

From: richkent@comcast.net
To: [Melinda Helmer](#); [Planning Commission Board](#); [Chris LaRue](#)
Subject: FW: Airport Dr Rezoning Questions
Date: Friday, December 16, 2022 3:26:45 PM
Attachments: [IMG_3441.jpg](#)
[IMG_3439.jpg](#)

From: richkent@comcast.net <richkent@comcast.net>
Sent: Friday, December 16, 2022 3:20 PM
To: 'mhelmer@erieco.gov, planning@erieco.gov, clarue@erieco.gov' <mhelmer@erieco.gov, planning@erieco.gov, clarue@erieco.gov>
Subject: Airport Dr Rezoning Questions

Hi. My name is Rich Kent. I am a homeowner at 2860 Airport Dr.

I was out passing out Christmas cards and talking with my neighbors last week and we started to talk about the rezoning plan that is coming up for the neighborhood. There were many concerns that were brought to my attention. There are also a few people that are not going to be able to attend the meeting, and we all had some questions we would like answered about this project.

There were two common items that came up from every neighbor who lives on the west side of the airport.

Before there is any building or construction of the development will there be a traffic light installed at the Airport Dr/Hwy 7 intersection? There have been numerous fatalities and dozens more accidents at that intersection. There are many times that people have waited over 10 minutes to be able to get on Highway 7 going east bound due to the flow of traffic. This causes quite a back up and is getting to be very frustrating especially to the people who have lived there for many years. The more congestion you add to the area the more it will back up.

The second is the safety to the residents of the neighborhood. The cars and delivery trucks to and from the businesses are driving at excessive speeds down airport well above the posted speed limit. There are kids playing/riding bikes, and neighbors walking up and down airport. We do not have a sidewalk or any area to be safe from these speeding vehicles. The issue has been brought to Mr. Nassar's attention by at least one neighbor and that neighbor felt that it went upon deaf ears.

Here are a few other items that were brought to my attention as well.

What is going to happen to the value of the homes in the neighborhood? Potential buyers are going to be skeptical to have that much light industrial property next to their homes. It creates extra noise/traffic. The houses on the west side already sell for less than a similar home on the east side due to the industrial aspect already. This is going to amplify the issue. Who is responsible for the losses each homeowner will take? All the homeowners have signed on to live at an airport, we have not signed on to live at an industrial business park. We completely understand living next to hangars

and enjoy the airplanes, we do not enjoy seeing semi-trucks driving down our street daily delivery items to the numerous businesses that do not have any ties to the aviation industry.

As going through the application, I noticed that within the zoning rules, any form of manufacturing should be all inside and nothing outside within the current zoning rules. I have attached a couple pictures of large, manufactured pieces that have been outside the hangars, on taxiways for over 2 weeks. People are not abiding by the rules that currently exist within the zoning regulations, why will the new development do any different?

What is the purpose for developing more than hangars? A couple of the resident are aviators and know the demand right now for hangars. There are in short supply in the Denver area and people are searching to store their planes. This is an airport, why try to make it more than an airport? Why not develop it for its original use?

The other issue that has come up, the more people we have coming around the airport, that are not within the aviation community, it can cause safety issues for the planes and pilots alike. As you are aware, there have already been complaints about people trespassing on to taxiways around the airport. This is going to intensify that situation. There are already dogs running off leash, and people walking on the taxiways. The more non-aviation aware people you bring into the airport area the greater the likelihood if an airplane accident taking place.

I also had a couple of questions of my own. After looking at the application, it is showing that the entire build will be on septic. Is that the case? I had been told that there was going to be sewer added down Airport Dr. to be included in this development.

I would like to point out that the neighbors are not opposed to the development of the land. We think it would be better to leave it as AP zoning so it can be used to airport use not what we currently have across the street from us. This would allow a special use permit applied for on an individual basis and evaluated on a case-by-case basis instead of a blanket approval. This way the safety of the neighborhood and airport can be taken into consideration for each special use. The area was originally zoned AP use, why change that? Again, we all moved to the airport to be around an airport not around an industrial park.

I do appreciate all your time and consideration for our concerns. We look forward to hearing the answers to the questions we have asked.

Please feel free to reach out to me with any questions you may have

Thanks

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