

Karen Mitchell

From: Dan O'Brien <daobrien@harropusa.com>
Sent: Sunday, December 8, 2019 6:31 PM
To: Karen Mitchell
Subject: The Retreat rezoning discussions
Attachments: Proposed Development Text ; Supporting statement

Karen,

Would you please forward the attached two email to the members of the Planning and Zoning Commission in time for their December 11 when The Retreat's rezoning application will be discussed. The two mails are an indication of the current sentiment regarding our Development Text. Previously these homeowners were skeptical about the Development Text we had prepared and presented to Planning and Zoning Commission for approval. We were told to attempt to get more community support for the document. These two emails reflect the appreciation for our efforts.

Thanks.

Dan O'Brien
President
The Retreat Association

Karen Mitchell

From: Knueve, Mark A. <MAKnueve@vorys.com>
Sent: Wednesday, December 4, 2019 3:27 PM
To: Dan O'Brien
Subject: Proposed Development Text

Dan,

My wife and I are not able to attend the meeting on December 11, 2019. I have a partner's meeting that night and my wife will be watching our children. However, I wanted to provide our comments in support of the proposed Development Text to be read at the meeting.

We are Mark and Heather Knueve and we live at 440 Retreat Lane W. We moved into the retreat in January 2013 and have enjoyed every minute of it. Some of you may have seen our seven kids playing touch football in our backyard on the corner, and some of you who walk around the loop have been harassed by our unruly fluffy white dog (for the record, purchased by my wife over my objection). We love the quiet and relaxed ambience of the neighborhood, and we love the natural beauty of the lots. We especially love seeing our neighbors walking the loop (with or without pets) and waving to everyone.

Because we wanted to protect all these aspects of the Retreat, we always supported the idea of deed restrictions. Most neighborhoods comparable to the Retreat have deed restrictions, and restrictions are particularly important in the Retreat due to its unique character.

Having said that, we thought that the original Development Text was ambiguous in some spots and was a little too strict in others. As a result, we abstained from voting in favor of the original text. We did not vote against the original text because we supported deed restrictions in general and we also wanted to support the great work of the HOA on this issue.

The revised Development Text resolves all of our prior concerns, and we believe it is a great document. As a result, we now enthusiastically vote in favor of the Text. We also thank the members of the HOA and their committee for their hard work and thick skin during this process.

Very Truly Yours,

Mark and Heather Knueve

From the law offices of Vorys, Sater, Seymour and Pease LLP.

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Karen Mitchell

From: Bob Fisher <bf@columbus.rr.com>
Sent: Thursday, December 5, 2019 10:18 AM
To: Dan O'Brien
Subject: Supporting statement

Dan,

I hope you are enjoying the holidays!

I wanted to let you know that a scheduling conflict prevents me from attending the P&Z meeting on Dec 11. However, I would like to submit the following statement in support of the rezoning initiative. If appropriate, feel free to read it aloud or distribute it at the meeting as you see fit.

My name is Bob Fisher and I have been a Retreat resident since 2001. Like most residents, my wife Tina and I greatly appreciate the splendor of our neighborhood. The spacious flowing terrain is a source of continual joy and pride. Its natural beauty, either as greenspace or blanketed with snow, rivals the best neighborhoods in central Ohio. I believe most home owners selected the Retreat at least in part because of this beauty. As such, residents are rightly disturbed by signs of neglect or other behavior that threatens to degrade the appearance or character of our neighborhood.

At the same time, I believe many also enjoy a strong sense of independence – perhaps most familiarly articulated as “No one can tell me what to do with my house or property.” Oddly enough, for many of us these conflicting thoughts are both present!

While I am not one of the authors of the Development Text, I have come to recognize these folks took on the Herculean task of attempting to find a balance against these cross-currents. “Balance” is the key word here: trying to establish a standard that preserves what we most love about our neighborhood without attempting to micro-manage or second-guess the decisions of our fellow home owners.

A document like the Development Text can never be perfect, but it has improved with each iteration and the current version represents a painstaking attempt to find the right balance. That balance is actually pretty good at this time which is why I now support it as the basis of the rezoning initiative. If you are still on the fence – I would urge you to not to let a single section or issue cause you to vote against it. Zoning refinements can be introduced over time. The bigger picture is the value of establishing a baseline standard which will preserve what we most appreciate about where we live.

Bob Fisher

416 Partridge Bend

-----Original Message-----

From: cece.weinkauf@gmail.com <cece.weinkauf@gmail.com>

Sent: Monday, December 9, 2019 11:42 AM

To: anneschenz@gmail.com

Subject: Planning and Zoning Meeting

I am not able to attend the meeting this evening but I wanted to express my full support for the Planning and Zoning Committee to approve the Planned Community concept for The Retreat. I am in favor of deed restrictions for The Retreat and a continuation of our Architectural Review Committee.

Having lived in The Retreat for 30 years and having served for many years on both the Retreat board and Architectural Review Committee, I am well aware of all the situations for which residents seek guidance and the potential problems that can cause. We were always there to help not hinder. As a former Retreat board president once said "those of you who are new to the neighborhood don't realize that The Retreat would not be what it is today without the hard work and dedication of all our committee members." Powell Planning and Zoning has always been extremely helpful to us, but The Retreat ARC is an additional necessary layer of insurance to keep our neighborhood great. We are unique and do not fit a standard set of guidelines .

I would suggest that new residents show pride and interest in our neighborhood by volunteering for one of these boards. You will then see for yourself how The Retreat works. With the size of the lots here, we want to insure our beauty, ambience and property values. We need your help.

Thank you
Cecelia Weinkauf
494 Retreat Lane North