

April 5, 2021

Edward J Schlote  
378 Cool Springs Lane  
Delaware, OH 43015

Planning Commission of the City of Delaware, OH  
RE: 2021-0589 & 2021-0591

I am a resident of the Trillium at Willow Run Condominium Association located at the corner of West William St and Houk Rd. Downs Chapel Dr, the entrance to our community, is off Houk Rd, directly across from Greenlawn Dr.

My concern is the increase in vehicle traffic at this intersection. Over the past several years, with the increase in housing developments on the west side of Delaware, there has been a significant increase in traffic on the north/south Houk Rd connector between West William and Central Avenue.

The addition of 42 units, with access on both Greenlawn Dr and Houk Rd will certainly increase this already heavy traffic load and present safety challenges at the Greenlawn Dr/Trillium entrance intersection.

What traffic control improvements are planned for Houk Rd as this WEEE LLC request moves through the Planning Commission review and approval process?

Sincerely,

Edward J Schlote

To:  
City Of Delaware Ohio  
Planning and Zoning Commission  
Regarding re-zoning of property on North side of Greenlawn Dr.

From:  
Paul Clark  
2191 Greenlawn Dr.

Dear Commission,

I am writing to express my strong opposition to 2021-0589 and 2021-0591, the proposed rezoning at the on the North side of Greenlawn Dr.. Nearly all residents along Greenlawn Dr including myself are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, destroy local wildlife habitat, and potentially lower the property values of the existing community.

The current residents of Greenlawn Dr enjoy the low traffic township road, and the ability to go out and walk and enjoy ourselves without excessive traffic. The addition of 80+ cars along a stretch of road that currently has (8) single family homes in Delaware Township, and (11) single family homes within the City will be a detriment to the existing residents. I oppose the addition of driveways entering/exiting Greenlawn drive where headlights will shine directly into existing residents homes. Greenlawn Dr is a narrow township road at only 18' wide and does not have sidewalks so it is common to have residents walking this road. Additional traffic on the small road will be dangerous. Mr. Rodman's property has a driveway to Houk Rd. and I would prefer it to remain accessible only from Houk Rd; Other multifamily housing in the area including Trillium and Hanover Court have a single entrance off a City street.

I would prefer to see single family homes on this property similar to the home built in 2018 on the North side of Greenlawn Dr.. Single-family homes would better fit with the current zoning of all other properties on Greenlawn dr. and would have a lower impact on the traffic along Greenlawn Dr. as well as a lower impact on the environment.

Wildlife has been observed in the area, and any development will destroy their habitat. Deer, Fox, and Owl are living on this property. Any planned development of the property should consider the continuing impact to local wildlife habitat. Environmental impact should be should be investigated by the appropriate agency prior to approving development. A good portion of the property is has dense tree cover. It is my understanding that the City requires a tree survey and replacement of a similar number of trees over a certain caliper size

determined to be major trees. The proposed plan does not address how they will comply with the City's zoning code 1168. The density of the housing on the property leads me to believe that the proposed plan does not comply as there is little room for the replacement trees and the entire site show new grading lines which leads me to believe the intent is to cut all the trees down.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Paul Clark

## Elaine McCloskey

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**From:** Brett Latta <bclatta@gmail.com>  
**Sent:** Wednesday, April 7, 2021 1:18 PM  
**To:** Elaine McCloskey  
**Cc:** David M. Efland  
**Subject:** Public comment for 2021-0589 & 0591

Caution! This message was sent from outside your organization.

I support the development overall, and appreciate the preservation of the trees and floodway north of the proposed residences. I'm wondering if the city and/or sponsor would consider enhancing the preservation area with additional native tree plantings, particularly in the southeast quadrant of the preservation area where trees are sparse. It would provide future owners of the Type A units a natural privacy screen between themselves and the future bike/hike path along Delaware Run.

Brett Latta  
376 N Sandusky St

Teresa Milner  
2138 Greenlawn Dr.  
Delaware, OH 43015

As a member of the family living within the proposed area of development, I have many concerns:

1. Habitat for wildlife: as I write this, I'm seeing and hearing dozens of species of birds that inhabit this land. Squirrels, deer, ducks, raccoons, groundhogs, rodents, and even coyotes make their homes here - or at least visit regularly for sustenance and shelter. When we built our home, we carefully considered how we could impact the natural habitat in the smallest way possible. We cut down only the trees we needed to cut down to put our house in, and we left the view for our neighbors across the street as close as possible to the same as it had been for more than 25 years. We even replaced the pond that Mr. Rodman drained – possibly illegally? – with one on our own land so that the animals would still have that source of water and food. This area is already underserved as far as available green space goes. As development continues on the west side of the neighborhood, we are continuing to destroy the homes of our fellow creatures on whom we MUST depend for our ecosystem to stay in balance.
2. Density: the proposed plan states that the 42 units would be on 18 acres – this is patently false, as the units would be crammed into about half that acreage, since a good portion of the land is unbuildable flood plain.
3. Traffic: Greenlawn Drive exits onto Houck Road at the top of a hill, with a somewhat limited view both ways. The proposed addition of 42 homes would likely put 80+ additional cars onto the road, causing countless delays and potential accidents, not just for the folks coming from Greenlawn Drive, but also for those coming and going from the Trillium across the street.
4. Quality of life, especially for elderly residents: a neighbor in the Hanover Ct. area expressed her concerns with the idea of nearby neighbors using fireplaces and fire pits. Many of her neighbors already find it difficult to breathe whenever current neighbors are burning things.
5. School capacity: with so many new homes already being added in this area, can our schools support the additional students who would move into these 42 units?

Ideas for better uses of this land:

1. City park
2. School education (wetland/woodland) resource lab
3. Nature preserve

In summary, I believe it is irresponsible to allow this type of density and to destroy the last bit of this type of ecosystem on the northwest side of the City. Mr. Rodman, I call on you to explore your humanity, and the type of legacy you want to leave in Delaware. By donating this land to the City and/or city schools, not only would you have a hefty tax write-off, but you can be remembered forever by citizens young and old as students and families enjoy Rodman Park, learning from the plants and animals that live and grow here, just as nature intended.