From: Roger Smith <rpsmith43015@gmail.com>
Sent: Wednesday, August 6, 2025 10:27 AM
To: Planning <planning@delawareohio.net>
Subject: Aug 6th Zoning Meeting

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Dear Zoning Commission;

I have a few questions regarding the process for developmental zoning.

1) During the October 2024 public meeting, presented by the Southeast Plan Committee, development of the land in question would not occur for about 10 years, as any development in the Southeast area would need to be approved by the plan committee. If the 83 acres is approved for development now would the timeframe still be about 10 years for anyone to break ground for building and developing?

2) Is it possible for requirements to be legally put in place to provide buffers along property lines as to provide for the existing wooded or meadow corridors for use by wildlife to travel through the southeast area? Many species of wildlife have a zone they travel for food that is larger than the Hickory Woods Preservation Park. Many homeowners moved here to enjoy the natural environment and wildlife. We do not want to push them out of the area and would like it to be considered that they will still have protected corridors to travel and even be prolific. This could be done without affecting the expected tax revenues that result from development.

3) Is it a possibility that a road would be built to connect to Riverby Lane which is currently a township road? There is a concern of increased traffic and pedestrian safety if volume would increase on Riverby Lane.

4) Will traffic studies be done to consider improvements for future congestion on Pollock Road, Armstrong Rd., Berlin Station Road and Curve Road?

Thank you for your attention to these matters.

Sincerely,

Roger

Riverby Estates HOA President