

**From:** [Tamara](#)  
**To:** [Cory Hoffman](#); [Elaine McCloskey](#)  
**Subject:** Rezoning Hearing for the Property Behind Cheshire Crossing  
**Date:** Saturday, November 20, 2021 9:27:18 AM

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Caution! This message was sent from outside your organization.

To Whom it May Concern;

I am writing this letter to ask you not to rush the rezoning of the property behind Cheshire Crossing and by the Delaware Golf Course. This property is one of the last green spaces in the area and home to many forms of wild life. I feel that the irresponsible tree plan does not equate to this property being the place for housing development and does not go along with the city's green initiative. Instead it does quite the opposite. Instead, maybe the city could look into placing a park.

I am also deeply concerned about the new traffic that it would bring through the neighborhood and around the area. If you have been around the Cheshire Road, 23, and Kingman Hill Drive area during the morning hours and afternoon and evening when it is at it's busiest you know how terribly congested this area gets. I have lived here for 12 years and my biggest complaint has always been that intersection and how it wasn't built for all the traffic it is now seeing. Kingman Hill Drive and Cheshire Road are very dangerous right there. I myself have almost been hit or almost hit someone on numerous occasions. Traffic gets backed up waiting for someone to turn on that side road and you can't see them when turning from 23. Many people also do U-turns right there on 23 and there have been several severe or fatal accidents there since I have lived here. The new development would be utilizing that drive as well as sending what could be 80 more cars or greater (due to 40 new units x's 2 cars) and strangers or more through my neighborhood. When my kids are out playing, I am constantly already reminding them to stay away from the sidewalk because people sail through the neighborhood without paying attention. My previous neighbors even put in a giant stone to keep people from jumping the curb and going up into their house. I am really not sure why a new neighborhood would be put in without having it's own drive to go into it off of 23. We don't need more traffic blocking roads and going through the neighborhood when children are going and coming from school and out playing.

As you can see, there are many reasons that this rezoning hearing should not be rushed. Instead, I ask that instead it be looked into more thoroughly and encourage you to analyze some other options. Thank you!

Sincerely,

Tamara Trubee

**From:** [Darren Hurley](#)  
**To:** [Carolyn Riggle](#); [Cory Hoffman](#); [Elaine McCloskey](#); [Lisa Keller](#); [Kent Shafer](#); [Catlin Frazier](#); [Stephen Tackett](#); [Drew Farrell](#)  
**Subject:** JiAngelo Builders Proposal  
**Date:** Saturday, November 20, 2021 7:08:34 PM

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Caution! This message was sent from outside your organization.

City Council Members,

I am writing to you as a Delaware resident and as a resident of Cheshire Crossing, just down the street from the proposed JiAngelo Builders development. I live at 151 Winding Valley Drive. I attended the Planning Commission Meeting where the rezoning for the development was approved and sent on to City Council. Unfortunately, I have to work most Monday nights and I was not able to attend your previous public hearing and I will not be able to attend the November 22 meeting. As a result, I wanted to share my input with each of you via email as you consider this rezoning.

It was interesting to hear the builder's presentation at the Planning Commission Meeting and learn that the property was once a farm field. If you go out onto the property now, it has a much different feel and is thick with trees and a stream corridor feeding the Olentangy River. That same stream corridor goes behind my house further up the hill and I can tell you it fills with water in every rain event and there is significant flow right through this proposed property just before it goes under 23 and towards the river. As a former Delaware staffer who worked closely with the Shade Tree Commission, I am concerned about the tree preservation in this area and whether due diligence has been done to assess the impacts to that runoff feeding into the river. That seems like a pretty significant acreage of trees and stream corridor being disturbed so I would encourage you to carefully review the tree preservation reports from staff, the recommendations of the Shade Tree Commission, and hear the details of how the developer is addressing the water running through the site. At a minimum, do not allow an exception to the tree replacement requirements on the developer. The developer and staff framed this during the Planning Commission meeting as an old farm field and, while factual, land changes character and this land is not that now with the neighborhoods being built up around it.

I was happy to see that the developer was making some consideration of density in his proposals. However, it is concerning that this added development does not have any access other than emergency access onto or from 23. That will add traffic to Winding Valley and the rest of the neighborhood. It seems ODOT is not open to a direct access from 23 and that is believable when you look at the location. However, I don't think that should be the end of the responsibility on the developer. I would recommend you push them to work with the golf course or other adjacent landowners to the north and east to see if additional access can be negotiated now or in the future. This would alleviate the concerns of a lot of the Cheshire Crossing neighbors. Why can't it be the responsibility of the owner to creatively find another access point either now or as additional development occurs. For example, an access road along 23 north to the first golf course entrance would be something to explore.

