From:	Roger Smith
To:	Cory Hoffman; Council Clerk; Anna Kelsey; Todd Faris; Randy Ormeroid; Kevin Hennessy; amacioli-cermak@delawaretownshipohio.org; Planning; wthompson@delawaretownshipohio.org; kschafer@delawareohio.net; Benton, Jeff
Cc:	Michael Rubin; Andy Benschoter; Darren Huff; Josh Komives; Roger Smith; Wenda; Amy West; VintageWest; Landis, Christine K.; Joyce Rathbun; Keisha Klepec; BEuton@delawaretownshipohio.org; KReitz@delawaretownshipohio.org; DRoot@delawaretownshipohio.org; MBenedetti@delawaretownshipohio.org; DRathje@delawaretownshipohio.org; JLee@delawaretownshipohio.org; AMowery@delawaretownshipohio.org; Sandra Pereira; Natalie Pinheiro
Subject:	Kingsbury Farms Development Plan
Date:	Thursday, August 14, 2025 9:28:39 AM

August 13, 2025

Good Day!

Based on the public information presented at the Zoning Meeting on August 8, 2025, I am appreciative and impressed by the amount of effort put into creating The Southeast Plan. I had attended the October 2024 public meeting and was able to submit my input, based on the information presented at that time.

I am not anti-development. I would like to partner with the entities involved in this project to assure that the development is a “win-win” for all and that all property owners can feel that things were “done right the first time”.

Concerns & Suggestions:

- Connection of Riverby Lane to a newly constructed street; Traffic will frequent the ‘short-cut’. The long, straight corridor of passage will entice drivers to exceed the speed limit. Human nature paired with these physical street conditions will cause an increasingly unsafe environment. At some point this will cause harm to personal beings and physical property. An enhanced entrance on Berlin Station Road will not decrease the amount of drivers that see the opportunity to take a short-cut. The increased traffic will cause increased road maintenance expenses for Delaware Township.

Emergency access can be remedied by connecting through the proposed emergency access adjacent to New Start Church or along the open areas of Berlin Station Road. The church sold their property behind the church to the developer and therefore may expect ,or not mind, if an access road was by their property.

- Drainage from newly developed land; Run-off from properties surrounding Riverby Estates has traditionally been an issue, flooding community properties. Drainage should be installed properly during development. How can this be held to accountability?

- Existing wildlife population; I am grateful that greenspace was accounted for in the planning process. The presence of greenspace and wildlife can increase property value, not to mention, being desired by new and existing homeowners. Once the habitat is gone it won't be brought back.

Therefore, I would like to see an amendment to the plan in regards to the tree preservation areas.

It is proposed that the boundary North of Church View Court is to have a 30 foot green buffer. The existing hardwood is anywhere between 30' and 65' from the property lines. I propose that the plan specifically states that the existing hardwood will remain, up to a 65' wide buffer, as it currently exists.

In addition, make a continual connection of the green space from this strip of buffer to the proposed tree preservation area behind Church View Court. And, widen the tree preservation area where there is not room to construct a home. This would not cause a loss of property tax revenue.

Additionally, extend this tree preservation area southward to Riverby Lane in a manner that is wider than a buffer, extending on both sides of the new street.

Thank you for your attention to these comments.

Presented as a public record.

Sincerely,
Roger P. Smith
Riverby Estates Homeowners Association, President