

**From:** [Stacy B. Chaney](#)  
**To:** [David M. Efland](#); [Elaine McCloskey](#); [Stephen Tackett](#)  
**Cc:** [Jerrel Blankenship](#)  
**Subject:** question about Merrick Parkway  
**Date:** Friday, August 12, 2022 10:05:47 AM  
**Attachments:** [Merrick from prelim to infrastructure plan.pdf](#)

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Caution! This message was sent from outside your organization.

How did we go from Merrick Parkway being 165' to now 106.75' away?

**From:** [jftello@aim.com](mailto:jftello@aim.com)  
**To:** [Elaine McCloskey](#)  
**Subject:** Planning commission meeting August 17  
**Date:** Friday, August 12, 2022 2:10:16 PM

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Caution! This message was sent from outside your organization.

Dear Planning Commission

As mentioned on the staff report for this meeting, "This is a large, complex development, perhaps the most complex mixed-use development ever in the City of Delaware" and for sure, the staff and the commission are working hard to find a common solution that benefits the City and the Developer. But also, please listen the recommendations from the residents.

On the motion summary of the planning commission on December 15, 2021. the staff recommended enhanced mounding and screening on the north side of Merrick Parkway for Sub Areas F and G. However, I don't see any mounding on the overall Final development plan proposed by Addison on the meeting on August 17, 2022. Why do the proposal change?

As owner of my property locate on the Sub Area F, I'm concern that the developer is not accepting the recommendations from the Planning commission and change the plan for his own benefit.

I'm asking the planning commission to reinstate the decision to put mounding wall along the north side or Merrick Parkway as it was the decision on December 15.

Regards,

Javier Tello  
210 Pinecrest Dr, Delaware OH

**From:** [Diane Mungovan](#)  
**To:** [Elaine McCloskey](#); [David M. Efland](#); [PlanningAndDevelopment](#); [stacy\\_simpson1976@yahoo.com](#); [saradanderson@gmail.com](#); [tbakare@ctconsultants.com](#); [cstaver@ymail.com](#); [stroud\\_g@yahoo.com](#)  
**Cc:** [Stephen Tackett](#); [Carolyn Riggle](#); [Kent Shafer](#); [Lisa Keller](#); [Drew Farrell](#); [Catlin Frazier](#); [Cory Hoffman](#); [CMO](#); [R Thomas Homan](#); [pwcs](#)  
**Subject:** Placement of Merrick Parkway for Public Comment  
**Date:** Saturday, August 13, 2022 7:53:07 PM  
**Attachments:** [Addison Reserve 1 prelim to infrastructure.pdf](#)  
[Merrick from prelim to infrastruture plan.pdf](#)

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Caution! This message was sent from outside your organization.

Dear City Leaders at all levels,

Here we go again - unfortunately. Though I can honestly say I'm not surprised that Addison is once again attempting to move Merrick Parkway as far south as possible. The Addison developers continue to have little regard to current property owners or the environment.

From where Merrick was placed in February 2022, the new layout has this major arterial road an average of 60" (20 yards) closer to all of the homes on Executive Blvd. and Pinecrest Drive, along with an approximate 20% reduction in the "tree preserve" area. This is unacceptable and should not be allowed to stand.

**Tree Preserve (See Exhibit A at end of letter)**

Not only has Addison reduced the area from 4.6 acres to 3.6 acres, a wide swath of what remains is the farmers path. The farmers road is at least a ten yard wide treeless path that runs along the whole length of the impacted homes on Executive Drive. So their new "tree preserve" isn't really preserving many trees.

The roads current placement is also further destroying a stream and wetland and harming the Olentangy watershed. With its current placement Merrick Parkway paves over the majority of the stream that runs behind our houses along with a small wetland. With recent flooding issues across the country due to increased rainfalls, we need to be protecting our natural flood systems, versus destroying them so an out of town developer can make a lot of money at Delaware residents' expense.

**Distance from homes**

We previously begged the city to require - at minimum - a distance of 200' between our homes and where Merrick Parkway begins its side mounding buffers - not the road itself.

Below is an excerpt from the neighborhoods request before Council's final vote in early 2022.

*Shelbourne Forest:*

*As a neighborhood, we're asking our City Council members to add a condition that the Merrick Parkway right-of-way not be any closer than 200 feet to existing properties in Shelbourne Forest (883-999 Executive Blvd, 178 Woodhaul Dr., and 130-218 Pinecrest Dr.) and that the area between the properties and right-of-way be buffered with existing and additional trees and mounding. We believe this satisfies the conditions of the petition submitted in September 2021, and although not a perfect solution and quite a compromise for those who anticipated this arterial road would be in the middle of the development, after discussion we find it to be a reasonable minimum distance.*

Council asked Addison (based on the neighbors' letters) if they would consider moving the road, curving it around and Addison said they'd be open to it - but Council never required it, so now Addison is pushing it closer to our homes - not further away.

I personally asked for 70 yards (over the 60) plus a curve around the wetland. This distance preserves a larger portion of the stream as well as the wetland area, along with the portion of mature woodlands that

surround them.

But instead - the new distances Addison is proposing are averaging 60' closer to our properties! That is 20 yards closer and 20 yards worth of trees lost and stream destroyed and paved over. This is unacceptable. My home of over 22 years is now 62' closer to the road (*See Exhibit B at end of letter*)

By requiring that Merrick be placed between 60 and 70 yards from the backyards of homes on Executive Blvd., Woodhaul, and Pinecrest the city of Delaware would show that it actually does care about and stands by the rights of its current residents.

Also the city would actually have an area that one could rightfully call a "preserve" of sorts. As it stands now it is an ineffectual buffer and destructive to the environment it is intended to preserve.

### **Our Losses**

Effectively in this development, as it now stands, all four wetlands will be destroyed, the majority of the lower southern portion of the stream will be paved over, and the vast majority of mature trees along with other flora and fauna will be lost - forever.

You have the power to act and require a modest buffer of 60 to 70 yards between Merrick Parkway's southern edge of the 'proposed' mounding - not the road - and the homes it will run alongside. Please do so. Please act to preserve this small portion of our city's diminishing natural landscapes while also acting in the best interest of Delaware's current, tax-paying residents.

Thank you for your time and dedication to our city.

Sincerely,

Diane Mungovan  
937 Executive Blvd.  
Delaware, Ohio 43015

## **Exhibit A - reduction of Tree Preserve by an acre**

(top pic is from February 2022 that was approved by Council, bottom pic is from current proposal)

In my opinion even the earlier "Preserve Area" did not adequately preserve the stream, the wetland, or enough trees. Seventy (70) yards would help to create more of a true buffer between our homes and the road, would preserve more trees and help to protect the stream. Also curving the road to the north would help to save the small wetland and the natural watershed area.

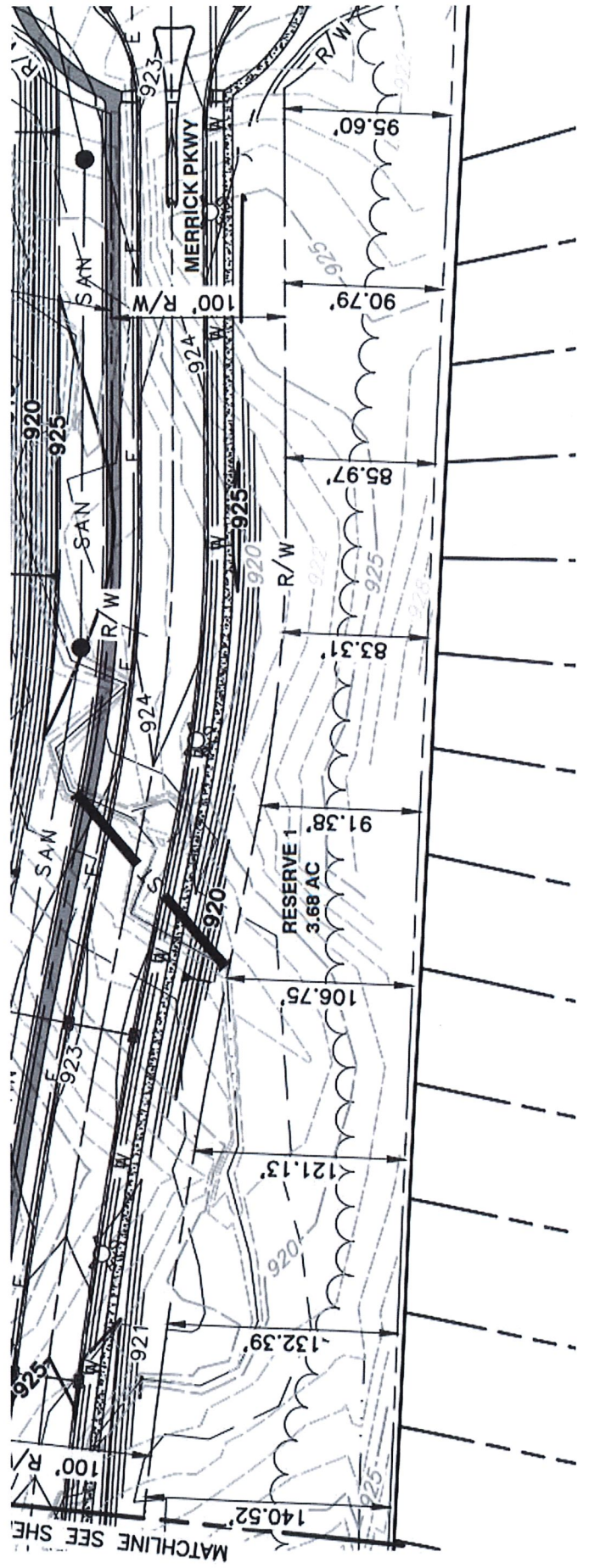
## **Exhibit B - reduction of distance between homes and Merrick Pkwy.**

