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INTRODUCTION

MY NAME IS LYNN MILLER AND I OWN PROPERTY AT 376 PARK WOODS LANE

Tonight. I am here as a landowner whose property at 376 Park Woods Lane is adjacent to the Proposed Project of Powell Grande. Let me make myself perfectly clear, I am not a N.I.M.B.Y. (not in my back yard). I believe in growth, If it is controlled growth and in accordance with existing regulations and with consideration for the existing environment.

As you know, I have been to almost all of the meetings concerning this project. I have tried to point out what I think are areas of concern and would make this project better. Almost all of these points have never been fully answered or brought up for discussion by the council or any rebuttals by the staff. One gets the feeling that this project was approved before it got started.

TONIGHT, I WANT TO TALK ABOUT THE MAJOR POINTS.

1. PARCELS E-1 AND E-2 (5.0 ACRES)

The hearing tonight is to approve the plan for Powell Grande. and the two parcels of commercial land but we have no plan for the latter two areas. Also, since these two sites back up to Powell Grande, the condos at Big Bear Farms, the new school facility and will have access to Sawmill Parkway, To approve it is to approve a " Pig in a Poke." This is not a hardship for the developer. it would only take about 30 minutes to draw one up. MY QUESTION IS THIS, HOW CAN YOU APPROVE A PLAN THAT DOES NOT EXIST. THE DICTIONARY TELL US, "A PLAN IS A DETAILED SCHEME, PROGRAM, OR METHOD WORKED OUT BEFORE HAND FOR THE ACCOMPLISHMENT OF AN OBJECT" OR A PLAN IS A DRAWING OR DIAGRAM MADE TO SCALE SHOWING THE STRUCTURE OR THE ARRANGEMENT OF SOMETHING.

2. DIVERGENCES REQUESTED

The one requesting that they be allowed to build 8 units (C type) in a row instead of what is required is appalling. If this a good thing to do, it would be allowed in the requirements and you would see them everywhere. I would like to know what the fire department would have to say about the 8 units . WHY DOES THE DEVELOPER NOT WANT TO HAVE THE FIRE DEPARTMENT REVIEW THIS 8 UNIT LAYOUT.

3. STORM WATER AND RUN OFF The variance on the foot print requirement should not be allowed. The proposed foot print of bulk coverage and hardscape is already immense. I have requested in A previous meeting that I would like to see a plan which would show only the coverage of buildings and hardscape. We did receive a plan showing only the open space. THE PROJECT HAS A TOTAL BUILDING FOOTPRINT OF 22.3 % AND A TOTAL IMPERVIOUS SURFACE (HARDSCAPE) OF 48.1 % THIS COMBINED TOTAL OF 70.4 % OF THE SITE MEANS THAT THERE WILL BE AN ENORMOUS AMOUNT OF STORM WATER RUNOFF. SINCE THE DEVELOPERS CONSULTANT TELL US THAT

COMMENTS & QUESTIONS POWELL GRAND DEVELOPMENT PLAN

THE SITE IS TO BE CONSIDERED TO BE A "WET BASIN" THIS PRESENTS A PROBLEM WHICH WILL EFFECT WILL EFFECT ADJACENT AREAS.

4. WETLANDS

I am very concerned about the large wetland area which is adjacent to the property of the Woods at Big Bear Farms. It is very important to be preserved, as it is now, as an ecological filter for the runoff of the site THIS HAS NOT BEEN ADDRESSED PROPERLY. THE PROPOSED PLAN IS OVER LAID ON A PHOTO WHICH IS ALMOST 10 YEARS OLD. IN A "WET BASIN", CONDITIONS CAN CHANGE QUICKLY. THERE HAS NEVER BEEN A COMPLETE GRADING AND STORM RUNOFF PLAN PRESENTED. THE ANSWER THAT, "WE CAN TAKE CARE OF THAT LATER" IS NOT ACCEPTABLE.

This not a complete grading plan. It shows only a few contour lines of the pond and the southwest corner of the site. Although difficult to read, it shows no change of contour lines and what is the direction of surface runoff. A completed plan would help to address our concerns of the storm water discharge swale which runs through the property of The Woods at Big Bear Farms Condos.

5. TRAFFIC SURVEY AND PARK WOODS LANE

A REALISTIC TRAFFIC STUDY DOES NOT EXIST PARK WOODS LANE IS NOT SHOWN AS A COLLECTOR TO SAWMILL PARKWAY . EVEN IN THE PROJECTION FOR 2036, PARKS WOODS LANE IS STILL NOT SHOWN AS A COLLECTOR

My question is how can you just eliminate a entrance/exit road as if it does't exist. At the last review of this plan, one of the people on the developer's team stated that the traffic in and out of Big Bear Farms was included. I have not ben able to secure a copy of anything which would confirm this.

6. POSSIBLE IMPACT ON THE BEECHWOOD NATURE PRESERVE

NEITHER THE STAFF OR THE DEVELOPER HAVE NOT ADDRESSED ANY OF THE IMPACT ISSUES OF THIS PROJECT ON THE NATURE PRESERVE. THE SWALE WHICH WILL TAKE THE RUNOFF IS AN INTERMITTENT WATER COURSE.

This is a very unique and rich Ecological and Habitat Area which has both unique flora and fauna, which is home to Deer, the Great Blue Heron, the Great Horned Owl, the Red Tail and Cooper Hawks and the Black Ferret. Flora containing Blood Root , Trillium, and Jack in the Pulpit Very few towns and cities have anything like this. It must be protected.

7. SUMMARY

ALL OF THE ABOVE POINTS ARE IMPORTANT AND THE CHANGES COULD MAKE THIS PROJECT SUCCESSFUL. AS FAR AS I CAN SEE, THE MOST IMPORTANT QUESTIONS NOT ANSWERED ARE MARKETING STUDIES WHICH THE COUNCIL SHOULD DEMAND OF THE DEVELOPER . WITH THESE POINTS, I WOULD URGE YOU TO TABLE THIS PROJECT UNTIL THE ISSUES CAN BE RESOLVED.