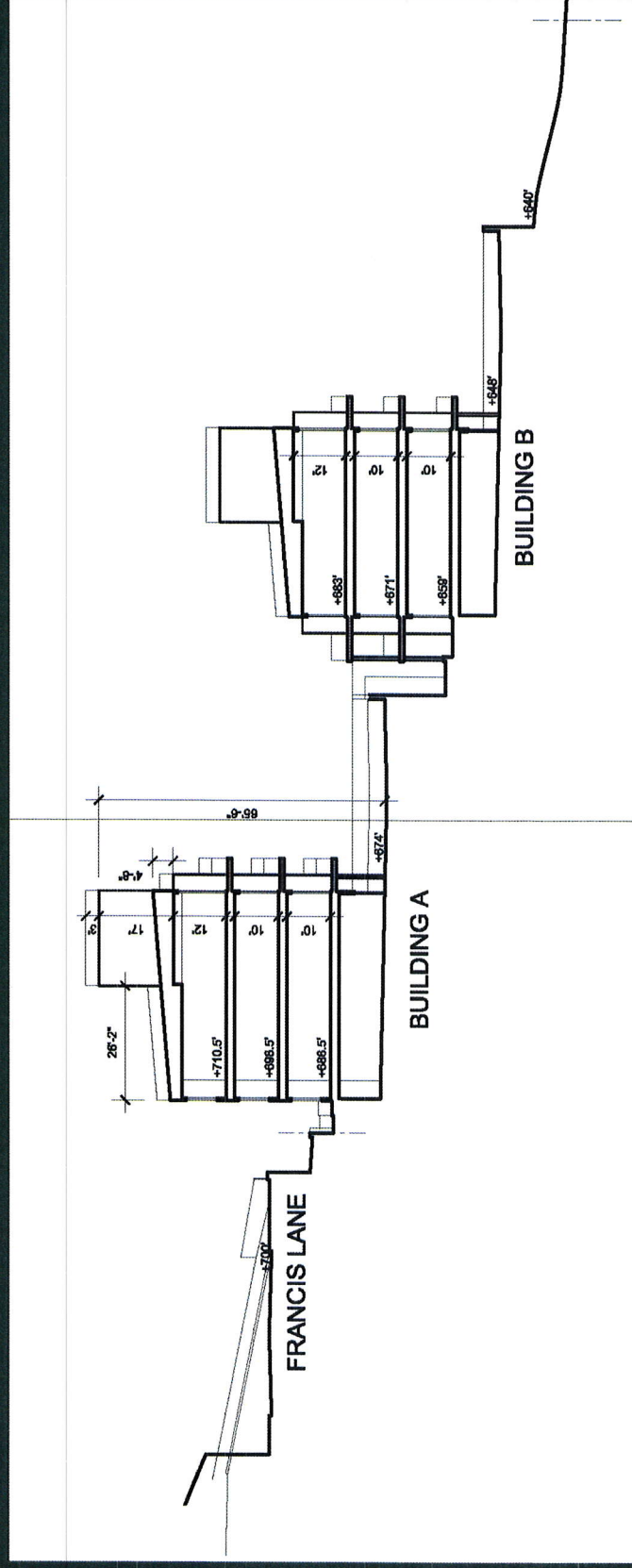


KEMPER APARTMENTS
ROOF PLAN 1/32" = 1'-0"