Finally, perhaps my biggest issue with the development of this site is the requested use. I don't know if you go and visit these sites in person before voting but I'd encourage you to in this case. At a minimum, pull up a Google Earth map and look at the street layout and the sidestreet this is connecting to coming off of our neighborhood. If the trees/stream issue

doesn't concern you and you don't feel the lack of added access/traffic is enough to push for additional access or vote down the rezoning, then consider you have a regular residential neighborhood with single family homes, shared public spaces including a pocket park on the end of Winding Valley, and similar lots throughout. Then, awkwardly off a small side street instead of approving zoning for additional, comparable residential houses, you create a small mixed use development that is only accessible from said sidestreet with no other access. It is my understanding from the Planning Commission meeting, the character of this small spur off of the existing neighborhood will be its own small community with private amenities including a pavilion, bocce ball courts, and patio areas. This type of development is a good idea in general and likely meets a need in our area, but why shoehorn it into this small area extending off a small sidestreet of a neighborhood. Again, if you feel this developer should be able to develop this parcel and you aren't concerned about the environmental concerns or the Shade Tree Commission's assessment, then look at the lack of ability to provide access and what fits as an extension of this neighborhood. It should be zoned to only allow for houses similar to those already in the neighborhood.

In summary, I'm not expecting you to deny a change in zoning to something the developer can do something with moving forward. It sounds like from what I've heard there is a desire to move it ahead and the comprehensive plan may make it challenging to deny the developer a chance to develop outright. I would encourage you and expect you before approving it though to thoroughly vet the tree and stream corridor issue and also consider how this type of development works stuck off a side street with no additional access to an existing single family home development.

Thank you for your service on Council and for taking the time to consider my input.

Darren Hurley  
151 Winding Valley Drive

**From:** [m weaver](#)  
**To:** [Carolyn Riggle](#); [Cory Hoffman](#); [Elaine McCloskey](#)  
**Subject:** Please reconsider the proposed property next to Cheshire Crossing West  
**Date:** Sunday, November 21, 2021 1:56:09 PM

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Caution! This message was sent from outside your organization.

Good afternoon,

I ask our Council to please reconsider the proposal to rezone the property next to Cheshire Crossing West. A few reasons:

- Increase in traffic as our neighborhood will become the entrance and exit. The developer states ODOT will not permit a new entrance/exit on 23. Would it be possible to invite ODOT to a council meeting to discuss? We could ask ODOT why they would not allow an entrance/exit for the new development when our development has the very same style entrance/exit.
- Drainage. Our street, Winding Valley, has special drainage installed in our backyards. We would be the higher ground to this new development. What steps are being taken to prevent drainage issues in the new development?
- Why this piece of land? There are still vast, open, treeless fields to be developed in Delaware county. Please help us understand the importance of developing a pristine wooded ravine overlooking a large creek that feeds into the river. Such a plan does not seem like it would fit within the Shade Tree guidelines.
- Curious about the for sale sign. Why has this land parcel had, and continues to have, a for sale sign? Is it for sale or is the owner trying to develop it?

Please understand our concerns. Please reconsider this entire rezoning proposal. Please allow for further discussion and debate.

Thank you for your time.

Martin Weaver  
102 Winding Valley Dr.

**From:** [Toni Kemp](#)  
**To:** [Carolyn Riggle](#); [Cory Hoffman](#); [Elaine McCloskey](#)  
**Subject:** Rezoning of the Property next to Winding Valley Drive (Cheshire Crossing W)  
**Date:** Sunday, November 21, 2021 7:19:27 PM

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Caution! This message was sent from outside your organization.

Dear Council,

As a resident of Cheshire Crossing West that will be impacted by the re-zoning of this property, I would like to express my concerns and request that there be another hearing on the matter.

I also request that council halt the re-zone efforts until a second entrance into the newly proposed development is provided that doesn't significantly increase the traffic on Winding Valley Drive. The current access point to 23 S from Winding Valley is Kingman Hill Drive and it cannot support additional traffic. It's nearly impossible at certain times of the day to access 23 S from Kingman Hill Dr to Cheshire Rd to access 23 S without sitting through the traffic light multiple times. Additionally with all the young children on Winding Valley Dr, increased traffic is a concern especially during rush hour when it is estimated that traffic increase will be the highest while the children are walking to their bus stops.

I also request that council halt the re-zone efforts until a better proposal is presented that meets the standards of the Shade Tree Commission.

Regards,

Toni Kemp  
73 Winding Valley Dr.  
Delaware, OH

**From:** [Rebecca Jordan](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Re: REZONE CONCERNS - CHESHIRE CROSSING  
**Date:** Monday, November 22, 2021 1:22:08 PM

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Caution! This message was sent from outside your organization.

67 Winding Valley Drive

On Mon, Nov 22, 2021 at 11:20 AM Elaine McCloskey <[EMcCloskey@delawareohio.net](mailto:EMcCloskey@delawareohio.net)> wrote:

Ms. Jordan,

Thank you for your email. I will be happy to forward this on to staff and Council for their review prior to the meeting tonight. If you can please provide me with your address to be able to enter it into the record at tonight's meeting I would appreciate it.

