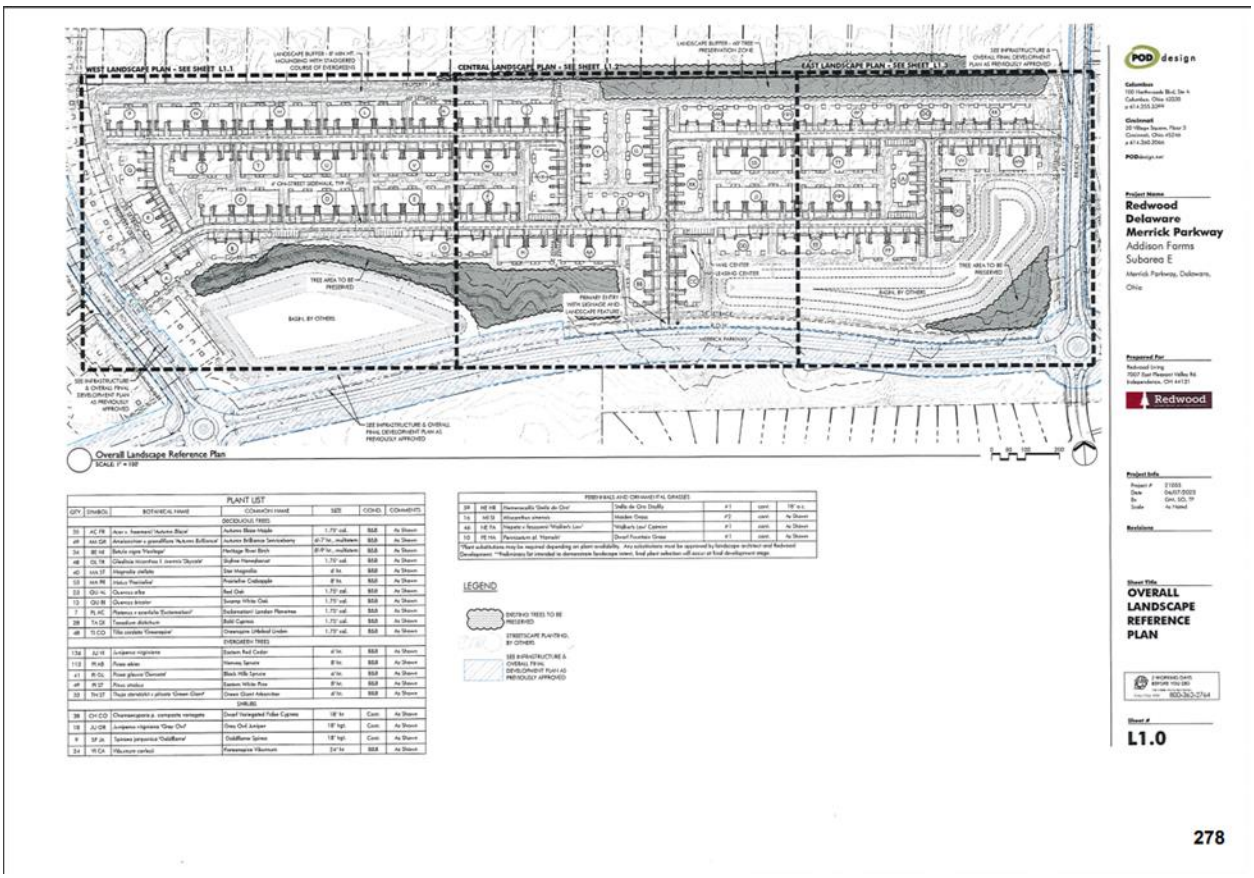
Delaware Planning Commission Members,

I am resending the follow-up message sent to the group on January 9, 2026 with some additional commentary.

It is our contention that when the preliminary and final plans were created, the developers assumed that the existing trees that line the western resident properties on the southside of Kensington Drive were on Redwood's property and they had plans to remove them. I have included a screenshot of page 278 from the final development plan previously approved in ordinance 23-50 from the August 14, 2023 City Council meeting. As you can see from this screenshot the existing tree line is not accounted for. That was a failure on their part and now the solution is to further impact the residents of Kensington Drive. With the PMU designation in place, there should be no reason why the city could not insist that the setback line be moved closer to the Redwood Apartments or insist they move the apartments further south to accommodate the appropriate drainage, the minimum 8 ft. high mound, constructed in a continuous fashion, together with the minimum 6 ft. high evergreens, planted in a staggered course atop the mound and preserve the existing tree line.



278

Thanks for your time and consideration,

Tony & Lisa Bonofiglio

321 Kensington Dr.

Delaware, OH 43015