

From: [Mark Herdlick](#)
To: [City Council](#)
Subject: Rezoning 20 acres at Massillon & Wise
Date: Friday, August 23, 2019 3:27:32 PM

I would like to share my thoughts with all of you on the possible rezoning of the land at Massillon Rd and Wise. First, I think the project looks beautiful and would be a major improvement to those proposed 20 acres. That being said, is this the right project to do this type of rezoning? You as City Council do not get this opportunity very often in which you have control on the type of project you would approve that would allow this property to be rezoned. I disagree with a comment Mr. Humphrey made at the last meeting where he said, who are we to tell a developer what type of project they can invest their money in here in Green? In general, he is correct, but only when it comes to projects in which no zoning changes would be required. If a zoning change is being requested by a developer, I believe it ABSOLUTELY is the responsibility of our elected officials and City employees to make sure this type of project is a good fit and what is needed in our community. Just because a developer believes he has a viable project, doesn't automatically make it a good fit for Green. (Just ask the residents on April drive)

We have spent tax dollars on putting together a trail plan for the city and are proposing to spend more tax dollars on thoughts and ideas for our park system moving forward. I think we also need to spend money inventorying the type of housing choices we currently have in Green so we know what we currently have too much of, not enough of and the correct amount of at this time. With this very beneficial piece of information, you as our elected officials will be better educated when it comes to making this type of rezoning decision.

I had the pleasure of talking with many of our residents earlier this year and one topic that was brought up quite often was housing choices. Many of our empty nesters and seniors are very concerned with the housing choices that are currently available to them here in Green. Many of the new housing choices being developed in Green are coming in at a higher price point making it unaffordable for the majority of people in this demographic. There has been a lot of talk about making sure our aging residents have viable housing choices so they will always have the opportunity to stay here in Green. As of now, it appears we are only addressing of a very small percentage of the well off part of our community. I know there is a need for this proposed type of housing, but with almost 100 cluster homes already proposed and approved in Green's pipeline, is this really the best project for this property, knowing you as Council have this rare opportunity to decide what will be developed on this 20 acres? I urge you to do this housing inventory study before you make any decision. This housing inventory study would also be very useful to our planning and development department as these potential rezoning projects come into their office. Like I mentioned earlier, you rarely have this opportunity to control how land can be developed in Green. Do not potentially make the wrong decision because you did not educate yourself first with all the information that could be available to you.

Regards,
Mark Herdlick
Resident of Green

Sent from Yahoo Mail. [Get the app](#)