Thank you,

Elaine McCloskey

City Council Clerk

City of Delaware

1 S. Sandusky St.

Delaware, Ohio 43015

740-203-1013 office

740-203-1024 fax

[www.delawareohio.net](http://www.delawareohio.net)

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**From:** Rebecca Jordan <[rajordan29@gmail.com](mailto:rajordan29@gmail.com)>  
**Sent:** Monday, November 22, 2021 11:14 AM  
**To:** Carolyn Riggie <[criggle@delawareohio.net](mailto:criggle@delawareohio.net)>; Cory Hoffman <[choffman@delawareohio.net](mailto:choffman@delawareohio.net)>; Elaine McCloskey <[EMcCloskey@delawareohio.net](mailto:EMcCloskey@delawareohio.net)>  
**Subject:** REZONE CONCERNS - CHESHIRE CROSSING

Caution! This message was sent from outside your organization.

Hello,

Please consider the pleas of Cheshire Crossing residents, particularly those on Winding Valley Drive (where 30+ children live on alone - not to mention the surrounding streets) when considering the approval of John Burks plan. I urge you to drive through the ONE AND TRUE singular entrance this traffic will funnel to- especially during rush hour and when these kids get on and off the bus. The pandemic and ANOTHER redistrict this year has already ripped enough from us - please don't agree to take the safety of our homes and our streets away from us. There is no need to go against the shade tree commissions charge for responsible development to cram in these multi-family AND single family homes. Allowing for John Burke to simply pay a fine when he destroys all the land behind our homes is unimaginable. When making your decision, please just imagine this being YOUR street, the back of YOUR home, and the safety of YOUR children - and don't consider us just a nuisance preventing more money for the city.

Thank you.

**From:** [Rebecca Jordan](#)  
**To:** [Carolyn Riggle](#); [Cory Hoffman](#); [Elaine McCloskey](#)  
**Subject:** REZONE CONCERNS - CHESHIRE CROSSING  
**Date:** Monday, November 22, 2021 11:16:36 AM

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Caution! This message was sent from outside your organization.

Hello,

Please consider the pleas of Cheshire Crossing residents, particularly those on Winding Valley Drive (where 30+ children live on alone - not to mention the surrounding streets) when considering the approval of John Burks plan. I urge you to drive through the ONE AND TRUE singular entrance this traffic will funnel to- especially during rush hour and when these kids get on and off the bus. The pandemic and ANOTHER redistrict this year has already ripped enough from us - please don't agree to take the safety of our homes and our streets away from us. There is no need to go against the shade tree commissions charge for responsible development to cram in these multi-family AND single family homes. Allowing for John Burke to simply pay a fine when he destroys all the land behind our homes is unimaginable. When making your decision, please just imagine this being YOUR street, the back of YOUR home, and the safety of YOUR children - and don't consider us just a nuisance preventing more money for the city.

Thank you.



**From:** [Stacy B. Chaney](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** public comment for the record re: Glen Cannich Village (Council, 11/22/2021)  
**Date:** Monday, November 22, 2021 12:37:25 PM

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Caution! This message was sent from outside your organization.

Dear members of Council:

Thank you for your important work of steering the growth of our city, in particular through your review of development proposals.

I want to make you aware of a difference in tree preservation practices for new developments that has the potential to create a significant decline to our city's tree canopy, and explain how it relates to Council's discussion of the Glen Cannich Village proposal that is on the agenda for tonight.

As discussed at the Shade Tree Commission meeting in October, developments that receive a Planned Mixed Use (PMU) overlay zoning designation have been exempted from the usual requirements of our Codified Ordinances for Delaware. As outlined in Chapter 1168 of our city's code, all trees larger than 6" diameter at breast height that are removed for the construction of new development must be either replaced or paid for by the developer via payment-in-lieu of replacement. The cost for payment-in-lieu is \$100 per a caliper inch. However, for the PMU proposed for Glen Cannich Village, the development text specifically changes this requirement so that the developer is only charged for the *net difference* between trees preserved and trees removed. Developers who work with the city to craft PMU zoning texts should also be held accountable for *full* tree preservation requirements, as outlined in our city code, and not have it reduced to a net difference. All trees removed should be replaced or the fee paid.

At the October Shade Tree Commission meeting, they approved a motion to reject the tree preservation policy set forth in the Glen Cannich Village PMU development text until further review. They are given the ability to review variations from this portion of the code by section 11 of Chapter 1168:

1168.11. - Flexibility. The standards and criteria in this Chapter establish the City's objectives and the level of tree preservation expected. However, in applying these standards, the Planning Commission, Shade Tree Commission, and City Council may: Exercise discretion and flexibility with respect to the placement and arrangement of required elements to assure that the objectives of this chapter and the proposed development are best satisfied.

The text for Ordinance No. 21-65 "An Ordinance For Jiangelo Builders Llc., for Approval of a Preliminary Development Plan For Glen Cannich Village" that is before Council tonight includes the condition:

11. The tree replacement/preservation requirements shall be per approve Preliminary Development Plan and development text and finalized on the proposed Final Development Plan based on the final tree survey results.