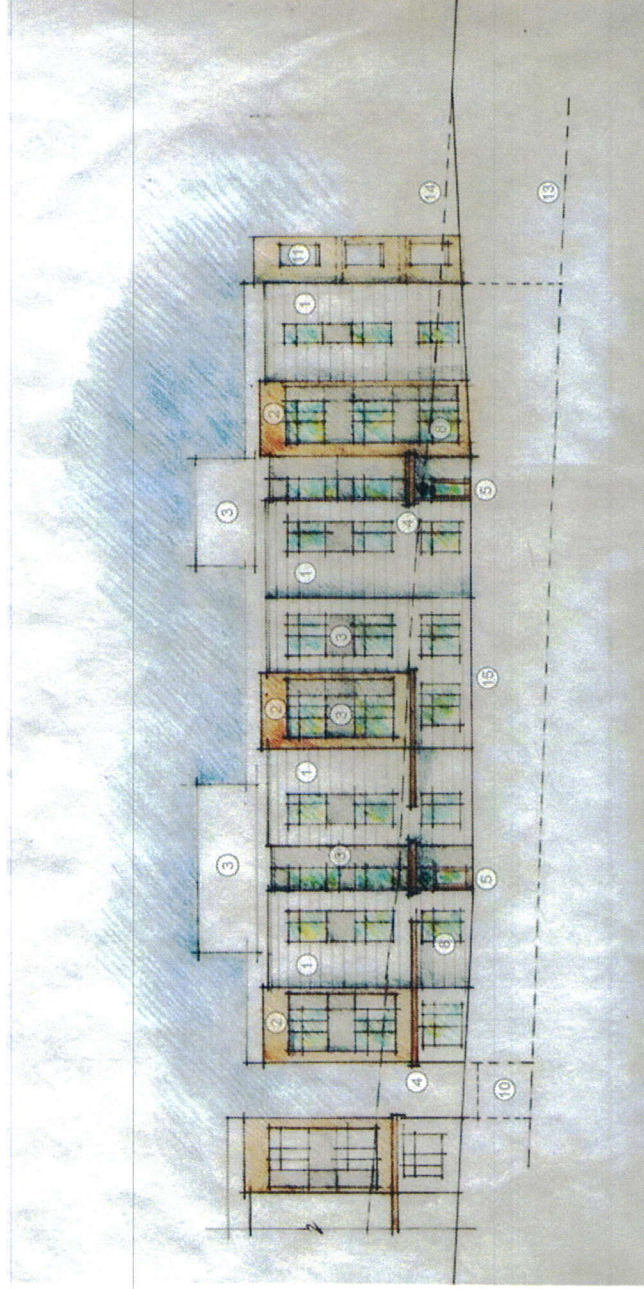


9

Proposed Concept: SECTION



Proposed Concept: ELEVATION @ Francis Ln



- | | | |
|-------------------------------------|-------------------------------------|---|
| ① horizontal composite plank siding | ⑥ transparent guardrail | ⑪ opening in terrace wall |
| ② "wood grain" composite panels | ⑦ opaque guardrail | ⑫ overhead garage door |
| ③ smooth composite panels | ⑧ windows | ⑬ parking lot (south of building a) |
| ④ canopy | ⑨ trellis over rooftop | ⑭ francis lane (north of building a) |
| ⑤ glazed building entry door | ⑩ trash room (connecting buildings) | ⑮ level of new entry walk (north of building a) |