(top pic is from February 2022 that was approved by Council, bottom pic is from current proposal)

My home, in this pic, is to the left of the circled property. The numbers decrease from 183' to 121" - a change of 62'!!! This is over 20 yards - not a small amount. And not an acceptable change from what was



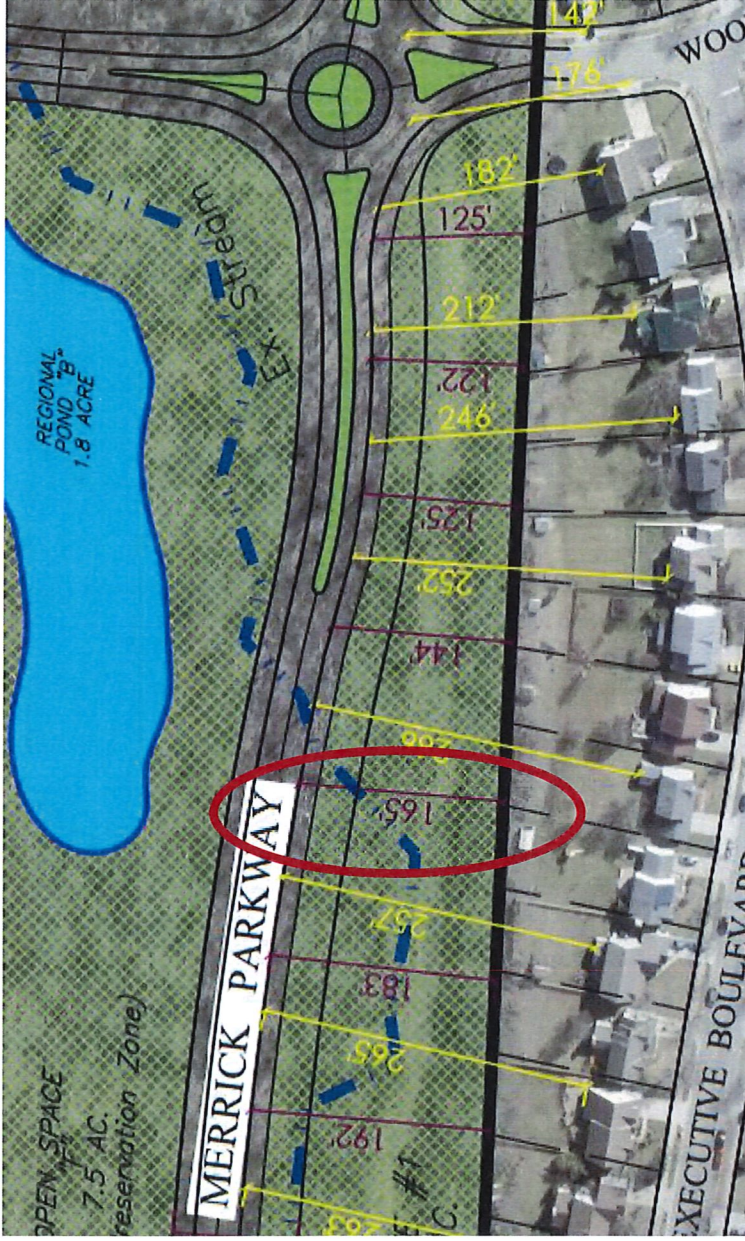
earlier approved.



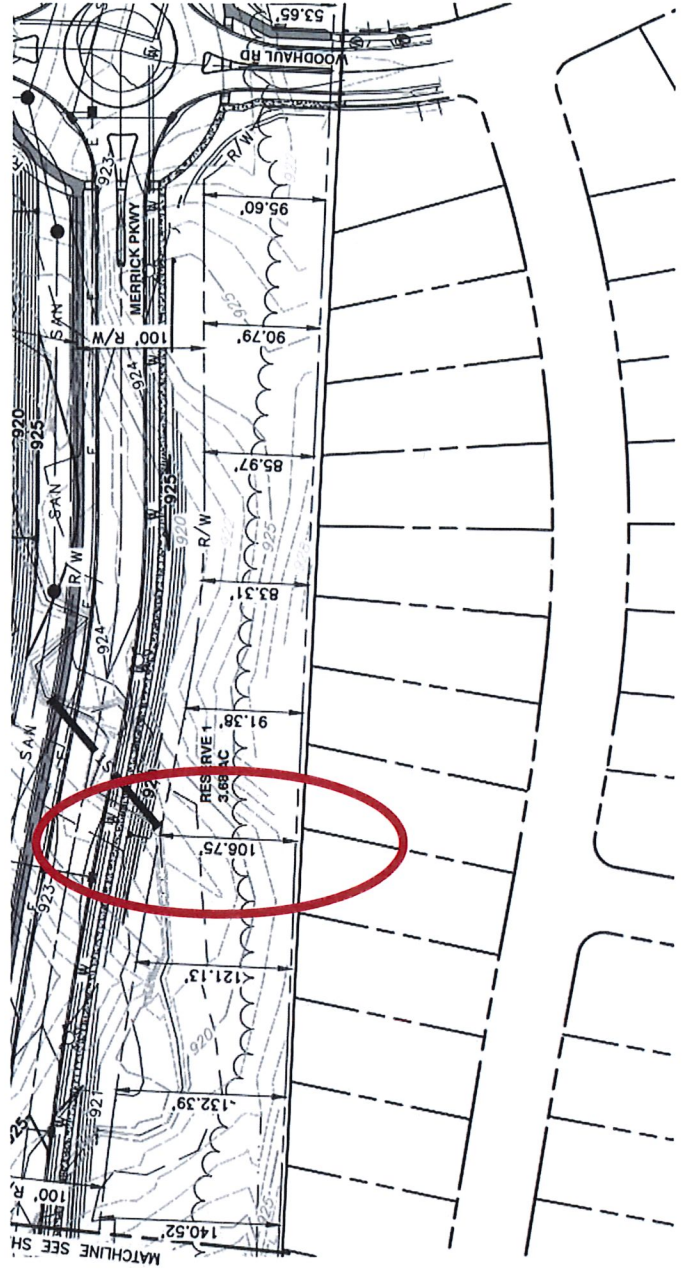


**ADDISON  
FARMS**

Preliminary  
Plan (Feb  
2022):



**Infrastructure  
Plan (Aug  
2022):**



**From:** [Linsey Griffith](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** For Planning Commission 8/17 public comment  
**Date:** Sunday, August 14, 2022 9:44:13 AM

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Caution! This message was sent from outside your organization.

Our Dedicated Planning Commission;

After 3 months of community concern, outcry, and public petitions; the plans that Addison submitted and the City passed in February indicated it Merrick would be 165' away from the property line of existing homes. This was close- but an improved buffer over the initial proposal. The plans filed this month have it only 107' away. It has moved 58' feet closer. There is no justification for this move offered other than developer preference and ease.

The distance between existing properties and Merrick needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly. As representatives of our community; your priority has to be ensuring the safety and well-being of our tax paying citizens. The planning commission's mission is to ensure respectful, legal, ethical, and appropriate development of our community resources. An infill property development is always challenging; but the developer knew from the jump that the community is concerned about the Merrick Artery placement. So much so that they VERY PUBLICLY promised in public statements and official filings that it would not encroach on current residential properties.

You must require the applicant to respect existing homeowners by increasing the buffer between Merrick and Executive Blvd homes.

Sincerely,  
Linsey Griffith  
419 Taylor Ave, Delaware, OH 43015

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Linsey Griffith CD(DONA), CLC, HBCE, LCCE, SBCPE, PE.

937-205-3301

**From:** [Anne Sokolsky](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** For Planning Commission on 8/17 Public Comment  
**Date:** Sunday, August 14, 2022 10:55:26 AM

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Caution! This message was sent from outside your organization.

Dear City Leaders, Mayor, and City Manager,

I am very disappointed to learn from my neighbors in Shelbourne Forest that despite our numerous letters, petitions, and attendance at various city planning meetings this past year, Addison Properties is showing little concern for our requests and you as the government body that is supposed to represent us is showing little respect for our wishes and our time.

The minimum distance between existing properties and Merrick Parkway needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly. You must require the applicant to respect existing homeowners, your neighbors and fellow residents of Delaware, Ohio.

We all work. We are taking time out of our precious work lives to defend our property rights as homeowners. It is your job to protect the rights of current homeowners, not the wishes of a developer, who is destroying what little is left of green space in Delaware and who is destroying the value of current property owners' homes. Someone is making a profit from this. It is not the residents of Shelbourne Forest.

I can guarantee that in the next local election the person representing my ward as well as the mayor will not be getting my vote because you are not representing my interests as a homeowner.

