

West Salem Neighborhood Association

Meeting Notes for Zoning Change Meeting Thursday October 18th, 2017

A special meeting was called to present to zoning change request within West Salem. The meeting was held at the Christ Moravian Fellowship Hall on the corner of Academy and Granville from 7:00PM to 8:00PM.

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David Bergstone from Old Salem Inc. presented a proposal to change the zoning of various properties in the area around Poplar St. and Walnut St. The proposed zoning would change the Light Industrial zoning of multiple properties to Pedestrian Business. David provided paperwork which demarcated a special zoning request, which would eliminate some of the uses allowed in the zoning, primarily car mechanic shops. David explained that the main intent for the zoning change would be to allow for educational and museum programs to take place in the Old Salem Inc. properties, while formalizing the residential lots which are currently violating zoning regulations.

Questions were asked to clarify the zoning change, and the properties in question. David explained that there are no immediate plans to develop any of the lots in question, but rather tidying up the many properties in question. Additionally, he clarified that not all properties in the zoning change are owned by Old Salem Inc. and that other property owners have been included to clean up the zoning confusion in the area. Salvador Patiño stated that he would like to see surface parking crossed out of the potential uses, due to the fact that said conditions tend to create dead zones in the urban fabric, but is in favor of the proposed change.

The neighbors present in the meeting unanimously voted in favor of Old Salem's proposed zoning change.

Kristin O'Leary from the Hawley House, presented a proposal to change the zoning of 941 West St. from single family to allow for two more residents to live in the property. The Rehabilitation Program currently is able to house 6 women under current zoning. The footprint of the house would not increase if the zoning change was approved by the city, since the work of adding the required bedrooms had already been completed prior to the zoning proposal. Additionally, the Hawley House would be required to add a sprinkler system to the house to meet building codes, a process which they are already working on obtaining the necessary funding.

There were no questions on the zoning change, however there were some questions about the program itself. Carol Faley and other members of neighborhood commented on how the fact that many neighbors don't know that the rehabilitation program is housed on that corner is a testament to the success of the program. Jeff Failing asked about the success rate of the Hawley House, which Kristin explained that the current success rate is about 80%, far above national average.

The neighbors present in the meeting unanimously voted in favor of the Hawley House's proposed zoning change.

Salvador Patino
West Salem Neighborhood Association President

W-3356 Attachment B