Refer to civil drawings for site and setback information



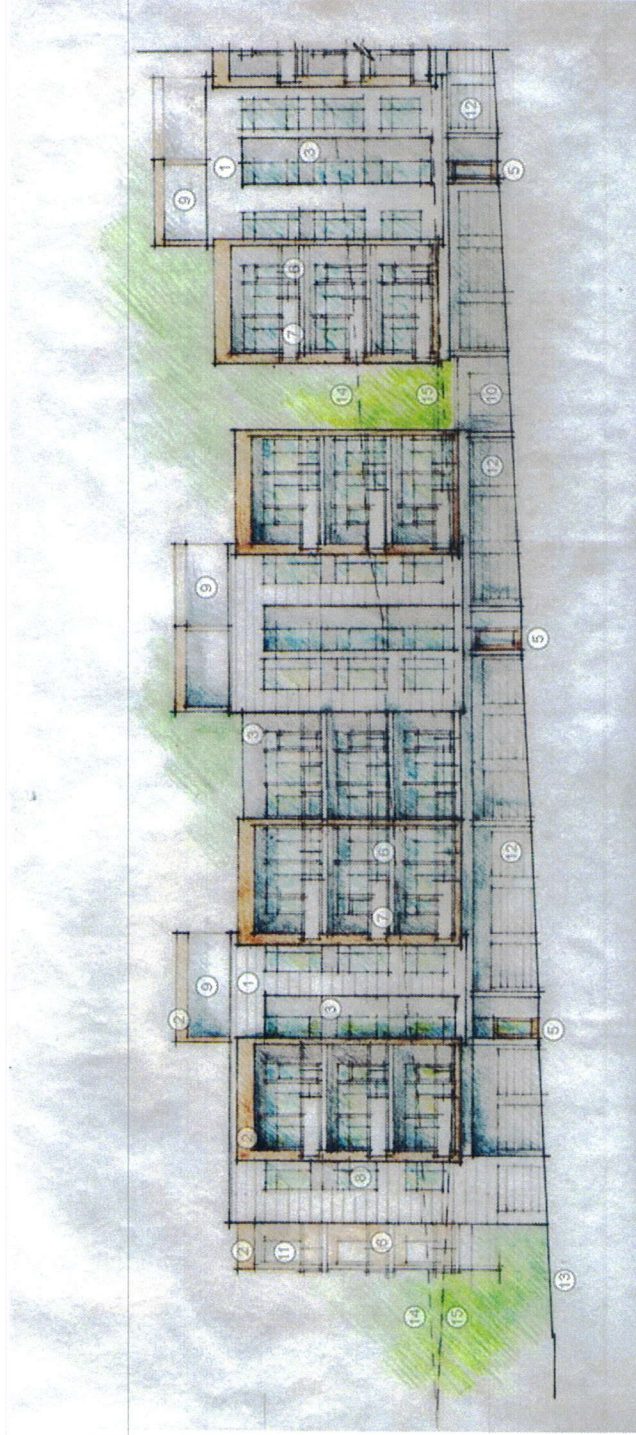
KEMPER APARTMENTS

BUILDING A1 PARTIAL NORTH ELEVATION 1/16" = 1'-0"

m-a architects



Proposed Concept: ELEVATION @ Parking Lot



- | | | |
|-------------------------------------|--------------------------------------|--|
| 1 horizontal composite plank siding | 6 transparent guardrail | 11 opening in terrace wall |
| 2 "wood grain" composite panels | 7 opaque guardrail | 12 overhead garage door |
| 3 smooth composite panels | 8 windows | 13 parking lot (south of building a) |
| 4 canopy | 9 trellis over rooftop | 14 francis lane (north of building a) |
| 5 glazed building entry door | 10 trash room (connecting buildings) | 15 level of new entry walk (north of building a) |

Refer to owl drawings for site and setback information



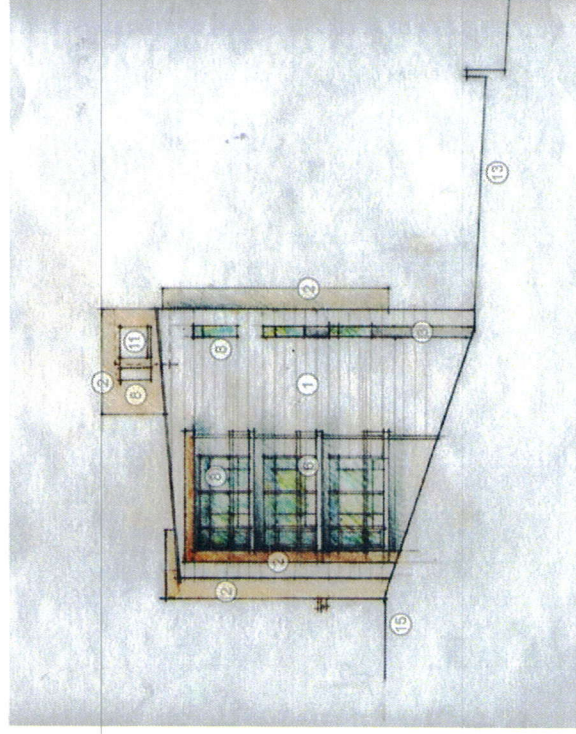
KEMPER APARTMENTS

BUILDING A PARTIAL SOUTH ELEVATION 1/16" = 1'-0"