Other cities hold developers more accountable for their actions and have a higher bar by which developers can enter a community. I do not understand why you are not doing the same.

Sincerely,  
Anne Sokolsky  
800 Executive Boulevard  
Delaware, OH 43015



**From:** [Stacy B. Chaney](#)  
**To:** [Carolyn Riggle](#); [Elaine McCloskey](#); [Stephen Tackett](#)  
**Subject:** comparison measurements for Planning Commissioners (8/17 public comment)  
**Date:** Monday, August 15, 2022 11:17:18 AM  
**Attachments:** [distances SF and Merrick from 20211215 planning packet.pdf](#)

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Caution! This message was sent from outside your organization.

Members of Planning Commission:

I am attaching a PDF of the exhibit used by Addison in December that indicated distances from existing properties to Merrick Parkway. Please compare this to the distances shown on p.29-30 in your [agenda packet](#). You'll note that the new measurements are less, **ranging from 27'-147' instead of 89'-197'**. This is a reduction in 50'-60' (around 20 yards).

Some of this may be due to the difference in the way the measurements are made. However, when my neighborhood asked for the measurements, the December exhibit was what we were told to use. I'm certain that some neighbors never understood that the measurements on the December exhibit didn't include the sidewalks and other parts of the roadway. That is why I tried repeatedly to get the measurements to the right-of-way instead of the pavement, and can provide to you a lengthy email exchange between myself, my councilman, and City staff to show how, **despite my best efforts to get us all the actual measurements to the right-of-way during the preliminary planning stages, I was denied.** (In fact, instead of receiving an answer to my question, I was finally handed a map without the measurements marked and told to use the scale on it to measure it myself. The scale was approximately 1/2" = 50'. This was, as you can imagine, not very useful for even a rough estimate.)

I am also attaching two images that show that the related tree preservation area to the south of Merrick Parkway has been reduced by 20-30%. This may also indicate either initial mismeasurement or a change in measurements.

**Whether this is a difference in how you measure or in the actual measurements, I want you to be aware of the real data we are dealing with and how this change impacts my neighborhood.** For my family, the result would be that we now basically only have a tree line and farm lane between our back yard and the Merrick Parkway artery, rather than a forested preserve. The lack of trees (based on the new measurements) will have a significant impact on the noise, light, and air pollution we experience in our home and yard.

I will likely have more comments going forward, and I appreciate your time and patience. I know that you recognize how important this is to those of us who will live next to this development.

Thank you,

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







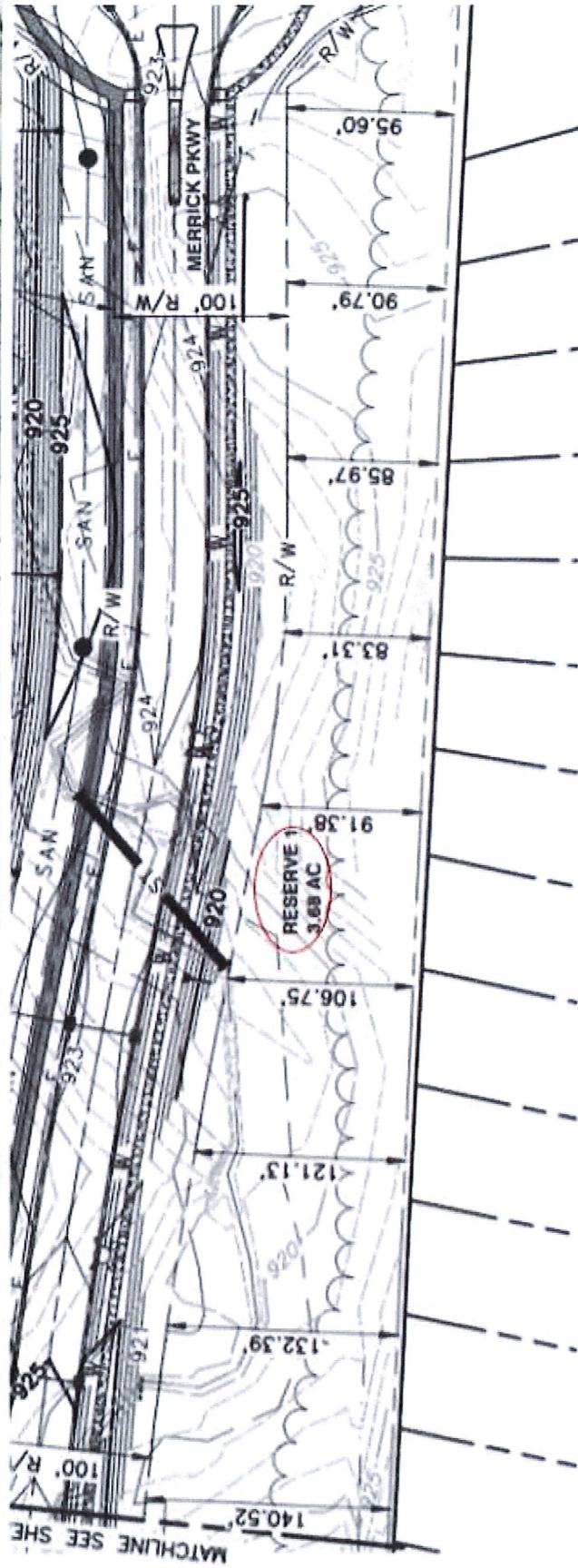
**ADDISON FARMS**

Reserve Area 1 was 4.6 acres now 3.68 acres (reduced by 20%)

From Preliminary Plan (Dec 2021):



From Infrastructure Plan (Aug 2022):



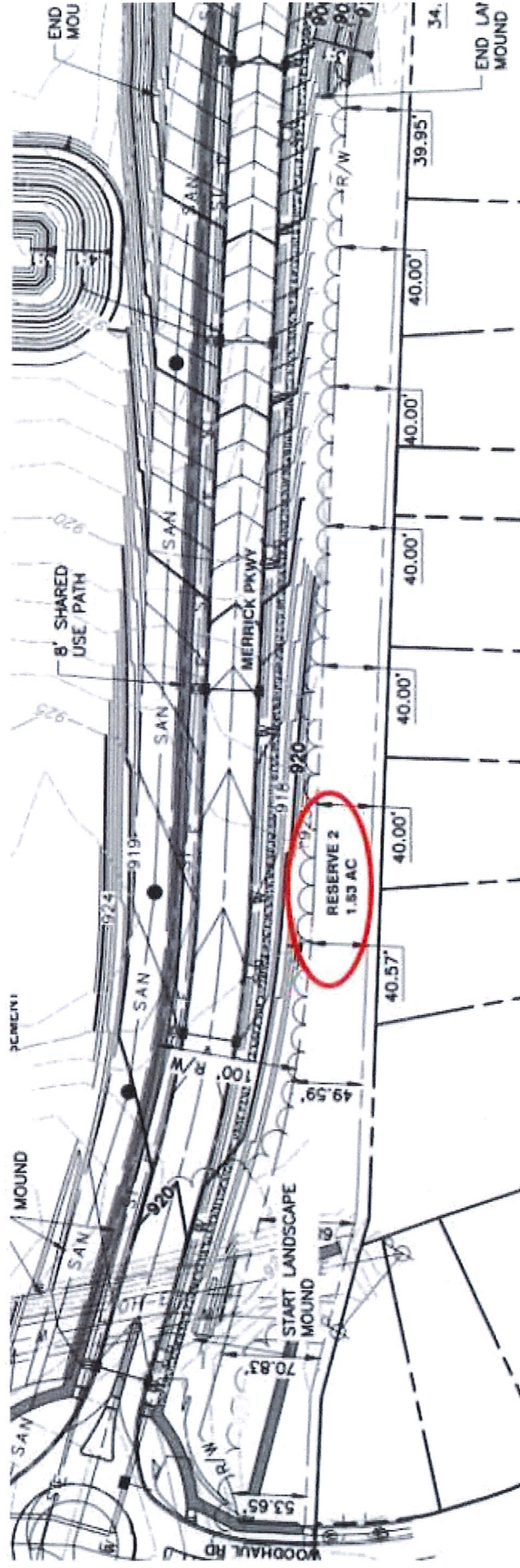


Reserve Area 2 was 2.2 acres now 1.53 acres (reduced by over 30%)



From Preliminary Plan  
(Dec 2021):

From Infrastructure Plan  
(Aug 2022):



## Elaine McCloskey

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**From:** Stacy Chaney-Blankenship <sbchaney@gmail.com>  
**Sent:** Tuesday, August 16, 2022 8:06 AM  
**To:** Elaine McCloskey  
**Subject:** document for planning commissioners (petition) Fwd: Petition requesting changes to the Addison Properties development signed by 222 residents  
**Attachments:** Addison petition 2021-09-01 - 4 of 4.pdf; Addison petition 2021-09-01 - 2 of 4.pdf; Addison petition 2021-09-01 - 3 of 4.pdf; Addison petition 2021-09-01 - 1 of 4.pdf

Caution! This message was sent from outside your organization.

Please forward this to the new Planning Commissioner. It's an important part of the history of the Addison case and will help them make a more fully informed decision.

Thank you.