Given that there is a motion by our city's Shade Tree Commission to reject the Glen Cannich Village PMU's tree preservation text until they can review it, should this condition be revised to exclude the current text on tree preservation as found in the Glen Cannich Village PMU, or a vote by Council on this ordinance delayed until the recommendation from Shade Tree

Commission can come forward for discussion?

The reduced accountability in the PMU's tree preservation text is concerning, to say the least. Our city's Shade Tree Commission serves as an advisory board to Council on all matters related to trees, and their opinion should be given due weight on this matter. The future of our city includes our tree canopy. Preservation of trees provides many environmental advantages from which all members of the public benefit, supports our City's stated goal of increasing our tree canopy to 30-40%, and is part of Delaware's identity as a Tree City USA.

Thank you for your time and consideration of this matter.

Respectfully,  
Stacy Chaney-Blankenship,  
943 Executive Blvd, Delaware, Ohio 43015

**From:** [Stacy B. Chaney](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Re: public comment for the record re: Glen Cannich Village (Council, 11/22/2021)  
**Date:** Monday, November 22, 2021 1:26:29 PM

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Caution! This message was sent from outside your organization.

Thank you for your consideration of these issues.

I would like to ask Council to also include condition 11 in Ordinance No. **21-66** "An Ordinance For Jiangelo Builders Llc., For Approval Of A Preliminary Subdivision Plat For Glen Cannich Village" in the discussion, for the same reasons as Ordinance No. **21-65** condition 11, referenced in my earlier email. The language for both conditions is the same, and so I ask for your consideration of it as it appears in both ordinances based on the same concerns.

Thank you,  
Stacy Chaney-Blankenship,  
943 Executive Blvd, Delaware, Ohio 43015

On Mon, Nov 22, 2021 at 12:36 PM Stacy B. Chaney <[sbchaney@gmail.com](mailto:sbchaney@gmail.com)> wrote:

Dear members of Council:

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I want to make you aware of a difference in tree preservation practices for new developments that has the potential to create a significant decline to our city's tree canopy, and explain how it relates to Council's discussion of the Glen Cannich Village proposal that is on the agenda for tonight.

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required elements to assure that the objectives of this chapter and the proposed development are best satisfied.

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Thank you for your time and consideration of this matter.

Respectfully,  
Stacy Chaney-Blankenship,  
943 Executive Blvd, Delaware, Ohio 43015

**From:** [Elaine McCloskey](#)  
**To:** [Carolyn Riggle](#); [Catlin Frazier](#); [Cory Hoffman](#); [Drew Farrell](#); [Elaine McCloskey](#); [Kent Shafer](#); [Kim Gepper](#); [Kyle Kridler](#); [Lisa Keller](#); [Natalia Harris](#); [Stephen Tackett](#); [R Thomas Homan](#)  
**Cc:** [Alycia Ballone](#); [Bill Ferrigno](#); [Blake Jordan](#); [Bruce Pijanowski](#); [David M. Efland](#); [Jessica Feller](#); [John Donahue](#); [Justin Nahvi](#); [Lee Yoakum](#); [Sean Hughes](#); [Susie Daily](#); [Ted Miller](#)  
**Subject:** FW: Public Comment on Proposed Development: Reading of Ordinance No. 21-64, 21-65, 21-66, 21-70  
**Date:** Monday, November 22, 2021 2:08:39 PM  
**Attachments:** [Petition against Glen Cannich.pdf](#)  
[Petition against Glen Cannich - Signatures as of 11-22-21.pdf](#)

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Attached is a petition received today from Carin Swerlein titled: Petition to protect the natural resources on JiAngelo Builders Parcel (41941002020000)

Thank you,

Elaine McCloskey  
City Council Clerk  
City of Delaware  
1 S. Sandusky St.  
Delaware, Ohio 43015  
740-203-1013 office  
740-203-1024 fax  
[www.delawareohio.net](http://www.delawareohio.net)

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**From:** Carin Martin <sailingmisscarin@gmail.com>  
**Sent:** Monday, November 22, 2021 1:13 PM  
**To:** Cory Hoffman <choffman@delawareohio.net>; Carolyn Riggle <criggle@delawareohio.net>; Elaine McCloskey <EMcCloskey@delawareohio.net>  
**Cc:** Danielle Pesantes <dapesantes@yahoo.com>  
**Subject:** Re: Public Comment on Proposed Development: Reading of Ordinance No. 21-64, 21-65, 21-66, 21-70

Caution! This message was sent from outside your organization.

Good Afternoon,

I'm following up on my email with two remarks:

1.) Has my email of concerns been shared with Council in preparation for tonight's meeting? I did not see a formal response.

2.) Attached is our petition with 300+ signatures so far. Here is the link:

<https://www.change.org/NoGlenCannichReZone2021>

I look forward to speaking at tonight's meeting.

