From: Fred Copsey-Pearce
To: Council Clerk
Subject: Proposed Development by MI
Date: Saturday, January 3, 2026 4:06:15 AM

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In reviewing the drawings provided it is clear the addition does not continue at the same density as the adjacent development. Specifically the house lots are significantly smaller with the houses closer together. This is especially concerning as there are no large parkland type areas adjacent to the proposed addition. The combination of the two would be a high density area of single family homes in which significant additional traffic would be created to access basic parkland and recreational facilities. The failure to provide space for outdoor recreation either on the individual home sites or the immediate areas near them will strain existing areas and create a nonconforming island of lower value residential properties. The density and size of the lots appears more similar to condominiums than single family homes, but lacks the associated recreational areas that condominiums typically feature and include.

Thank You,
Fred Copsey-Pearce,
479 Timbersmith Drive, Delaware, Ohio 43015
Sent from my iPhone