Begin forwarded message:

**From:** "Stacy B. Chaney" <sbchaney@gmail.com>  
**Date:** September 1, 2021 at 3:27:00 PM EDT  
**To:** Carolyn Riggle <CRiggle@delawareohio.net>, Kent Shafer <KShafer@delawareohio.net>, George Hellinger <GHellinger@delawareohio.net>, Stephen Tackett <stackett@delawareohio.net>, stephen tackett <tacketst@hotmail.com>, Lisa Keller <lkeller@delawareohio.net>, Cory Hoffman <choffman@delawareohio.net>, Drew Farrell <dfarrell@delawareohio.net>, Sara Anderson <saradanderson@gmail.com>, tbakare@ctconsultants.com, stroud\_g@yahoo.com, stacy\_simpson1976@yahoo.com, avolenik@gmail.com, Corey Staver <cstaver@ymail.com>, Carolyn Riggle <CRiggle@delawareohio.net>, Elaine McCloskey <EMcCloskey@delawareohio.net>  
**Subject:** **Petition requesting changes to the Addison Properties development signed by 222 residents**

Dear Planning Commission and City Council,

Attached you will find a petition requesting changes to the Addison Properties development. Two-hundred and twenty-two of your neighbors and residents of Delaware, Ohio, signed this petition.

Regarding Addison Properties' planned development, we urgently ask our city officials and employees to hold the developer accountable to do the following:

1. Move Merrick Parkway away from existing residences a significant distance, at least the depth of the adjacent lot.

2. Put like housing by like housing; R1-R3 residences should be built in all the land adjacent to existing residences.
3. Preserve more of the natural resources including: the tree canopy, wildlife, wetlands, and watershed. Before the development moves forward, significantly more park land in the A1 parcel needs to be included.
4. Evaluate the impact of the development on existing homeowners' property values.
5. Keep the Oakhurst community as one-way in and one-way out; do not connect it to Heritage Boulevard.
6. Stub roads that are tied-in to the new development should be appropriately engineered with respect to existing residences, including leaving the amount of space required by Code for existing residences that will become corner lots and keeping repurposed stub roads as green spaces.

We ask for responsible development that: respects existing residents, is considerate of protecting our natural resources, and leaves usable green spaces. Many Delaware residents plan to reach out to you with more explanation about these issues as well as to voice additional and related concerns. Your attention to these matters is greatly appreciated. Requiring a more responsible development will benefit current and future residents of our city.

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

[Attached: 4 files, 20 pages]

Please confirm that you have received this message and the attachments.



### Petition to Require Changes in the Addison Properties Development

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	Date	Signature	Street address	Zip
1	8/30/21	Karen Mewry	2190 OAKHURST DR	43015
2	8/31/21	HARRY + CHERYL <sup>SOLIMANI-DZIC</sup>	165 KENSINGTON DR	43015
3	8/31/21	CHRIS BATES	332 KENSINGTON DR	43015
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	Date	Signature	Street address	Zip
1	8/28/21	Anne Sulebke	800 Executive Blvd, Delaware	43015
2	8/28/21	[Signature]	799 Executive Blvd	43015
3	8/28/21	Just G. Phil	120 Sharon Dr	43015
4	8/29/21	Rosemary Spall	805 Executive Blvd	43015
5	8/29/21	Margaret Radtke	388 Benjamin St	
6	8/29/21	John McHugh Jr.	783 Executive Blvd	43015
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	Date	Signature	Street address	Zip
1	8/25/2021	Tony Smith	321 KENSINGTON DR DELAWARE OH	43015
2	8/25/2021	Jeffrey E. Ruhl	285 KENSINGTON DR DEL OHIO	43015
3	8/25/21	Jane A. Moore	284 Kensington Dr. DEL OH	43015
4	8/25/21	John Brown	308 Sylvan Dr. Delaware OH	43015
5	8/25/21	Carol W. Bunn	308 SYLVAN DR. Delaware OH	43015
6	8/25/21	[Signature]	331 Kensington Dr	43015
7	8/25/2021	Elmer J. [Signature]	331 Kensington Dr	43015
8	8/25/21	Wanda Bondylo	321 Kensington Dr	43015
9	8-26-21	Nancy Jewers	338 Kensington Dr	43015
10	8/24/21	Lynn A. Bittner	237 Sylvan Drive	43015
11	8/26/21	Susan Propper	230 Sylvan Dr	43015
12	8/26/21	Ramon Karitz	348 Sylvan Dr.	43015
13	8/26/21	Marti Dickham	175 Sylvan Dr.	43015
14	8/26/21	[Signature]	318 Sylvan Dr.	43015
15	8/26/21	Moira Eastender	319 SYLVAN DR	43015
16	8/26/21	Haley L. Furecoat	260 KENSINGTON DR	43015
17	8/26/21	Jean M. Furecoat	260 Kensington Dr	43015
18	8/26/21	James E. Faurer	320 Kensington Dr	43015
19	8/26/21	Ann Bayes	249 Kensington Dr.	43015
20	8/26/21	Ann Bayes	249 Kensington Dr.	43015

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	Date	Signature	Street address	Zip
1	8/26/2021	Mr. K. Kelly	215 KENSINGTON DR.	43015
2	8/26/2021	Gladys H. Kelly	215 KENSINGTON DR.	43015
3	8/26/2021	Mike Papp	321 Kensington Dr	43015
4	8/26/2021	Edward Boyce	338 Kensington Dr	43015
5	8/27/2021	Pete Wilson	194 SYLVAN DR.	43015
6	8/27/2021	Tracy Duvigne	236 Kensington Dr	43015
7	8/27/2021	Joe Duvigne	236 Kensington Dr.	43015
8	8/27/2021	Greg Sawyer	2262 Oakhurst Dr	43015
9	8/27/2021	Glen E Benne	2262 Oakhurst Dr.	43015
10	8/27/2021	Maurant Molina	185 Kensington Dr.	43015
11	8/27/2021	M Molina	185 Kensington Dr.	43015
12	8/27/2021	Sam Rie	300 Kensington Dr.	43015
13	8/27/21	Jane a Berts	332 Kensington Dr	43015
14	8/28/21	Thomas Collins	2255 Oakhurst Dr	43015
15	8/28/21	Brenda Collins	2255 Oakhurst Dr.	43015
16	8/28/21	Ta Jack	2242 Oakhurst Drive	43015
17	8/28/21	Aye E Q	2242 OAKHURST DR	43015
18	8/28/21	Nathan Daniel Bonafina	321 Kensington DR	43015
19	8/30/21	Jerry B (Ryler)	230 SYLVAN DR	43015
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	Date	Signature	Street address	Zip
1	8-26-21	Cheryl Luchs	285 Kensington Dr. Delaware	43015
2	8-26-21	Jerry [unclear]	2181 OAKHURST	43015
3	8-26-21	Kathy Landry	2181 OAKHURST	43015
4	8-26-21	Yvonne Reese	2180 Oakhurst	43015
5	8-26-21	Norma Reese	2180 Oakhurst Dr	43015
6	8-26-21	Diana Justice	261 Kensington Ave.	43015
7	8-26-21	John E. Muscarel	273 Kensington Dr.	43015
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	Date	Signature	Street address	Zip
1	8/29/21	Finda England	184 Kensington Dr, Delaware	43015
2	8/29/21	Finda England	184 Kensington Dr, Delaware	43015
3	8/29/21	[Signature]	177 Woodhaul Dr. Del	43015
4	8/29/21	[Signature]	178 WOODHAUL DRIVE	43015
5	8/29/21	[Signature]	178 Woodhaul Dr	43015
6	8/29/21	[Signature]	345 Orchard Cyn	43015
7	8/29/21	[Signature]	345 Orchard Cyn	43015
8	8/29/21	[Signature]	2233 OAKHURST DR	43015
9	8/29/21	[Signature]	2233 Oakhurst Dr.	43015
10	8/29/21	[Signature]	2232 Oakhurst Dr	43015
11	8/29/21	[Signature]	2232 OAKHURST DR	43015
12	8/29/21	[Signature]	522 Executive Blvd	43015
13	8/29/21	[Signature]	279 Sylvan Dr	43015
14	8/29/21	[Signature]	289 Sylvan Dr	43015
15	8/29/21	[Signature]	289 Sylvan Dr	43015
16	8/29/21	[Signature]	284 Kensington Dr.	43015
17	8/29/21	[Signature]	237 Kensington Dr	43015
18	8/29/21	[Signature]	538 Rutherford Ave	43015
19	8/29/21	[Signature]	538 Rutherford Ave	43015
20	8/29/21	[Signature]	511 EXECUTIVE BLVD	43015