Thank you,  
Carin Swerlein

61 Winding Valley Drive  
Delaware, Ohio 43015

On Fri, Nov 19, 2021 at 4:00 PM Carin Martin <[sailingmisscarin@gmail.com](mailto:sailingmisscarin@gmail.com)> wrote:

To Whom It May Concern,

I am a resident in the Cheshire Crossing Community, specifically one that will back up to the proposed new development behind Winding Valley. Understanding that this land is privately owned, and the owner should have the right to profit from his investment, I would be remiss if I did not point out the wonderful opportunity to perhaps have Delaware purchase and turn this into a park due to its unique qualities that are not found in other Delaware parks. Understanding that this may not be an option I wanted to point out my concerns to what is proposed. These are concerns that my neighbors and many others I have spoken to agree with.

- **I strongly urge City Council to take this proposal to another (4th) Reading before making any final decisions.**

- I'm surprised to find that it has proceeded to a 3rd public zoning hearing so quickly. Per the Municipal Code 1128.04 "All notices shall be made at least ten (10) days before the date of said public hearing." The notice was posted on Tuesday, November 16 that the next Public Hearing would be Monday, November 22. That's seven (7) days by my count, not ten (10). Not to mention, the hearing is the week of a holiday when many residents may be traveling or unable to attend. I question if proceeding to the third hearing this quickly was a good decision.

- **I am opposed to seeing multiple trees being cut down and replaced by whatever deemed fit by the developer to meet the need of the City's tree conservation threshold or he pays a fine.**

- The tree removal and replacement plan of this proposal should be reconsidered to provide a higher level of responsible development. I support the on-going petition to Improve Tree Preservation Practiced in the City of Delaware, that was presented to the Shade Tree Commission at the Oct 26, 2021 meeting. I believe this proposal should include tree preservation practices outlined in the on-going petition (Item #20 on Nov 22 Agenda).
- There is an abundance of mature trees which not only look great also keeps the noise down. At my house you can hear US 23 all day long due to semi-trucks ignoring no engine brake signs and simply due to proximity to US 23. Removing this tree barrier is going to add to the noise as well. This has not been discussed at all. I challenge City Council, the Planning Commission, and the developer to come up with a reasonable sound barrier (highway wall?) in the event this development proceeds.
- While I appreciate that the Planning Commission has taken their time to review the development proposal by Ji'Angelo builders, I feel that the Staff reports, and recommendations do not do service to the local community. This property provides a diverse landscape from most of the natural spaces in our city that generally consist of open or flat repurposed farmland that might be considered hilly at best. The cliffs

and ravines on this property are not the typical features found in the City of Delaware's community, let alone our parks. Of the 26 City parks, I feel that 2 or 3 of those provide more than just a flat, open green space with paths, playgrounds, and/or sports fields. Our community would greatly benefit from more geologically diverse, tree-canopy covered, public parks. In these hearings and the proposal, it's discussed how many trees will be saved, but all the trees that will be removed from this property will result in a decrease in the existing tree canopy; this is not in keeping with Delaware's designation as a Tree City USA nor the Shade Tree Commission's recommendation of establishing 30-40% tree canopy coverage for Delaware. Ward 3, where this property is located, currently has only 26% tree canopy coverage. (1) What can be done to preserve more trees? What can be done to enforce a higher level of responsible development.

- This proposal surely does feel as though the developer is shoe-horning a neighborhood in this unique piece of land when in fact, there are plenty of other flat, unremarkable lands nearby that can be developed to add the necessary homes that the housing market requires right now.

- **I am opposed to this development having only a single access point through Cheshire Crossing to major roads.**

- In reading through the proposal and listening at the last City Council Public Hearing (Nov 8), I thought to myself "Were the immediate neighborhood and current residents even considered in the analysis?" As a resident who would be impacted, I don't feel as though I or my neighbors were considered. The current residents were looked at as numbers rather than people.
- What I read and heard from reports in the meetings is that this development will have "three" access points, when that is just not accurate to the true flow of traffic in our neighborhood. I feel as though an overhead map was used to find these access points for traffic and then census data for the entire county was used to estimate the additional daily trips from the potential development through those three access points. No true traffic impact study was conducted, and census data doesn't always give the best representation of the immediate community. Had a traffic study been conducted, it would be identified that the homes in the immediate adjacent neighborhood on Winding Valley rarely use identified access point (#1) via Braumiller, and sometimes use identified access point (#2) to go East on Cheshire Road. Most of the traffic funnels through the poorly designed access point (#3) that is Crystal Petal/Kingman Hill/US 23 south intersection.
- By the developer and City Engineers own admission at the Nov 8 Public Hearing, the increase in traffic is estimated to be 300 cars per day, most of which would be during the morning rush hour traffic. I encourage you to join the 8:30am bus stop at the intersection of Crystal Petal/Kingman Hill/Winding Valley to see why the proposed development with a single access point is a terrible idea. Not only is this intersection a school bus stop, but it is a main entrance to our neighborhood that already sees too much speeding traffic.
- Please consider how many children live on Winding Valley alone. This is probably not something that was readily available in the census data however I can provide that to