ma architects



Proposed Concept: ELEVATION @ Kemper Ln



- | | | |
|-------------------------------------|-------------------------------------|---|
| ① horizontal composite plank siding | ⑥ transparent guardrail | ⑪ opening in terrace wall |
| ② "wood grain" composite panels | ⑦ opaque guardrail | ⑫ overhead garage door |
| ③ smooth composite panels | ⑧ windows | ⑬ parking lot (south of building a) |
| ④ canopy | ⑨ trellis over rooftop | ⑭ Francis lane (north of building a) |
| ⑤ glazed building entry door | ⑩ trash room (connecting buildings) | ⑮ level of new entry walk (north of building a) |
- Refer to civil drawings for site and setback information

DATE: 11/11/2014 11:11 AM



KEMPER APARTMENTS

BUILDING A1 WEST ELEVATION 1/16" = 1'-0"



Proposed Concept: LOOK /FEEL



ma architects
 1000
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KEMPER LANE APARTMENTS
 PRECEDENT IMAGES



Proposed Concept: REQ'D VARIANCES

1. **Sec. 1400-23 - Variance** – a variance to allow two principal structures on the same parcel.
2. **Sec. 1423-13 part B – Special Exception** – Special exception to allow parking in the required bufferyard; and also a special exception to allow a refuse storage area in the required bufferyard. These are both along the south boundary- abutting Building "B."
3. **Sec. 1433-17 part A – Hillside Review - Building Envelope** – For building "B" - to allow a 16' rear/south side setback to accommodate a proposed multi-family structure based on a 78' height- (top of structure is 718 ASL and existing grade at 640 ASL equals 78' and thus eight increments of five above the 35' height limit) yields a required 33' rear setback.
4. **Sec. 1433-19 part G – Hillside Review** – Cumulative Cut/Fill – to allow an approximately 77' cumulative cut/fill comprised of an approximately 60' cut from the existing grade at the top of the retaining wall at approximately 694 ASL down to the bottom at 634 ASL; plus a fill of approximately 17' for the parking level. The total cumulative cut/fill is 77' which exceeds the 8' limit by 69 feet. The maximum cut at any one location is approximately 20' with the majority of the cuts at a specific location in the 7' to 14' range.
5. **Sec. 1433-19 part D – Hillside Review** – Retaining Wall Height- to allow an approximately 18' tall retaining wall at the east end of the upper parking lot; and an approximately 10' tall retaining wall along the lower parking lot. The retaining wall height limit is eight feet.