### Petition to Require Changes in the Addison Properties Development

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	Date	Signature	Street address	Zip
1	8-25-21	Jason Daay	671 Governors St.	43015
2	8-25-21	Craig Denney	657 Governors St	43015
3	8-25-21	Sandra Denney	657 Governors St	43015
4	8-25-21	Brad Bull	639 Governors St.	43015
5	8-25-21	Linda Edwards	633 Governors St	43015
6	8-25-21	Michelle Motta-More	621 Governors St.	43015
7	8-25-21	Brian m. Baker	613 Governors St.	43015
8	8-25-21	Elizabeth Baker	613 Governors St.	43015
9	8-25-21	Brian Baker	613 Governors St.	43015
10	8/25/21	Cynthia Keph	597 Governors St	43015
11	8-25-21	Steve & Terri Nouse	535 Birchard Ave	43015
12	8-25-21	Heather Hawere	513 Birchard Ave	43015
13	8-25-21	Rosemary Johnny	540 BIRCHARD AVE	43015
14	8-25-21	Jim [Signature]	632 GOVERNORS ST	43015
15	8-25-21	Shirley Stricklin	632 Governors St	43015
16	8-25-21	Melanie Adams	672 Governors St.	43015
17	8-25-21	Ch Adams	672 Governors St	43015
18	8-25-21	[Signature]	210 Pinecrest Dr	43015
19	8-25-21	[Signature]	210 Pinecrest Dr.	43015
20	8/25/21	David W. Carpenter	932 Executive Blvd	43015

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	Date	Signature	Street address	Zip
1	8/25/21	[Signature]	242 SYLVAN DR	43015
2	8/25/21	Jane Muckey	242 SYLVAN DR	43015
3	8/25/21	Teresa Tordella	279 Sylvan Dr.	43015
4	8/25/21	William A. Boh	269 Sylvan Dr	43015
5	8/25/21	Mary Ann Parker	343 Hensington Dr	43015
6	8/25/21	Jennifer Young	615 Hills Miller Rd.	43015
7	8/25/21	Howard Young	615 Hills Miller Rd	43015
8	8/25/21	Beverly E. Day	2205 Hope LANE	43015
9	8/25/21	Ralph E. Day	2205 Hope LANE	43015
10	8/25/21	Ralph Mason	651 Hills Miller Rd	43015
11	8/25/21	Ralph Mason	ll	ll 43015
12	8/26/21	Susan McOrnel	268 Sylvan Dr.	43015
13	8/28/21	Rodney F. Smith	348 SYLVAN DR.	43015
14	8/26/21	[Signature]	268 SYLVAN DR	43015
15	8-27-21	[Signature]	123 N. FRANKLIN ST.	43015
16	8/27/21	William H. Gerspacher	123 N. Franklin St.	43015
17	8/29/21	Ed Kuskelee	299 Sylvan Dr	43015
18	8/29/21	[Signature]	319 Sylvan Dr	43015
19	<del>8/29/21</del>	<del>[Signature]</del>	<del>2290 [Address]</del>	<del>43015</del>
20	8/30/21	Lynda W. Shearn	21 Maxwell St	43015



### Petition to Require Changes in the Addison Properties Development

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	Date	Signature	Street address	Zip
1	8/29/21	James M Hunter	98 W Lincoln Ave Delaware	43015
2	8/30/21	Julia D James	98 W Lincoln Ave Delaware	43015
3	8/30	Lauren Schaefer	242 W Lincoln Ave Delaware, OH	43015
4	8/30	[Signature]	234 W Lincoln	43015
5	8/30	Kevin Cooper	Lincoln Ave	43015
6	8/30	[Signature]	260 W. Lincoln Ave.	43015
7	8/30/21	[Signature]	162 Casswood St. Del.	43015
8	8/30/21	Jill Howth	162 Groswood Del	43015
9	8/30/21	Linda T. Diamond	153 N. Washington St.	43015
10	8-30-21	[Signature]	240 N Franklin	43015
11	8/30/21	Raymond P. Donia	240 N. Franklin	43015
12	8/30/21	Deborah Blythe Saxon Boon	88 Forest Ave.	43015
13	8/30/21	Yvonne Cummings	87 Equestrian Way	43015
14	8/30/21	Ann Marie Peen	1832 Christiana St	43015
15	8/30/21	Barry F. Ramey III	233 1/2 Franklin St.	43015
16	8/30/21	Susan Wells	242 N. Liberty St.	43015
17	8/30/21	[Signature]	200 Lincoln Ave	43015
18	8/30/21	Jane Fitcher-Waterworth	196 N. Liberty St.	43015
19	8/30/21	Michelle A. Ambrecht	195 N. Washington	43015
20	8/30/21	Rebecca Mackay	184 N. Washington St.	



**Petition to Require Changes in the Addison Properties Development**

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	Date	Signature	Street address	Zip
1	8/29/21	Donna Fisher	847 Executive Blvd Del	43015
2	8/29/21	Stephan Fisher	847 EXECUTIVE BLVD	43015
3	8/29/21	Ashley Reedling	811 EXECUTIVE BLVD	43015
4	8/29/21	Chad Reedling	811 Executive Blvd	43015
5	8/29/21	Heather Debrun	820 Executive Blvd.	43015
6	8/29/21	[Signature]	820 EXECUTIVE BLVD.	43015
7	8-30-21	Jocelyn Tackett	829 Executive Blvd	43015
8	8-30-21	Carrie Tackett	829 Executive Blvd.	43015
9	8/30/21	Wendy Fisher	788 Executive Blvd	43015
10	8/30/21	Debra J. Fisher	788 Executive Blvd	43015
11	8/30/21	Hattie Kuehl	356 Orchard CYN	43015
12	8/31/21	Michelle Mollen	810 executive Blvd.	43015
13	8/31/21	Monica Young	758 Executive Blvd	43015
14	8/31/21	Manda [Signature]	748 Taylor Ct	43015
15	8/31/21	[Signature]	748 Taylor Ct	43015
16	8/31/21	Kristin Friedlander	748 Taylor Ct	43015
17	8/31/21	Michelle Maxson	348 Orchard Cyn	43015
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	Date	Signature	Street address	Zip
1	8-25-21	Patricia E. Westlund	961 Executive Blvd	43015
2	8/25/21	[Signature]	961 EXECUTIVE BLVD	43015
3	8/25/21	Sarah Nicewander	202 Pinecrest Dr	43015
4	8/25/21	Jane Scarnell	194 Pinecrest Dr.	43015
5	8/25/21	[Signature]	186 Pinecrest Dr.	43015
6	8/29/21	[Signature]	823 Executive Blvd	43015
7	8/29/21	[Signature]	853 EXECUTIVE BLVD	43015
8	8/29/21	Pam Dugan	2672 Parkhurst Rd	43015
9	8/29	Chris Refalo	2281 OAKHURST DR	43015
10	8/29	Ligia Refalo	2281 OAKHURST DR	43015
11	8/29/21	[Signature]	2672 Parkhurst Rd.	43015
12	8/29/21	[Signature]	304 PINECREST CT	43015
13	8/29/21	Amy Zoller	841 Executive Blvd	43015
14	8.29.21	[Signature] (WILLIAM ZOLLER)	841 EXECUTIVE BLVD	43015
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	Date	Signature	Street address	Zip
1	8/25/21	<i>Liz Lewis</i>	533 Rutherford	43015
2	8/25/21	<i>[Signature]</i>	666 Governors St	43015
3	8/25/21	<i>Stephen O'Hell</i>	654 Governors St	43015
4	8/25/21	<i>Jennifer Jenkins</i>	544 Rutherford Ave	43015
5	8/25/21	<i>Mike Gulin</i>	544 Rutherford Ave	43015
6	8/27/21	<i>Kelsey Wan</i>	581 Presidential Way	43015
7	8/29/21	<i>Sharon Mendon</i>	2216 Scouting <sup>Dublin</sup> <del>Way</del> Dr.	43016
8	08/29/21	<i>A. N. Andrew Berlin</i>	985 Executive Blvd	43015
9	8/29/21	<i>Gregory C. Duburk</i>	985 Executive Blvd	43015
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	Date	Signature	Street address	Zip
1	8/25/21	Quirk, [Signature]	328 Sylvan Dr., Del.	43015
2	8/25/21	[Signature]	328 Sylvan Dr - Del	43015
3	8-26-21	Jeff Riggs	337 KENSINGTON DRIVE	43015
4	8/26/21	[Signature]	268 W. CENTRAL AVE	43019
5	8.29.21	Kathy Heskold	299 Sylvan	43015
6	8.30.21	John A. Day	2143 OAK HURST DR	43015
7	8-30-21	John A. Day	2143 OAK HURST DR	43015
8	8-30-21	Dee Fagle	345 N. Washington St	43015
9	8-30-21	Chris Fagle	345 N. WASHINGTON ST	43015
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	Date	Signature	Street address	Zip
1	08/24/2021	See A. Chaney	883 Executive Blvd	43015
2	8-24-21	Kurt B. Clarke	907 Executive Blvd	43015
3	8/24/21	Danielle Clarke	907 Executive Blvd	43015
4	8/24/21	Juliana Riggs	919 Executive Blvd	43015
5	8/24/21	D. R. R. R.	919 Executive Blvd	43015
6	8/24/21	Jim Ballew	925 Executive Blvd	43015
7	8-24-21	Michelle Richards	925 Executive Blvd	43015
8	8-30-21	Rama Bowie	889 Executive Blvd	43015
9	8.30.21	Rhonda Mungath	877 Executive Blvd	43015
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	Date	Signature	Street address	Zip
1	8-30-21	Lindsay Triffitt	419 Taylor Ave	43015
2	8-30-21	Susan [unclear]	999 Executive Blvd	43015
3	8-30-21	[unclear]	980 Executive Blvd	43015
4	8-30-21	Diana [unclear]	980 Executive Blvd	43015
5	8-30-21	Fred Bowie	889 Executive Blvd	43015
6	8-30-21	Lisa [unclear]	931 Executive Blvd	43015
7	8/31/21	[unclear]	73 Executive Blvd	43015
8	8/30/21	[unclear]	999 Executive Blvd	43015
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	Date	Signature	Street address	Zip
1	8-29-21	[Signature]	536 Sylvan Dr.	43015
2	8-25-21	[Signature]	237 Sylvan Dr.	43015
3	8-29-21	[Signature]	225 Sylvan Dr.	43015
4	8-29-21	Trace Regan	" " "	43015
5	8-30-21	Mark Shearer	31 Herwood St	43015
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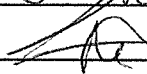
1. Move Merrick Parkway away from existing residences a significant distance, at least the depth of the adjacent lot.
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	Date	Signature	Street address	Zip
1	8/28	STEVE GRESSENKAMP	342 North WASHINGTON ST.	43015
2	8/30	Kate Miska-Kamp	342 N. Washington St.	43015
3	8/30	David Grayson	608 Woodhaul Ct	43015
4	8/30/2021	Megann L. Grayson	608 WOODHAUL CT	43015
5	8/31/2021	Lynn Tatman	601 Congress St	43015
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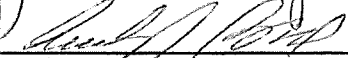
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	Date	Signature	Street address	Zip
1	8-25-21	Janice M. Bibby	356 Rutherford Ave	43015
2	8-25-21	Willie Ruffalo	332 Rutherford ave	43015
3	8-25-21	<del>Donna Marie Kniskern</del>	<del>332 Rutherford Ave</del>	<del>43015</del>
4	8-25-21	Karen Miller	357 Rutherford Ave	43015
5	8/25/21		357 Rutherford Ave	43015
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	Date	Signature	Street address	Zip
1	8/15/21		937 Executive Blvd.	43015
2	8/27/21	Judith L. Carpenter	932 Executive Blvd.	43015
3	8/28/21		949 Executive Blvd	43015
4	8/29/21	Stacy Charney Blankenship	943 Executive Blvd	43015
5	8/29/21	Jewel F. Blankenship	943 Executive Blvd	43015
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	Date	Signature	Street address	Zip
1	8/29	Jack Hill	194 Pinecrest Dr	43015
2	8/29	Michael M. Mc	937 Executive Blvd	43015
3	8/29	Deborah Stansbury	338 SYLVAN DR.	43015
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Shroyer's Homes  
Owner, Linda Kay Shroyer  
2000 US Highway 23 North  
Delaware, Ohio 43015  
August 14, 2022