you. I personally know that of the 43 homes on Winding Valley, there are at least 40 kids under the age of 18. This is just on Winding Valley and doesn't consider Crystal Petal, which Winding Valley feeds at both ends. While Winding Valley is considered a side street for the school buses (meaning they won't come down our street or include a school bus stop on Winding Valley), as a resident I feel a lot of the drivers on the road treat it as a main artery. Twenty (20) of those kiddos I'm aware of live in the immediate vicinity of my home and regularly play outside together, as kids should. There is something to be said about the community I live in and the way the parents are co-raising our future generation through our small community right in front of my home. Even though I don't have kids of my own, there really is a sense of family between all our homes.

- o Although the number of proposed units multiplied by the census data information suggests a traffic report is not required to determine the number of increased trips from the proposed development, I challenge the Planning Commission and City Council to require a traffic study be conducted and to re-think allowing a single access point neighborhood that will potentially double the amount of homes worth of traffic on Winding Valley. I invite you to come to our next neighborhood potluck/get together. You will immediately see why Winding Valley should not double its traffic from the proposed single access point neighborhood.
- o I reached out to Transportation Engineer Dirk Gross in ODOT Planning and Engineering for District #6 to find out when and why right-in / right-out was denied. I was surprised to hear that he is not aware of this development, nor has he received an access request to US 23 for this development in the last 3 years. His statement:

*"I have not been informed of the development plans for the homes you mentioned, nor am I aware of any requested access to US 23 for it. Several years ago, the City of Delaware and a developer approached ODOT about a housing development replacing at least some of the Delaware County Golf Club. That plan created a frontage road starting at Pollock Road (replacing that intersection with US 23) and extending southward, potentially to the limits of the area you are discussing. The City of Delaware would be providing direction to developers for street layouts since that area is all within Delaware City limits. You can contact City of Delaware for their latest plans. When the City of Delaware is ready to submit the plans revising access to US 23 to ODOT we will respond at that time." His statement concerns me because even if a request was made prior to 3 years ago, we should all recognize that this area has drastically changed in even that amount of time. So whatever information may have driven the denial of access, I feel that direct access to US 23 should still be reconsidered.*

- o Furthermore, I feel that the main artery intersection at Cheshire and US 23 is already very dangerous. I can't tell you how many times I've seen cars on US 23 blow the red light. So, I must wonder "Why wasn't a direct access point to US 23 considered for this proposed development by the Planning Commission or developer?" I don't feel that the Planning Commission has analyzed the proposal and challenged the



developer to request more than just the existing emergency access to US 23. I challenge City Council to push the developer and the Planning Commission to attempt to work with ODOT for a solution that will allow this development to have more than just a single point of access. (It might be right-in/right-out access to US 23 or a service road connection – to Pollock or the existing Kingman Hill right-in/right out.)

In conclusion, while I strongly feel that developing this property does a great disservice to the community and should not proceed, I understand that development will come in one form or another. I'd love to see this become a public park. However, if housing is the type of development that goes onto this property, I challenge the Planning Commission and City Council to think outside the proverbial "census data and birds eye view map" box and really understand the existing community that will be directly impacted. While I do understand the intentions of using a PMU zoning to provide unique and flexible solutions for development, I don't feel as though the proposal and PMU should be used to shoe-horn this neighborhood on this property, nor does it consider the existing residents. I feel the PMU allows the developer too many options which he can pick and choose what he wants when it comes to Final Development. Regarding the presentations on Nov 8 by Dave Efland/Planning Commission and the developer, I felt they were centered around the future residents of the development rather than the existing resident's safety, health, and concern. I appreciate you taking the time to review my concerns and hope that they do not fall on deaf ears.

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Thank you,  
Carin Swerlein  
61 Winding Valley Drive  
Delaware, Ohio 43015

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Cheers!  
Carin

## Elaine McCloskey

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**From:** Jennifer Jenkins <jlphillips83@hotmail.com>  
**Sent:** Monday, November 22, 2021 2:54 PM  
**To:** Elaine McCloskey  
**Subject:** Public Comment regarding Glen Cannich and Tree Preservation  
**Attachments:** Screenshot\_20211122-141439.png; Screenshot\_20211122-141549.png; Screenshot\_20211122-141704.png

Caution! This message was sent from outside your organization.

Elaine,

Please submit for public comment.

Thanks,

Jennifer

Dear Council,

Thank you for your time and consideration.