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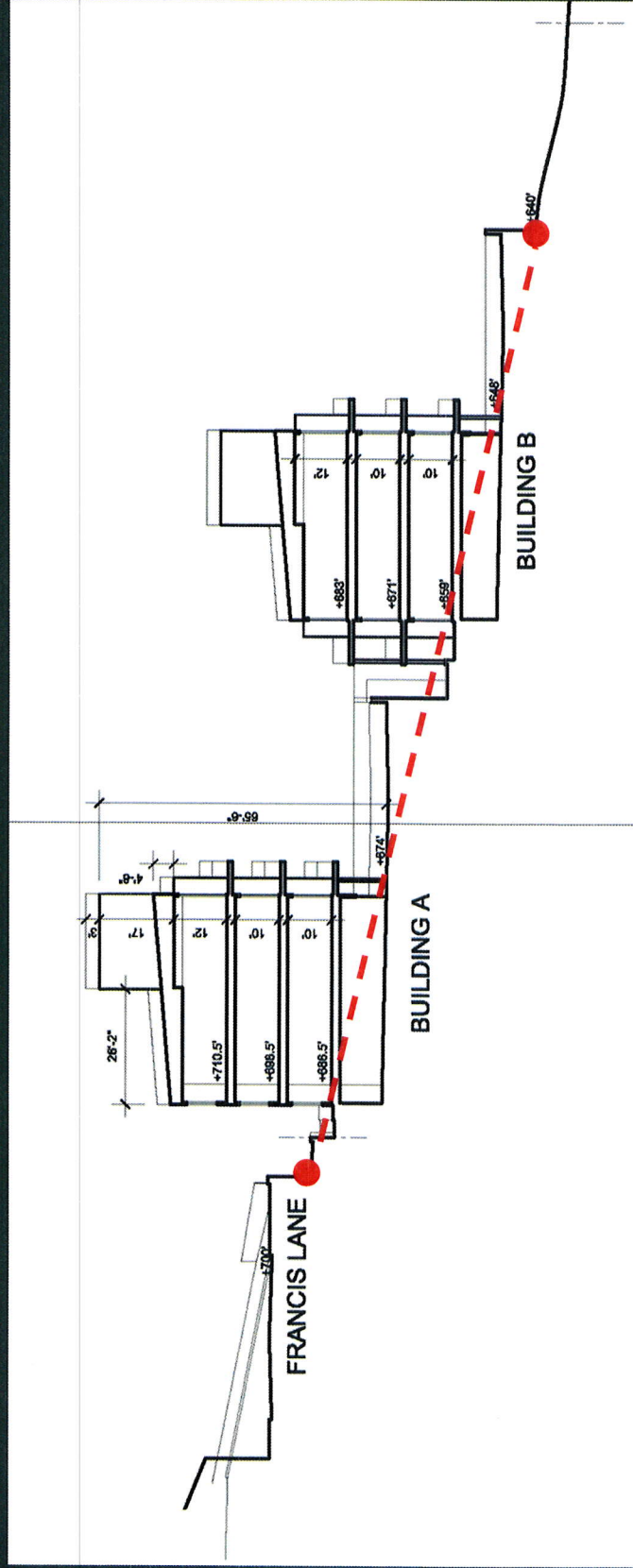
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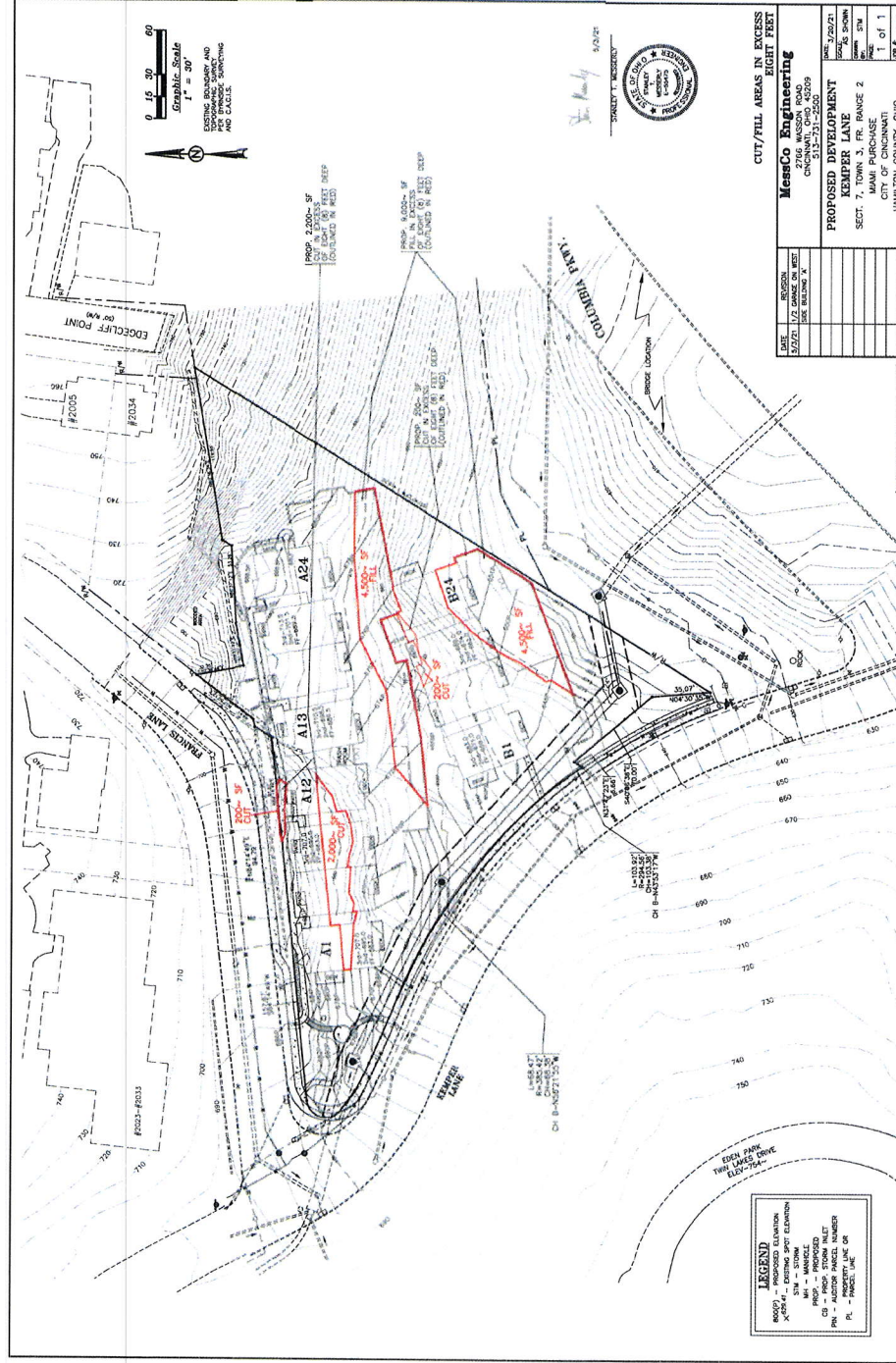
61