Delaware City Council

Dear Council Members:

Again, we are writing to inform you of our concerns related to the run-off of water from the new Addison Farms project that is proposed for the west side of US Highway 23 North. We have been informed that engineers are drawing up plans that will include retention ponds; this will help the run-off.

This new construction will, however, contribute more water than the creek, which runs through the park, can handle in a hard-rain-event. Also, silt from the run-off will build up at a faster rate and will need cleaned out more often.

The owner of the Addison Farms project owns the property on the north side of Panhandle Bridge; this would provide drainage south of the mobile home park. We are asking that you require drainage to run through this property to prevent flooding and to protect the residents of Shroyer's Mobile Home Park.

Sincerely,

Jack R. Brown, III

Jack R. Brown, III













**From:** [Julia Foster](#)  
**To:** [Elaine McCloskey](#); [Stacy B. Chaney](#)  
**Subject:** For Planning Commission 8/17 public comment  
**Date:** Tuesday, August 16, 2022 3:02:54 PM

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Caution! This message was sent from outside your organization.

The distance between existing properties and Merrick Parkway needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly. You must require the applicant to respect existing homeowners, your neighbors and fellow residents of Delaware, Ohio.

I do not live in the affected development but I support the concerns of those who do.

Sincerely,  
Julia Foster  
34 Willow Brook Way



**From:** [Nora Hiland](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Subject: For Planning Commission 8/17 public comment  
**Date:** Tuesday, August 16, 2022 4:30:19 PM

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Caution! This message was sent from outside your organization.

**The minimum distance between existing properties and Merrick Parkway needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly. You must require the applicant to respect existing homeowners, your neighbors and fellow residents of Delaware, Ohio.**

**Sincerely,  
Nora Hiland  
799 Executive Blvd.**

Sent from Nora's iPad

**From:** [Carrie Tackett](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Subject: For Planning Commission 8/17 public comment  
**Date:** Tuesday, August 16, 2022 8:48:16 PM

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Caution! This message was sent from outside your organization.

Sent from [Mail](#) for Windows 10

**Subject: For Planning Commission 8/17 public comment**

**The distance between existing properties and Merrick Parkway needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly. You must require the applicant to respect existing homeowners, your neighbors and fellow residents of Delaware, Ohio.**

Sincerely,  
**Jeremy and Carrie Tackett**  
**829 Executive Blvd.**  
**Delaware, OH 43015**

**From:** [Tony Bonofiglio](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** For Planning Commission 8/17/2022 public comment  
**Date:** Tuesday, August 16, 2022 10:58:25 PM

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Caution! This message was sent from outside your organization.

To the Planning Commission:

The minimum distance between existing properties south of Merrick Parkway needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly. The prior reserve areas have been scaled back by 20% - 30% once again removing precious natural habitats.

The planning commission, city staff, council, city manager and the Mayor continue to look the other way and ignore the concerns of residents of Hayes Colony, Shelbourne Forest, Oakdale and Oakhurst. The residents of these neighborhoods have been treated as an afterthought and a nuisance by all in local government.

Sincerely,

Tony Bonofiglio  
321 Kensington Dr.  
Delaware, OH 43015



**From:** [Juliana Riggs](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Planning commission meeting regarding the Addison Development  
**Date:** Wednesday, August 17, 2022 12:07:05 AM

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We are residents of Shelbourne Forest and have lived on Executive Blvd for 15 years. Our children have grown up with beautiful woods behind our home. We always knew that development would come but never imagined a busy 4 lane road directly behind our home. We are concerned about Addison's new plan being brought to planning commission on Wedmead at August 17, 2022. I was under the impression that a plan had been agreed upon earlier this year but now see that the distance between our home and the road is shrinking, even more trees are coming down and the creek will be paved over. All of the things that have concerned this neighborhood are being ignored and the compromised plan from earlier this year was thrown out. What was the point of all the preliminary meetings and hearings if we are starting all over again? This is very frustrating and definitely has the feel of deceit. I know the city has great plans for this road, but let's create something beautiful that is respectful of the land and the current residents of Delaware. Your concern for the residents of Executive Blvd is greatly appreciated.

Thanks,

Juliana and Dale Riggs  
919 Executive Blvd  
Delaware, Ohio 43015

Sent from my iPhone

**From:** [Lisa V Early](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Planning Commission meeting 8/17 public comment  
**Date:** Wednesday, August 17, 2022 9:33:10 AM

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Caution! This message was sent from outside your organization.

**The minimum distance between existing properties and Merrick Parkway needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly. You must require the applicant to respect existing homeowners, your neighbors and fellow residents of Delaware, Ohio.**

Sincerely,

**Scott and Lisa Early**

**From:** [Stacy B. Chaney](#)  
**To:** [stacy simpson](#)  
**Cc:** [Elaine McCloskey](#); [David M. Efland](#)  
**Subject:** Re: request to display slides Wed night at Planning  
**Date:** Wednesday, August 17, 2022 10:46:32 AM  
**Attachments:** [2022-08 thoroughfare plan.pdf](#)

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Caution! This message was sent from outside your organization.

Thank you.

Due to work obligations and getting my children ready to start school, I didn't have much time to work on this and so just have the one image.

On Mon, Aug 15, 2022 at 7:31 PM stacy simpson <[stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com)> wrote:

Hi Stacy,

I wanted to follow up on this and let you know that if you can limit the slides or illustrations to 3-4 and provide these in a 3-4 page PDF as soon as possible to everyone in copy for review (no later than 12PM on Wednesday), that we should be able to pull these up during the public comment portion of the case being heard on Wednesday.

To provide some guidance, my only ask that the slides be illustrative in nature to visually support your spoken points and that the slides should not be long runs of text or bullet pointed statements or questions.

I suggest you circle/outline/cloud and color code any specific areas you plan to speak to in order to assist you with specific references and to help those viewing the presentation to follow along easily.

Please let me know if you have any questions.

Regards,  
Stacy

Sent from my iPhone

> On Aug 14, 2022, at 15:19, stacy simpson <[stacy\\_simpson1976@yahoo.com](mailto:stacy_simpson1976@yahoo.com)> wrote:

>

> Hi Stacy,

> I hope you are having a great weekend. I've forwarded this request to planning staff to confirm we are able to accommodate your request. While I personally have no issue with this, I want to be sure we are able to allow this from a procedural standpoint and ensure we can make it happen from a technical standpoint. I don't see this being an issue and just want to confirm before I give a 'thumbs-up'.

>

> As soon as I have confirmation from staff, I'll reach back out to let you know and advise on any content, format, and submittal timeline requirements from staff or the clerk.

