

From: [Rebecca Shull](#)
To: [Barbara Babbitt](#); [City Council](#)
Subject: Public Comment Re: Rezoning of 1541 E. Turkeyfoot Lake Road
Date: Monday, August 2, 2021 11:12:45 PM

I am writing in opposition to the proposed 250-unit apartment complex directly across from Miller Park on State Route 619 in the City of Green.

The City Planning Director has stated that more apartments are necessary because apartments are currently running "95 to 100 percent occupancy." This figure does not reflect post-COVID-lockdown reality. Occupancy figures are set to drastically change now that the federal eviction moratorium and foreclosure moratorium are ending.

The proposed development is detrimental economically. The proposed development wedges 250 to 500 or more people into an area primarily used for business. More residents will increase traffic congestion in a high traffic area. They will place increased demand on our public services - police, fire, EMS, school, water, sewer, etc. Based on my experience as a local tax preparer, I predict most of the tenants of the proposed development will work outside of Green. This is because our City needs more opportunities for gainful employment. I think it would be wise to restrict the area in question to business, to complement the adjacent business concerns.

The proposed development is detrimental environmentally. Ward 1 has already been identified as underserved for parks and recreation. The proposed development includes "walking paths and nine wetlands and three streams." This does not sound like the kind of place suitable for building any kind of housing. Wetlands are mosquito housing. Even if there were to be outdoor activities open to the public, the proposal is hardly adequate for the existing residents, let alone 250 to 500 more residents. The City of Green's recent legislation and development shows a pattern of hypocrisy. The City imposes and enforces increasingly stricter regulations on local residents while ignoring zoning, economic, environmental, social, and other factors with impunity when considering new developments. Billy Joel's "No Man's Land" could be our City's theme song.

According to the Akron Beacon Journal, the proposal paperwork describes the development property as a "blighted area." The dictionary defines "blight," as "a deteriorated condition," "something that impairs or destroys," and "something that frustrates plans and hopes." I submit that the proposed development would be a greater blight on our community than the current deteriorated state of the property. The development would impair business development, destroy green space, and frustrate the plans and hopes of residents in the area.

Sincerely,
Rebecca Shull
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"No Man's Land" by Billy Joel

[Verse 1]

*I've seen those big machines come rolling through the quiet pines
Blue suits and bankers with their Volvos and their valentines
Give us this day our daily discount outlet merchandise
Raise up a multiplex and we will make a sacrifice
Now we're gonna get the big business
Now we're gonna get the real thing
Everybody's all excited about it*

[Chorus]

*Who remembers when it all began
Out here in no man's land?
Before they passed the master plan
Out here in no man's land
Low supply and high demand
Here in no man's land*

[Verse 2]

*There ain't much work out here in our consumer power base
No major industry, just miles and miles of parking space
This morning's paper says our neighbor's in a cocaine bust
Lots more to read about Lolita and suburban lust
Now we're gonna get the whole story
Now we're gonna be in prime time
Everybody's all excited about it*

[Chorus]

*Who remembers when it all began
Out here in no man's land?
We've just begun to understand
Out here in no man's land
Low supply and high demand
Here in no man's land*

[Verse 3]

*I see these children with their boredom and their vacant stares
God help us all if we're to blame for their unanswered prayers
They roll the sidewalks up at night, this place goes underground
Thanks to the condo kings there's cable now in Zombietown
Now we're gonna get the closed circuit
Now we're gonna get the Top 40
Now we're gonna get the sports franchise
Now we're gonna get the major attractions*

[Chorus]

*Who remembers when it all began
Out here in no man's land?
Before the whole world was in our hands*

*Out here in no man's land
Before the banners and the marching bands
Out here in no man's land
Low supply and high demand
Here in no man's land*