

THIS IS A DRAFT. IT HAS NOT BEEN SUBMITTED TO THE WPPOA BOARD FOR APPROVAL.

WESTIN PARK PROPERTY OWNERS ASSOCIATION BOARD
MINUTES

October 8, 2024 Meeting

Board Members Present: Lisa Zinser, Judy Corcoran, Cheri Sisco, John Skinner, Brandon Riley, Brandon Siegel, Kitty Cone

Several Westin Park property owners attended the meeting.

1. Welcome and reminder about upcoming November 12 meeting. Lisa Zinser told residents that the POA Board meets every month on the second Tuesday, and all POA property owners are welcome to attend.
2. Entrance Sign. Lisa said that work needs to be done in terms of dead shrubs and weeds and general clean-up at the main Prince Street entrance sign. She asked for volunteers to help with this before the holiday period and before the entrances are decorated for Thanksgiving and Christmas.
3. POA Dues. Cheri reported that there are thirteen property owners who have not paid dues for 2024 as of October 1. Multiple letters have been sent to property owners with statements that include late fees. If dues are not paid in full by October 31, the association will file liens against these properties.
4. Pool Clean-up. Lisa reported that the pool furniture will soon need to be stored inside for the winter. Volunteers are needed.
5. Lot 1. Lisa reported that the POA board had received a proposal request from John Pennington to rezone Lot 1 of Westin Park (the lot just at the right of the entrance located on Prince Street). She introduced Mr. Pennington who said he has a contract with the lot owner on the lot. The lot is currently zoned O-2, quiet office. It covers approximately 1 acre, and he proposes to split it into four lots. The plan is for the first lot which borders Prince Street to have a two-story beauty salon on it, which will be operated by his daughter, Marissa. The beauty shop building would be 3700 square feet in size.. Pennington indicated he would move his office to this building, and there would be other office space available for rent within the building. The size of each of the remaining three lots will be 90 X 120. They propose that these three lots would be zoned R-1, single family. The salon is not allowed in an O-2 zone, so they will request it to be a conditional use zoning with the Planning Commission.

As for the three R-1 lots, Mr. Pennington proposed a deed restriction that each house be at least 2,000 square feet and will be two-story. He said he feels the design, square footage requirement, and the deed restriction will fit the Westin Park neighborhood.

DISCUSSION:

A WP property owner asked where the access to the salon would be. Mr. Pennington said the salon entrance and parking lot would be off Westin Park Drive, as an entrance off Prince is not allowed. Several residents mentioned that the entrance to Westin Park is split into an entrance street and an exit street. This could be a problem with cars from buildings on these lots leaving and having to turn right, then make a U turn further on to get out to Prince. Additionally, customers of the salon might not know that when leaving they have to exit this way. All agreed that this entrance is very busy most times of the day. Mr. Pennington also indicated that the driveways for the three other lots would also exit onto Westin Park Drive.

All four lots will pay annual dues to the POA. Westin Park's covenants and restrictions encompass these lots.

Another resident asked if these three houses would be rentals. Mr. Pennington answered that their design and size should make them too expensive for owners to rent, but also mentioned that he did not plan to build these houses himself. He indicated that if he builds them, he plans to sell the houses. Another resident mentioned that visitors to these houses would have to park in the street, and this would create a bottleneck at the entrance to the subdivision. Pennington indicated that all four lots would have to turn right onto Westin Park Drive, then make a U turn to leave the subdivision.

Mr. Pennington indicated that the salon design permitted fifteen parking spaces. A resident asked how many hairdressers would be at the salon at any one time. Pennington's daughter answered that though she plans to have two additional chairs or hairdressers. Residents expressed concerns that this would increase traffic into the neighborhood, and that the proposal would lower property values due to the aesthetics. A resident asked how many parking places were planned for the parking lot. Pennington added that one solution to this could be for him to add an alley to the back of the houses for ingress and egress. However, doing so would decrease the back yard size for each of the three lots.

Lisa Zinser expressed her concern about the density of three small lots with houses on them, plus the salon building. It seems like that would just be too many buildings crowded together in one small space for this neighborhood. Pennington countered that if his request is not approved, the property owner, the real estate company, could build anything they wanted such as a medical clinic or a strip mall since the lot is zoned to permit such businesses.

A resident asked if a possible daily traffic count had been done. Pennington said he had not done that.

Pennington reminded the POA that they had allowed a lot split for Lot 2 two years ago. The Westin Park covenant states that its lots should not be split. He said the POA would have to make an amendment to its covenant because of this if his request is approved. Several residents said that they feel the primary issue of splitting lot 1 into four lots is the density it would cause on one small lot.

The realtor, Glen Rega, said that his company bought the lot in 2016 and that he had not had another offer on it and that it is currently under contract with Mr. Pennington for \$125,000.

A resident asked why they feel the lot would be a good place for a salon in this part of the city. Mr. Pennington responded that there has been much growth in this area in the last few years.

A resident spoke about the increased use that the Westin Park playground might get from salon guests if this proposal is approved. One resident expressed concerns that salon guests would drop their children off to play unattended, and asked about whether the salon would assist with repairs if their guests damaged equipment.

Board members asked for additional time to carefully consider Mr. Pennington's proposal. Pennington said they are not in a big hurry. Mr. Pennington was asked if he could submit a drawing to the group showing the larger square footage homes as proposed with the deed restriction, and the alleyway for ingress/egress to reduce the congestion on Westin Park Drive.

The date of the next meeting was set for November 12. Lisa Zinser asked everyone to give the board their email addresses so that they can communicate about this issue and also send residents any further information provided by Mr. Pennington as it was received. Residents who want to vote on this issue and/or make comments may email or call board members. Contact information for members is posted on the web site www.westinpark.com.

There being no further business, the meeting was adjourned.

Dated this 8th day of October, 2024.

Judy Corcoran, Secretary