

From: [Mark Herdlick](#)
To: [Chris Humphrey](#); [Stephen Dyer](#)
Cc: [City Council](#)
Subject: Re: Rezoning 20 acres at Massillon & Wise
Date: Monday, August 26, 2019 3:47:40 PM

Thanks Steve, appreciate the help. Saves me time trying to track down the information!

Mark

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

On Monday, August 26, 2019, 2:55:28 PM EDT, Stephen Dyer <sdyer@cityofgreen.org> wrote:

Mark:

Here are what the 77 proposed cluster homes would look like in Forest Lakes (the Tabs Drive development). There are also town homes included in the development (the last rendering at the bottom of the page). Just as an FYI for comparison with the Wise Road development.

Steve

From: Chris Humphrey <Chumphrey@cityofgreen.org>
Sent: Monday, August 26, 2019 2:19 PM
To: Mark Herdlick <m.herdlick@yahoo.com>
Cc: City Council <citycouncil@cityofgreen.org>
Subject: Re: Rezoning 20 acres at Massillon & Wise

Mark:

I understand what you are saying. Simply making an inventory only tells you what you have. The free market will gauge what is needed and will sell next. Typically, developers do not spend tens of millions of dollars on projects with no market—quite the contrary. The risk of financial loss is a great motivation to be accurate.

As to the differences, I would point you to the Planning & Zoning discussions for both projects that are available online. That will describe the primary differences and those differences are significant. Thanks again for taking the time that discuss this, Mark!

Chris S. Humphrey
Green City Council

On Aug 26, 2019, at 12:21 PM, Mark Herdlick <m.herdlick@yahoo.com> wrote:

Chris - I am not advocating for or against this particular rezoning project. The point of my email was to highlight the different needs of housing in Green and why I believe it is important to do a housing inventory/ survey so everyone who is part of the decision process

concerning a rezoning project will have a better understanding of exactly what those needs are. Do you see value in completing this type of study in our community and would you be for it? Also, you mentioned that this cluster home project is significantly different than the project on Tabs Dr. Would you briefly explain the significant differences in these two projects? Thank you.

Barb and Steve - Thank you for your thoughts on this subject. As I have said from the beginning, I know this type of housing is needed in Green and it looks like it will be a beautiful addition to Green's housing inventory. I just wanted to shed light on the need for this type of survey and that it needs to be done sooner rather than later so hopefully the information will be available for the next rezoning opportunity that may come before you.

Thank you all for your input.

Mark Herdlick
Green Resident

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On Sunday, August 25, 2019, 10:19:54 AM EDT, Chris Humphrey
<Chumphrey@cityofgreen.org> wrote:

Mark:

The free market will decide what the price point will be, not some government official. If you are convinced we need units priced at \$150,000 then buy the land and build the units. The market will tell you if you made the correct choice. As a result, you would work hard beforehand to make sure you are correct. Government won't be building any of these developments, the private sector will be building them.

What if you want to take your business into new community. The local Council tells you that in their opinion the community would be better served by other types of business so your business is not welcome. There are such places that exist in our world but I would not want to live there.

Additionally, the housing in the pipeline is very different from the development. They are significantly different.

We do have some control through zoning and we should exercise that control through zoning wisely. But when our zoning says the proposed development is not only appropriate but desired, then opposing such development seems random and unwise.

Again, I value the debate and I am thankful for you taking the time to share your opinion and for your evident concern for our City.

On Aug 24, 2019, at 7:07 PM, Mark Herdlick <m.herdlick@yahoo.com> wrote:

Chris, thanks for your reply. I have reviewed the City's long term zoning and development plan on numerous occasions over the years and I totally agree with you that this particular project fits into this long range plan. That being said, so would a project that built more affordable \$150,000 cluster homes, one acre single family homes or even some type of condo project, etc, etc. I understand there is a need for this type of housing, but the point I was

making in my previous email is we currently have close to 100 of this type of cluster homes already in Green's pipeline to be built, so Council has begun to address this need in our community. This is why I was asking for Council to do a housing survey of our entire community to see what our biggest housing needs are now. I do not know what they are and neither does Council or I am sure we would have been told the ranked order of our community's housing needs.

We have spent money to learn about our trail plan needs and spent money to learn about our park needs. Why would we not spend money to learn about one of our most important needs, housing? It is very important we have the correct mix of housing choices, not only to attract new people to Green, but to also take care of the needs of all our current residents from birth to retirement. The information learned from this type of survey would be very valuable to you on Council as well as our planning and development department. Like I have said previously, opportunities like this in which Council has a say in what type of development comes to Green is very rare and you should have as much information at your finger tips to make sure you are making the correct decision.

I will leave you with this question and would like to hear answers from all of council. If a housing inventory and survey study had been done and the information learned from this was that the number one housing need in our community was \$150,000 cluster homes (more affordable housing), what would be your decision on this current 20 acre rezoning project?

Thank you all for your time,
Mark Herdlick
Green Resident

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