

From: [M. Blair Gerdes](#)
To: [Planning](#)
Cc: [Richard Mazzari](#); [Michael & Nina Homel](#); [Jennifer Allan](#); [Ratib & Hind Al-Zoubi](#); [Joe & Linda Plona](#); [Kymberlie London](#)
Subject: Re: Statement of Concern Regarding South Pond Village Site Plan
Date: Friday, June 17, 2016 7:38:09 AM

Dear Planning Commission:

Appropriate development of the South Pond Village (SPV) is before Planning Commission again, the most recent plan having failed approval by both Planning Commission and City Council due to health and safety concerns posed by the proposed single point of access to the property. Yet, city staff has encouraged the SPV developer to re-submit a plan that, if not identical to the rejected plan, fails to address the concerns raised by Planning Commission and City Council.

Please note that in *rejecting* the original site plan, City Council specifically directed Planning Staff to work with the developer to address this concern, and, in fact, the developer has proposed a resolution to these concerns that involves a different entrance ("Old Farm Road"). Old Farm Road has a slight impact on wetlands that compromise a portion of the property and the developer file a permit request with MDEQ regarding the limited impact on wetlands that will occur by accessing the proposed neighborhood, (SPV) via Old Farm Road. The permit application is still pending, and unofficially, MDEQ has indicated that because the impact is so slight it doesn't require mitigation, and further that, therefore, MDEQ *has no basis to deny the permit application*. Planning Staff has given no reason, much less a legitimate reason for failing to consider Old Farm Road, and has no legitimate basis to re-submit the original site plan, rather than moving forward with the revised site plan using Old Farm Road, which would address Planning Commission's, City Council's and neighbor's concerns about safe access to SPV.

We ask you to reject again the essentially unrevised plan, a plan which continues to pose health and safety concerns, and only to approve an alternate that provides additional access via Old Farm Road.

With thanks,

Blair Gerdes
Member, Woodcreek HomeOwners Association