>

> Regards,

> Stacy

>

> Sent from my iPhone



>

>> On Aug 14, 2022, at 10:10, Stacy Chaney-Blankenship <[sbchaney@gmail.com](mailto:sbchaney@gmail.com)> wrote:

>>

>> Chairman Simpson,

>> Thank you for your service on the Planning Commission.

>>

>> I would like to use 3-4 PowerPoint slides as visual aids during my public comment on Wednesday night. I think this will help everyone visualize what I'm describing. Would that be ok with you?

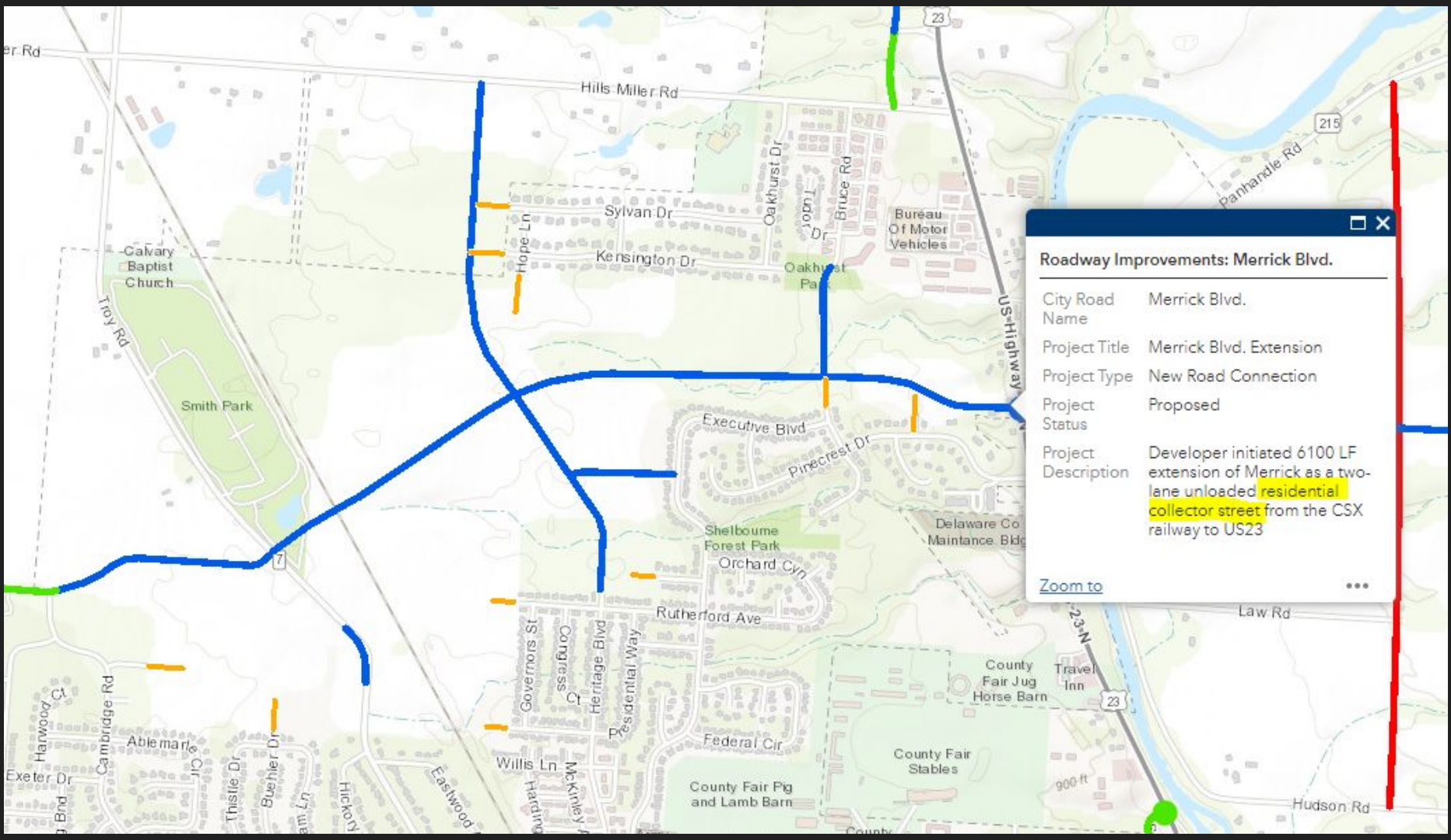
>>

>> I understand that there is still an expectation to keep my comments to 3 mins, and that shouldn't be a problem.

>>

>> Thank you,

>> Stacy Chaney-Blankenship

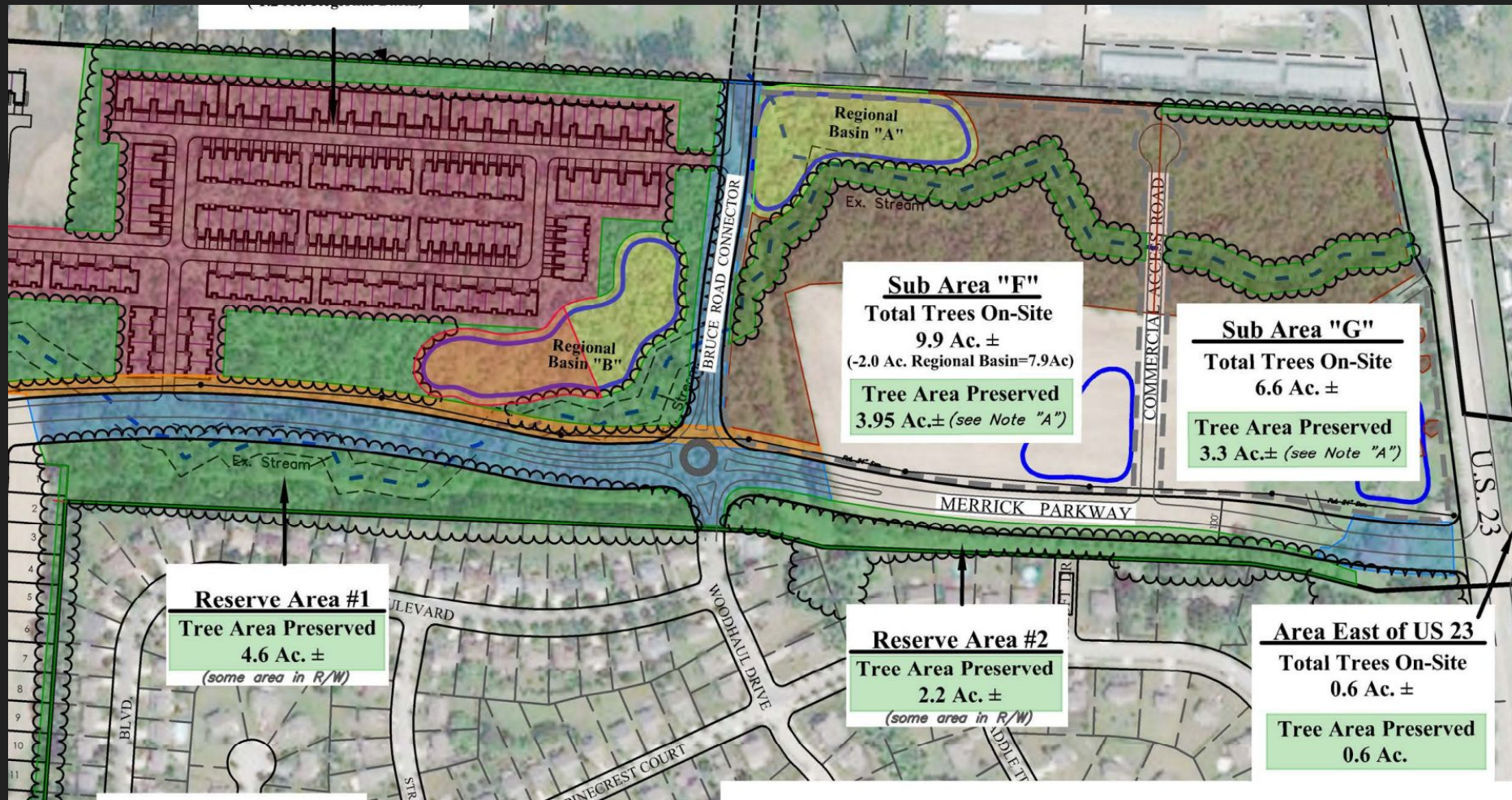


**Roadway Improvements: Merrick Blvd.**

City Road Name	Merrick Blvd.
Project Title	Merrick Blvd. Extension
Project Type	New Road Connection
Project Status	Proposed
Project Description	Developer initiated 6100 LF extension of Merrick as a two-lane unloaded residential collector street from the CSX railway to US23

[Zoom to](#) ⋮





**Sub Area "F"**  
**Total Trees On-Site**  
 9.9 Ac. ±  
 (-2.0 Ac. Regional Basin=7.9Ac)  
**Tree Area Preserved**  
 3.95 Ac.± (see Note "A")

