From:	holly@gerspsales.com
To:	Council Clerk; Kevin Rider; Carolyn Riggle; Anna Kelsey; Sandra Pereira
Cc:	holly@gerspsales.com
Subject:	PC 26-8 - 163 N. Franklin Street Boutique Hotel Conditional Use by Planning Commission Meeting set for Wednesday 9-2-26
Date:	Tuesday, September 1, 2026 6:29:23 PM

Some people who received this message don't often get email from holly@gerspsales.com. Learn why this is important

Dear Planning Commission Members & Staff,

Please find below my letter in connection with the conditional use application for 163 N. Franklin St. Delaware, OH.

Our neighborhood is concerned regarding the Conditional Use Application for 163 N. Franklin Street that was presented on 08/05/2026 at the Zoning Hearing at Delaware City Hall. Zoning Board Members witnessed numerous questions and objections, from the residents who were against a Boutique Hotel at this location. It would have been helpful if the originator of the conditional use application, Mr. Jablonka had been present at this Zoning Hearing to address our questions and concerns.

I would like to thank the Zoning Board Members for Tabling PC 26-8 Conditional Use Application for this property as not enough information was provided by Mr. Jablonka to address the resident's issues regarding parking, traffic patterns, noise, safety, etc.

Regarding parking & it would be vital to show a **current site plan** for the property instead of one created in 1985, forty-one years old. The current site plan should comply with Chapter 1123 so that cars, service/delivery, & refuse vehicles can maneuver through the narrow angles and drive aisles on this property. Public street parking does not solve inadequate on-site parking. I would like to cite a failure to address previous on-site parking issues on 2 office buildings adjacent to one another 1) 149 N. Sandusky, Delaware (owned by the County) built 09/30/1988 & 2) 163 N. Sandusky, Delaware, built 10/11/1989. Because the city zoning was not properly applied, the County as a 'work around', had to be granted an illegal/unlimited curb cut along the alley to facilitate the parking required for both sites. FYI the builder/developer of 163 N. Sandusky went bankrupt causing much instability in building ownership. Additionally, adjacent to parking for these offices has created high traffic problems for residents & building located on either side of this alley (aka St. Patrick Ct) What is the lesson learned from this debacle? The city should guarantee that the current site plan is adequate for all the services required at this property.

Regarding traffic patterns, I disagree with the traffic representation aired by the Planning & Zoning Administrator on 08/05/2026 who stated that a 'single family home' generates more traffic than a hotel would produce. The methodology used by ODOT measures single-family

traffic per dwelling unit at 9.43 weekday vehicle trip ends,& hotel traffic at 7.99 per room. Therefore an 8 or 9 room hotel cannot be compared with one house: Conclusion: There would be increased traffic from a hotel on North Franklin, a one-way street, creating safety & parking issues.

There are many other issues of concern. Would there be Staff on site, 24 & 7 to manage & satisfy the needs of not only the guests of the hotel but also the residents in the neighborhood ? Would increase traffic patterns endanger the safety of our neighborhood?

Lastly, we ask that the Zoning Board conclude that a boutique hotel is not compatible in our neighborhood. Many of us are owners & stakeholders who pay property taxes as well as city income taxes. We moved to the Delaware's Northwest Residential district because it's quiet, walkable, close to downtown shops & restaurants, & safe. We live here.

Sincerely,

Aileen (aka Holly) Gerspacher, 123 N. Franklin St. Delaware, OH.