

## Judy Kintner, Clerk of Council

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**From:** FELICIA CHAPPELLE <thankgod4mommy@aol.com>  
**Sent:** Thursday, February 3, 2022 10:32 PM  
**To:** Village of Yellow Springs Info  
**Subject:** For Consideration in PUD Decision

To All Concerned-

First, thank you for serving the Village of Yellow Springs through public office. This letter is in opposition to allowing Oberer to develop the land south of town.

As leaders, I'm certain you are clear that it is well within the rights of our Council to fully reject the Oberer Development proposal based entirely on technical errors in the paperwork.

One primary concern that needs to be stressed is that Oberer has been litigated against in the past. That alone is a "red-flag". Caution on behalf of Village Council is absolutely reasonable.

Others have felt that what was initially an attractive business arrangement with Oberer later were lead toward litigation against that developer. Certainly we do not want to move forward only to find that this tempting offer reveals itself as quite unsavory. It is much harder, if not impossible, to correct huge endeavors retroactively. We might want to pursue additional planning and preparation.

Further be reminded that though housing is clearly a solution we seek as a Village, timing is an important factor. It is indisputably clear in the world of contracting that cost increases are being reported at somewhere in the neighborhood of 33%. There are also supply chain issues that cause months of lag time between start and completion for builders. That cost increase has to be absorbed somehow. Were I to want to put my house on the market, for example, and someone told me I had to list it at 33% less than its value, I would reconsider the timing. Similarly, we do not want craftsmanship and quality of the proposed housing to be compromised by the developers who have profit margins to protect. This is not the first decade of Villagers who did not think it a good time to develop that south end bit of land.

Turning to practical matters, the south end traffic pattern, specifically US 68 and Hyde Road was omitted from the study done to address traffic. That intersection has seen death, sever injury and collision at a statistically high rate. Anyone who travels to or from school or I-675, east or west bound locally, knows that is not a casual crossroad. It is a dangerous. It actually includes intuiting and listening for movement outside of sight range, inching into 68 and leaning over the steering wheel to determine if the coast is clear. I encourage you each to drive it for 5 consecutive mornings if you are unfamiliar.

Flow into the high school campus from the south on Enon Road is also deserving of attention. Folks with school age children know that morning commute is already a hazardous driving routine. The stop sign at Hyde and Enon is often hectic. Center lines are absent or only regarded casually and the use of roads in that section of town during peek hours is observably untidy.

Spillan and Enon Roads are both narrow and pedestrian populated. These safety concerns are very real. Some older well established residents who do not commute to the Base or the Hospital or do morning drop-off at the high school may be entirely unaware of the wreckless carnival style driving that is the norm for those spots.

And we must not be stuck on avoiding, as was pointed out by a Member of Council at the last Zoom, the fact Mr. Chappelle has invested quite a bit into our town. It does seem like a personal slight to overlook how he influences the

positive trajectory of a place in the world we all hold dear. Developers will come. They may not have Athena love for our Village that was cultivated in his happy childhood in town.

Real Estate nationally is climbing in places like ours. The socio-political atmosphere has been a challenge for many families. Fearless thinkers, marginalized philosophies, liberal political leanings and open-hearted value paradigms are experiencing pressure and people are looking for cities, towns and neighborhoods to make a home surrounded by like-minded households.

We may think this trend is isolated and specific to YS because of the wealth and status of one individual. In my personal search to identify an alternative magical place, I found the same trends. Raleigh, Durham, Chapel Hill, SF/Berkeley, Austin, Iowa and beyond. People want to live around cool people like you and me.

We must maintain the legacy of this sacred spot on Earth that was full of abolitionist and monied humanitarians like Gaunt and Mann. The Greene County room has much information on how important we are in YS as influencers. This stretches back 150 years or so. Hopefully we are not perpetuating issues of race and class. Where that is contrary to our core values, these things are sadly deep in the fiber of Americans.

Developers will come. Safe space for people like us is in demand. We have the power to build models like rent-to-own or land trust homes from the ground up like our neighbors in California. Just like when Kentucky Fried Chicken wanted to feed us. They failed as we all know. Mr. Chappelle is not an enemy to YS, its Villagers or our lifestyle.

Let's put this much energy into an ideal vision for housing and tax revenue. The results might surprise us.

Continued best,

Felicia

Sent from my iPhone

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