August 3, 2025

Mr. Paul J Brake
Delaware City Manager
1 S. Sandusky Street
Delaware, Ohio 43015

Dear Mr. Brake:

Our family has been residents of Delaware Township since 2010. We currently reside at 1292 Berlin Station Road. On July 25, 2025 we received a NOTICE OF PUBLIC HEARING from the city. Your notice was posted on July 23, 2025. Your notice informed us and a few other residents in the Township of a hearing to be conducted at City Hall on August 6, 2025 regarding the planned zoning changes requested by RiverByBerlin LLC for land bordering on Berlin Station and Pollock Roads.

I am sure you are aware by now that your Notice provided no opportunity for residents who oppose the rezoning plan to submit 'written' objections to the rezoning. Your Notice posted July 23, 2025 indicated that July 22, 2025 was the final day for residents to submit written comments for the August 6, 2025 Council Hearing. I am sure this was an oversight, but it does 'beg the question' as to what the Council's true feelings are with regard to obtaining resident feedback or if that feedback will make a difference at all!

I understand that you are new to Delaware and may not be aware of the past history for this specific property being considered for annexation. In 2023 over 130 Delaware Township residents collectively fought an attempt by Addison Farms to purchase and rezone 47+ of the 87.164 acres, owned then by Margaret Heizelman. Township Trustees voted against the Addison redevelopment. At Township Trustee Meetings these residents expressed legitimate concerns regarding the infrastructure that currently exists to support another major housing development in our township.

The area currently being annexed has many large estates with well-maintained residences on several acres of ground. The area is one of the unique family areas in the Township.

Township residents understand that progress will come and are not opposed to developing the areas around them. However, they do have many concerns with regard to the type of development that will happen. They do not want large apartment complexes and other types of commercial establishments which will compound an already dangerous condition on their existing roadways.

We urge the City Planners to:

- Restrict density of homes to no more than 3 homes per acre, not 4 homes as planned;
- Avoid large apartment complexes and utilize upscale, owner occupied, Townhomes and Condominiums;
- Make appropriate upgrades to the roadways surrounding the redevelopment. The current traffic flow on Berlin Station Road, Curve Road and State Route 23 is dangerously in need of alternative access upgrades.
- Consider educational improvements via new schools in the Delaware community;

One way of accomplishing this would be to approve the City Annexation and redevelopment plan, but postpone the start until the above issues can be resolved or mitigated. Many Delaware Township residents are still trying to digest the 4 other major home redevelopment projects now in progress in the proposed redevelopment area of Berlin Station and Pollock roads.

Thank you for your consideration.

Respectfully,

Ed and Sharon Browning, 1292 Berlin Station Road