The Community currently has concerns with how tree preservation is being applied to PMUs. A PMU is a powerful negotiate tool which needs to be applied carefully. The City uses PMUs to require developers to build planned infrastructure, such as roads, multi-use paths, and sewer lines, and in exchange one of the benefits to the developer is they get to propose their own development text instead of following the typical rules. In this case, the developer is proposing that they remove nearly 1/2 of the trees on their property and not pay into the tree fund (which can only be used for trees). Glen Cannich's proposal is not accounting for 5,243 caliper inches of tree removal. If they were to follow chapter 1168, they would be required to pay \$524,300 into the tree fund so that the city could replant the same number of caliper inches off site. Our city's tree canopy is rapidly depleting as development increases. We cannot continue with this current practice. Many more trees should remain on site, be replanted on site, or the developer should pay into the tree fund. Natural resources are a priority to our Community and we cannot use our trees as a negotiation tool to build infrastructure.

Prior to implementing a PMU, the planning commission, the shade tree commission, and city council should agree on appropriate tree preservation. Until agreement is reached the developer should be held to chapter 1168. The shade tree commission is currently planning to meet on November 30th to discuss a petition to improve the city's current practices. The shade tree commission also recommends rejecting the proposed development text before you today.

As stated on page 4 of 7 of the staff report, " The tree preservation schedule and the development text shall apply to the proposed final development plan and final tree survey for preservation and removal of trees. This shall be done prior to or concurrent with the final development plan submission. " ( Page 78 of agenda packet). The tree preservation items should NOT be approved at this time. Condition #11 should be removed from both the preliminary development plan and the preliminary subdivision plat, and # 7-tree removal and replacement under the general development standards section of the development text should be rejected so that the planning commission and the shade tree commission have opportunity to provide input prior to approval.

For comparison, I've included screenshots of proposed Glen Cannich(PMU) and the proposed Delaware Urgent Care(straight zoned B-1). Notice how the Urgent Care only builds on the south east corner of their property and works around the trees to avoid the tree fee, and even more caliper inches of trees are planted than removed. There are more trees than when they started!

Then look at Glen Cannich. They disregard existing trees, and only keep the ones near the ravine where it's nearly impossible to build. They remove almost half of the trees, some trees will be planted with their landscaping plan, but pale in comparison to their removal, and they are not accounting financially for the loss of caliper inches.

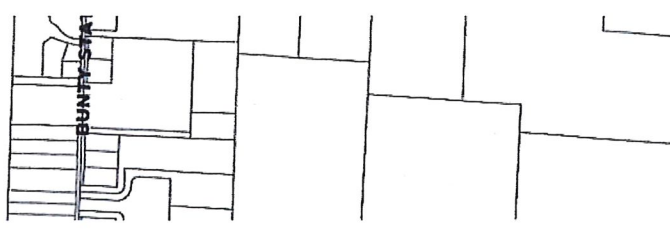
Do you think this is appropriate use of natural resources when applying PMUs? Please reject the developers tree preservation proposal until shade tree commission has the opportunity to provide input.

Thank you for you care and consideration in our City's tree preservation practices

Respectfully,

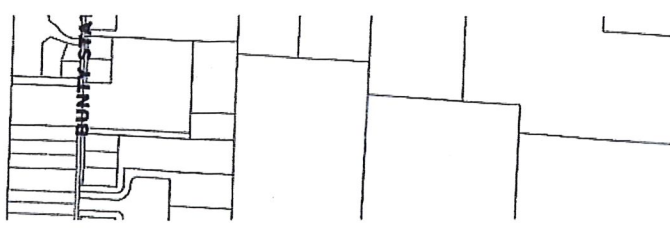
Jennifer Jenkins  
544 Rutherford Ave





2021-3531-3533 & 3535  
Rezoning Amendment, Conditional Use Permit, Preliminary  
Development Plan, and Preliminary Subdivision Plat  
JiAngelo Builders - Glen Cannich Village  
Aerial (2019) Map





2021-3531-3533 & 3535  
Rezoning Amendment, Conditional Use Permit, Preliminary  
Development Plan, and Preliminary Subdivision Plat  
JiAngelo Builders - Glen Cannich Village  
Aerial (2019) Map



**From:** [Amway, Matthew](#)  
**To:** [Carolyn Riggle](#); [Cory Hoffman](#); [Elaine McCloskey](#)  
**Subject:** FW: Regarding Rezoning of Development off Winding Valley  
**Date:** Monday, November 22, 2021 3:40:15 PM  
**Attachments:** [image001.png](#)

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Caution! This message was sent from outside your organization.