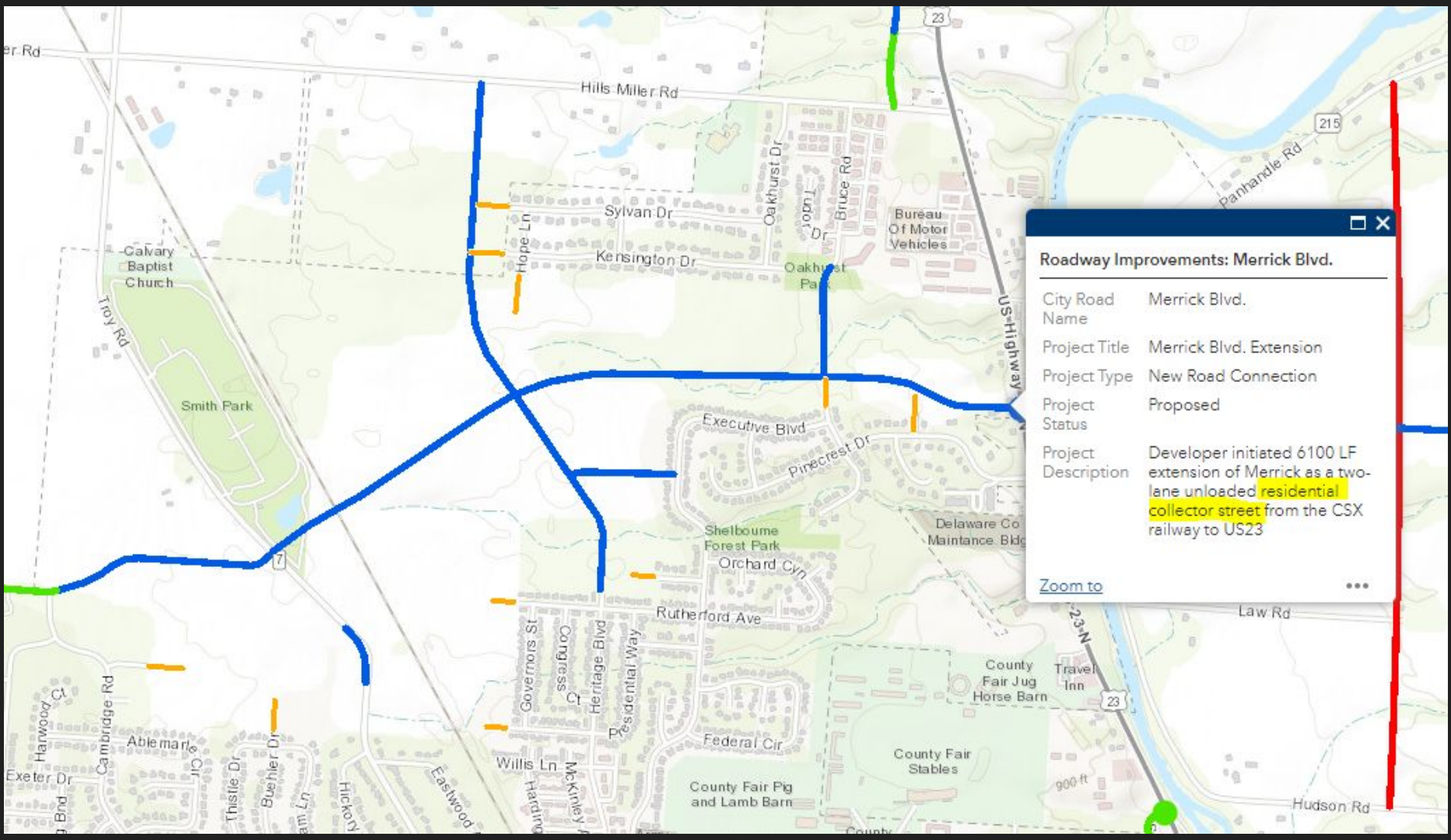
**Sub Area "G"**  
**Total Trees On-Site**  
 6.6 Ac. ±  
**Tree Area Preserved**  
 3.3 Ac.± (see Note "A")

**Reserve Area #1**  
**Tree Area Preserved**  
 4.6 Ac. ±  
 (some area in R/W)

**Reserve Area #2**  
**Tree Area Preserved**  
 2.2 Ac. ±  
 (some area in R/W)

**Area East of US 23**  
**Total Trees On-Site**  
 0.6 Ac. ±  
**Tree Area Preserved**  
 0.6 Ac.





**Roadway Improvements: Merrick Blvd.**

City Road Name	Merrick Blvd.
Project Title	Merrick Blvd. Extension
Project Type	New Road Connection
Project Status	Proposed
Project Description	Developer initiated 6100 LF extension of Merrick as a two-lane unloaded residential collector street from the CSX railway to US23

[Zoom to](#) ⋮

**From:** [Heather Bulwinkle](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Addison Development Plan  
**Date:** Wednesday, August 17, 2022 12:51:10 PM

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Caution! This message was sent from outside your organization.

Ms. McCloskey,

August 17, 2022

Dear City Council Planning Commission,

I cannot state enough how upsetting it is to see a developer plan to build a major roadway right behind people's homes, and not see enough push-back from the city. As a neighborhood, we have asked for at least a two-hundred foot distance between the back of our properties to the planned roadway. Instead, according to the plans we have had access to, it is much less. This is if one can even glean a correct number from the plans. Why does one plan seem to measure to the middle of the road? Why in the world is Addison allowed to plan to place a major road *closer* to existing properties?

Then there are the other issues regarding pollution (air, land, noise, light, etc.), lower property values, and the dismissal of the tearing down of an established forest and what this will do to the land and animals. The past few evenings we have seen an owl perching on the trees. Does it live in that forest? Has an environmental study been done? What about the watershed? How will pollution affect that? *Why* is a developer allowed to change things forever?

*Please*, act to support the existing citizens of this city & not a developer clearly not caring about any of these issues (and others). We have signed petitions, sent letters, attended meetings, and asked important questions. It certainly feels it is all for naught. I cannot tell you how disgusted and disappointed I am. The thought that a developer is allowed to do all this damage and walk away, while receiving a TIF, is mind-blowing and heart-wrenching.

Thank you very much,  
Heather Bulwinkle  
985 Executive Boulevard  
Delaware, Ohio 43015

**From:** [Jennifer Jenkins](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Addison Plans  
**Date:** Wednesday, August 17, 2022 2:49:09 PM

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Caution! This message was sent from outside your organization.

Planning Commission,

Please do not allow Addison to further reduce the trees and green space in this plan.

It is discouraging watching the city accommodate developers at the expense of our natural resources and with disregard to existing citizens concerns.

Also, this proposed development will be greatly impacted by ODOT's decisions with the Route 23 Connect Study. This infrastructure plan should not be approved until ODOT weighs in.

Disappointed in Delaware,

Jennifer Jenkins  
544 Rutherford Ave.



**From:** [Kendra Rausch](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** For Planning Commission 8/17 public comment. Merrick Parkway  
**Date:** Wednesday, August 17, 2022 2:57:45 PM

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Caution! This message was sent from outside your organization.

Dear City Council,

The minimum distance between existing properties and Merrick Parkway needs to be increased. It should be no less than 200' from the adjacent property boundary to the southern edge of the right-of-way. This was petitioned for and reasons for it given to our City government repeatedly.

However, not only has Addison not increased the distance but they have decreased it. Further disrespecting current homeowners/ citizens and encroaching on the peace of the families that live adjacent to where the parkway is proposed. A reduction in the reserve area is not what was needed. An increase is what was.

Having the road starting at 23 come up and then start curving to the right, similar to how Pinecrest is built, would provide more space for tree reserve and visual and sound reduction. A decrease from Reserve Area 1: 4.6 acres to 3.68 acres and from Reserve Area 2: 2.2 acres to 1.53 acres (which is a huge loss in Reserve Area 2 considering how little the reserve area was in the first place) is inappropriate and verging on offensive since Addison knew of the concerns we had.

It is the citizens and city councils job to protect the quality of their community. It should be our shared goal that any development is an improvement for Delaware and does not diminish the livability of the developments neighbors and current residents. So far in the instance of the Addison development we are coming up short and not succeeding in accomplishing that. I ask that city council make the distance between Merrick Parkway and adjacent properties a priority and institute a distance requirement that protects the livability and peace of current homeowners.

Thank you for your time.

Sincerely,  
Kendra Clendineng  
186 Pinecrest Dr Delaware, OH 43015

**From:** [Stefanie Vogley-Hauck](#)  
**To:** [Elaine McCloskey](#)  
**Subject:** Public Comment for PC tonight  
**Date:** Wednesday, August 17, 2022 3:00:30 PM

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Caution! This message was sent from outside your organization.

Stefanie Hauck  
99 Camden Ln, Delaware, OH 43015  
740 972 1680

I am writing to voice concerns over the setback change for Addison Farms from 165 feet to 107 feet near the proposed Merrick Blvd, effectively destroying more mature trees causing ecological degradation. Several species of bats are at risk because wooded areas are their prime nesting areas in the summer. The endangered Indiana Bat is at risk especially. Before more trees are slated for removal, I ask for an independent bat survey to be done while they are nesting and not in the winter prior to any further removal of trees.

The other concern is the noise and other safety issues the road will cause for the existing subdivision to the south.

There really is no good reason to remove more mature trees which enhance property values, cool the environment and provide habitat for a variety of species.

Stefanie Hauck

Submitted at 2:59 pm Aug 17.