

US HIGHWAY 16 NEIGHBORHOOD AREA
FUTURE LAND USE PLAN

Public Testimony Recap
December 13, 2004

- **Gene Addink, Hart Ranch Development Company**
 - supported 120 acre Hyland Park Subdivision land use designation of Planned Residential Development with 2.5 dwelling units per acre
 - requested Hart Ranch property just south of Hyland Park to be designated as a Planned Residential Development with 2.5 dwelling units per acre instead of 2 dwelling units per acre
 - requested remainder of Hart Ranch property to be designated as a Planned Residential Development with 1 dwelling unit per acre instead of 1 dwelling unit per three acres

- **Kerry Pappendick, Dreamscape Road**
 - requested additional traffic impact studies to ensure that development occur in a more responsive and respectful way
 - requested additional studies be completed concerning the commercial development specific to big-box retail stores
 - volunteered to participate with study process

- **Jim Phoenix, Panorama Court**
 - requested information that describes the type of business expected for a specific location (Elkins explained that the zoning ordinance designates those specific and conditional uses and also identifies the associated review process)

- **Casey Peterson, Dreamscape Road**
 - requested that Council consider implementing “smart growth” development policies and provided excerpts
 - disagreed with entire plan as proposed

- **Scott Sumner, attorney for Hyland Park**
 - offered requested Council support the Planning Commission’s recommendation
 - concurred in a range of densities for potential developments within a comprehensive plan and a zoning plan
 - suggested that the topography of the land is well suited to the proposed units per acre
 - confirmed that the proposed development will relocate Sammis Trail
 - confirmed that the proposed development will include the cost of utility extensions paid by the developer, without tax increment financing or 2012 funding requests

- **Helena Murphy, Neck Yoke Road**
 - expressed concern over traffic congestion and increased risks of accidents
 - suggested additional traffic studies
 - suggested that the current proposal did not increase the quality of life

- **Gerald Austin, Zion Lutheran Church and School**
 - requested consistent designation on Church's three 10-acre lots along Hwy 16, with the exception of the leased area for the water tower

- **Herman Jones, Fort Hayes**
 - expressed concern of the proposed closure and limited access to Hwy 16
 - concerned about his business's impact when tourism traffic rerouting
 - wants direct access for a business onto US Highway 16

- **Conrad Ruppert, Black Hill Maze**
 - expressed concern with limited access to Hwy 16
 - requested consideration of existing businesses before closing direct access
 - expressed concern about tourism traffic having to "back track" to get to his facility
 - (Elkins clarified that the State Department of Transportation controls all access onto state facilities, i.e., US Highway 16)

- **Don Shultz, property owner**
 - expressed concern for the US Highway 16 access recommendations

- **Pat Hahn, Regency Court**
 - expressed concern with 160 acres owned by Butler and Shultz that the Planning Commission recommended be designated as 4.8 dwelling units per acre
 - agreed with the "smart growth" philosophy
 - requested a policy on less frequent land use changes to keep neighbors informed