1433-19g: Cumulative Cut/Fill



1433-19g: Cut/Fill = Greater than 8ft



Call with Stan
5/5/21



CUT AND FILL SITE PLAN DIAGRAM 1" = 30'-0"

EAST WALNUT HILLS ASSEMBLY

Monthly Report
3/1/21 - 3/31/21

Category	Annual Budget	Month	Year to Date
	7/1/20 6/30/21	3/1/21 3/31/21	7/1/20 3/31/21
INCOME			
Membership Dues	9,700.00	120.00	9,265.00
Grants	8,687.00	0.00	15,000.00
Other Contributions	0.00	0.00	0.00
Parking Revenue	60,000.00	2,563.70	20,368.18
Event Income	100.00	0.00	0.00
Sales	0.00	0.00	0.00
Other	0.00	0.00	2,679.05
TOTAL INCOME	78,487.00	2,683.70	47,312.23
EXPENSES			
Outreach	9,300.00	500.00	10,182.83
Administration	2,739.00	51.46	1,247.58
Business Association	2,441.00	0.00	0.00
Beautification	7,000.00	0.00	1,584.62
Event Committee	2,250.00	0.00	500.00
Woodburn Parking Lot	26,500.00	2,573.13	15,032.13
Madison Parking Lot	45,650.00	4,754.31	28,352.53
NSP Repayment	0.00	0.00	1,519.50
TOTAL EXPENSES	95,880.00	7,878.90	58,419.19
OVERALL TOTAL	-17,393.00	-5,195.20	-11,106.96

BALANCE SHEET (Month)