[Try this instead.](#)

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**From:** Amway, Matthew  
**Sent:** Monday, November 22, 2021 2:24 PM  
**To:** [CRiggle@delawareohio.net](mailto:CRiggle@delawareohio.net); [CHoffman@delawareohio.net](mailto:CHoffman@delawareohio.net); [EMcCloskey@delaware.net](mailto:EMcCloskey@delaware.net)  
**Subject:** Regarding Rezoning of Development off Winding Valley

I wanted to make my voice heard in regards to the rezoning hearing taking place tonight at 7pm for the development proposed behind Winding Valley Dr, Delaware. I live at 103 Winding Valley Dr and am directly affected. We have only lived there for 2 years, but picked this house because of the woods behind and to the side of our house and were assured that they would most likely not be able to develop directly behind our house. My concerns are three-fold (beyond my own property's future home value decreasing):

- <!--[if !supportLists]-->1) <!--[endif]-->Increased traffic as a safety concern for the ~19 children that live and play within 50 yards of the proposed entrance to the development.
- <!--[if !supportLists]-->2) <!--[endif]-->Also, the area proposed has a natural waterfall and healthy waterway flowing into the Olentangy River. This woods has robust wildlife including owls, red foxes, coyotes, deer, and also salamanders, which are a natural sign of a very healthy ecosystem. This area could be forever altered by construction and cause animals to flee into the surrounding neighborhood causing a pest problem, as well as has the potential to weaken to landscape and cause erosion/drainage issues for area residents. Also, in this day and age of conservation and climate change concerns, I find that areas like this should be prioritized by the local government and protected to not affect natural freshwater (I am sure there is plenty of ample flat farmland and the like that could be developed to meet the same housing needs).
- <!--[if !supportLists]-->3) <!--[endif]-->Lastly, and one that might be overlooked, is that this development will potentially sit lower than the golf course and could easily be hit by balls as a result errant golf swings. I personally have collected numerous golf balls directly behind my property only 20 yards away, which is south of the stream. I know there are houses on golf courses, but to my knowledge, most are at same elevation and wonder if future residents would be very pleased to be struck or have their homes struck and damaged by golf balls.

Thanks for your time and for any considerations.



**Matthew Amway, PT, DPT**

Physical Therapist, Board Certified Clinical Specialist in Orthopaedic Physical Therapy

**Jameson Crane Sports Medicine Institute**

2835 Fred Taylor Drive, Suite 3000

Columbus, OH 43202

614-293-2385 Phone

[Matthew.amway@osumc.edu](mailto:Matthew.amway@osumc.edu)



**From:** [Jessica Prince](#)  
**To:** [Cory Hoffman](#); [Carolyn Riggle](#); [Elaine McCloskey](#)  
**Subject:** Public Comment on Proposed Development Reading of Ordinance No. 21-64, 21-65, 21-66, 21-70  
**Date:** Monday, November 22, 2021 4:12:03 PM

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Caution! This message was sent from outside your organization.

To whom it may concern,

I am a resident in the Cheshire Crossing Community and reside on Winding Valley Drive. I understand that the developer has the right to build on his land, however I do have concerns that I feel negatively impacts the current residents.

One of the reasons that I am opposed to this proposed development is the single entrance via Cheshire Crossing to access 23. Is there a reason that providing the proposed development its own access to/from 23 was not considered? I would think that at minimum a traffic study would be necessary to determine the impact that this would cause to current residents. The intersection at Cheshire, 23 and Kingman Hill drive during rush hour is congested during peak hours in the morning, afternoon and evenings. I can only imagine how adding the additional traffic from the proposed development would impact this intersection. Although I have only lived here 3 years, it doesn't appear that this intersection was designed to support the current amount of traffic that is this area is seeing. So much traffic gets backed up trying to turn from 23 onto Kingman Hill, where you are waiting to turn. Often times, it gets very difficult to see if you can safely make the turn onto Kingman Hill or off of Kingman Hill.

Winding Valley Drive is considered a side street. In terms of school transportation for the proposed development, those families would more than likely drive up to the current bus stop (at least in the rain, extreme cold and snow) which is at Winding Valley, Kingman Hill and Crystal Petal; which would also increase the traffic at this intersection.

It may seem low in numbers that adding at least 80 cars would have such an impact, (40 homes with 2 car per home; not including their visitors) however, with the current struggling traffic situation, it would only get worse. I just don't understand why a new development would be considered without having its own entrance and exit from 23, especially without a traffic study and input from the current residents.

Thank you,  
Jessica Prince

**From:** [Danielle Pesantes](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Glen Cannich  
**Date:** Monday, November 22, 2021 7:43:07 PM

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Caution! This message was sent from outside your organization.

I previously had sent an email, but I'm not sure I sent it to the right email address.

I understand if it's too late to submit this, but as someone directly impacted by the proposed development, I still feel it's worth a shot.

We started a petition and spoke with numerous residents about this rezoning, and every single person was against the increase in traffic that this neighborhood would cause and the loss of beautiful natural resources.

My request is that there be another meeting to focus on this development alone and give us more time to find the right solution to help not just the developer, but also the residents that have already been living here.

Some possible solutions seem to work with ODOT to find a possible entrance off of 23 which would eliminate the increased traffic through Cheshire Crossing. If the building does happen, to have an increase in the distance from our property lines to the new homes. This would preserve more trees, and cut down on some units built.

Thank you for forwarding this on to Cory Council members for consideration.

Danielle Pesantes  
85 Winding Valley Dr  
Delaware, OH 43015

[Sent from Yahoo Mail for iPhone](#)