	2/28/21	3/31/21	Net Change
Operating Account	24,877.99	24,446.53	-431.46
Madison Parking Lot Acct (Restricted)	17,779.12	14,935.01	-2,844.11
Woodburn Lot Acct	14,669.73	12,750.10	-1,919.63
Business Association Acct	701.11	701.11	0.00
Business Association PayPal	11.97	11.97	0.00
Cash	0.00	0.00	0.00
TOTAL CASH ACCOUNTS	58,039.92	52,844.72	-5,195.20

BALANCE SHEET (Year to Date)

	6/30/20	3/31/21	Net Change
Operating Account	11,800.48	24,446.53	12,646.05
Madison Parking Lot Acct (Restricted)	37,846.75	14,935.01	-22,911.74
Woodburn Lot Acct	13,751.37	12,750.10	-1,001.27
Business Association Acct	541.11	701.11	160.00
Business Association PayPal	11.97	11.97	0.00
Cash	0.00	0.00	0.00
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TOTAL CASH ACCOUNTS	63,951.68	52,844.72	-11,106.96



P.O. Box 68050, Cincinnati, OH 45206

May 6, 2021

City Planning Commission
Two Centennial Plaza
805 Central Avenue, Seventh Floor
Cincinnati, OH 45202

Dear Planning Commission Members and Planning Department Staff:

My name is Tony Fischer and I am the President of the East Walnut Hills Assembly, the community council for the East Walnut Hills neighborhood. At the monthly meeting of the membership of the Assembly on Wednesday, May 5, 2021, Barry Rosenberg of R2 Partners and Paul Schirmer of Commercial Services Development Group, LLC, presented their final development plans for the development located at 1908 Kemper Lane in East Walnut Hills.

These plans included requests for variances and special exemptions from present zoning:

- (1) **Sec. 1400-23 – Variance** – a variance to allow two principal structures on the same parcel.
- (2) **Sec. 1423-13 part B – Special Exception** – special exception to allow parking in the required bufferyard; and also a special exception to allow a refuse storage area in the required bufferyard. These are both along the south boundary abutting building “B”.
- (3) **Sec. 1433-17 part A – Hillside Review – Building Envelope** – for building “B” – to allow a 16’ rear/south side setback to accommodate a propose multi-family structure based on a 78’ height which would typically require a 33’ setback.
- (4) **Sec. 1433-19 part G – Hillside Review – Cumulative Cut/Fill** – to allow an approximately 77’ cumulative cut/fill comprised of an approximately 60’ cut from the existing grade and attendant fill; the present maximum cut at any one location is approximately 20’ with the majority of the cuts at a specific location in the 7’ to 14’ range.
- (5) **Sec. 1433-13 part D – Hillside Review – Retaining Wall Height** – to allow an approximately 18’ tall retaining wall at the east end of the upper parking lot; and an approximately 10’ tall retaining wall along the lower parking lot. The retaining wall height limit is typically 8’.

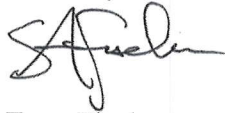
R2 Development Partners requested that the Membership of the East Walnut Hills Assembly support their requests for the above listed variances and special exceptions and draft a formal letter of support stating the same.

Upon motion and second to approve the requested variances and special exceptions listed above as presented, the Membership of the East Walnut Hills Assembly unanimously voted to approve four of the five requests: (1) **Sec. 1400-23 – Variance**; (2) **Sec. 1423-13 part B – Special Exception**; (3) **Sec. 1433-17 part A – Hillside Review – Building Envelope**; (5) **Sec. 1433-13 part D – Hillside Review – Retaining Wall Height**.

The Membership of the East Walnut Hills Assembly voted unanimously to take no position on the request numbered (4) **Sec. 1433-19 part G – Hillside Review – Cumulative Cut/Fill**; it was the opinion of the Membership that the Assembly did not have the technical expertise to make an judgment on this request, neither approving nor disapproving.

The Membership of the East Walnut Hills Assembly strongly supports the useful development of the 1908 Kemper site by R2 Partners.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tony Fischer', with a stylized, cursive script.

Tony Fischer
President, East Walnut Hills Assembly