

St. Germain, Dante

From: Jeanette Aboulhosn <jeanettevw@aol.com>
Sent: Wednesday, February 19, 2020 6:51 PM
To: St. Germain, Dante
Subject: Mobile homes North of Cedar Garden

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Dear Sir:

It is of the utmost concern to the citizens living in Cedar Garden Subdivision---this addition of a trailer park would greatly diminish the value, beauty, and desire for us residents to live nearby the mobile park.

Reserving judgement on people living at the trailer park, it is widely known that their style of living , their value of property, and the overall ways of living life is vastly different than most older, retired professionals which is greatly made-up of the population living at Cedar Garden Subdivision.

Many of us residents have lost a spouse, have family far away, and/or are single and enjoy the comforts of a safe neighborhood. We fear that the addition of the Mobile Home Trailer park will severely affect our neighborhood and the other subdivisions in the area. So, we are politely asking for you to reconsider this decision of the trailer park and take into consideration the well-being of many of the senior citizens living at Cedar Garden.

Sincerely,

Jeanette Aboulhosn

St. Germain, Dante

From: Darlene <kyglida12@aol.com>
Sent: Wednesday, February 12, 2020 9:21 PM
To: St. Germain, Dante; Engel, Robin; bkaelin53@gmail.com; kyglida12@aol.com
Subject: Robert & Judy Allen Mobile Home Expansion, Hearing 02/13/2020

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Mr. Dante St. Germain:

My husband and I, live in Cedar Creek Garden. We are very much concerned about the Modular Homes that are being planned to be built in our backyard.

1) Our main concern has to do with MSD and flooding. We (Cedar Creek Gardens) are already having trouble with flooding when it rains. With all these new homes in our back yards, we are worried about our subdivision flooding even more. We have been working with MSD for a year with the flooding. Just recently, we finally got in MSD budget to get things moving this year to fix the flooding issues. We are concerned about the runoff water from this new development causing more flooding.

2) We are concerned with the expectation of our property values going down, due to low income housing. We worry about criminals moving in and being victimized. We are concerned for our safety and safety of our neighbors. We are mainly people 55 years and old.

3) We are concerned about more traffic on Cedar Creek Road. We already have big tanker trucks coming down the road. This development would put another 100 or more cars using Cedar Creek Road. There needs to be a traffic study done in this area.

Sincerely,

Darlene and George Stoddard
9820 Cedar Garden Dr
Louisville, KY 40291

St. Germain, Dante

From: Maria Dospil Downs <miamine3411@gmail.com>
Sent: Wednesday, February 12, 2020 8:20 PM
To: St. Germain, Dante
Cc: Benita Wilson
Subject: Mobile Homes North of Cedar Garden Subdivision

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Dear Mr. Dante St. Germain

We live in Cedar Creek Gardens. We are speaking out not just for ourselves, but for all the residents of Cedar Creek Gardens. We moved into this beautiful neighborhood a few years ago with the awareness and appreciation for the nice homes in the area. We plan to live out our lives here. We have many senior citizens in our neighborhood. There are also many senior citizens who live on Cedar Creek Road. There is ample research which shows there is a connection between poverty and criminal convictions along with victimization. Trailer park homes tend to attract lower income people so there tends to be higher rates of conviction and victimization. Our neighborhood has already experienced cars broken into while sitting in the driveways. Our house along with several neighbors had attempted break-ins. We are all very concerned for our safety.

Most of us are retired or near retiring and depend on our property value. We oppose the building of lower income housing and apartments in our neighborhood. The trailer park homes that are proposed are 200+ % lower in value than what most of us paid for our homes. This will affect the value of our homes.

We are currently having flooding issues due to other houses being built in the past two years. We have over 75 acres of land run off draining into a perennial stream behind our homes. We are experiencing major flooding and erosion to our backyards.

Traffic will be increasing on Cedar Creek Rd which is only a two-lane road. The road is very narrow. For every new trailer home, you can expect to add 2 more cars on Cedar Creek Rd for additional traffic. It is a nightmare to try to make a left turn from Cedar Creek Dr onto Bardstown Rd due to the sheer numbers of vehicles on the road. Add new car traffic to the heavy truck traffic from the water treatment plant that comes from further down Cedar Creek Rd is sure to add to this problem.

Sincerely,

Richard and Maria Downs
9822 Cedar Garden Dr
Louisville, KY 40291
502-442-3417

Sent from [Mail](#) for Windows 10

St. Germain, Dante

From: Evelyn Masters <EMasters3@outlook.com>
Sent: Tuesday, February 11, 2020 3:56 PM
To: St. Germain, Dante
Cc: Carole Langley; Chet & Sandy Needy
Subject: Mobile Homes North of Cedar Garden Subdivision - Not in my back yard

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Dante,

I am insisting upon **NIMBY** (Not In My Back Yard). This has me very concerned. Below are my thoughts.

The impact that 88 more trailer homes will have on Cedar Garden's water pressure. Water pressure can directly affect the function of our faucets, commodes and outside faucets and possibly our fire hydrants.

We have already experienced break-ins at a few homes and people canvassing our neighborhood. With a Trailer park even more closer to our homes, the risk of theft and more non-home owner traffic will increase. **Trailer parks** tend to cater to **lower income people**, so the tend to be a higher rate of conviction and victimization will definitely increase. ***The concern for our personal and neighbors safety and of course increased traffic is just another reason a Trailer park expansion is not needed on Cedar Creek Road!***

The value of our homes could ***be adjusted to a lower rate***; therefore, you will have a much longer time to sell your property. If I had known when I built that a trailer park was at Cedar Heights, I would have not purchased the lot and built. It will be very obvious that a trailer court is near our subdivision; it will not be hide as it is now.

The impact on MSD by adding a Trailer Park is of great concern to me. Several new single family developments have already been **put on "Hold" due to lack of capacity** and **MSD has not decided as to how they will correct the capacity issue in our area**. If a new substation is built, will it be in my back yard or one of my neighbors? I do not want it in my yard and I am sure neither does any of my neighbors!

The traffic on Cedar Creek Road is of grave concern. Adding more residents just increases the traffic and with the current developments and their residents, coupled with the MSD situation and very heavy truck traffic, **there needs to be a traffic study and road improvement plan** as part of this decision making process.

The final concern that I have is the **additional dogs and cats roaming the area**. There are already dogs and cats that do not belong to anyone in our subdivision that roam our properties. **This increases the risk of being attacked and spreading diseases to our pets.**

With Grave Concerns,

Evelyn E Masters
10015 Cedar Garden Drive
Louisville, KY 40291
email: emasters3@outlook.com
Sent from [Outlook](#)

St. Germain, Dante

From: Mary Frances Bryan <francieb1921@icloud.com>
Sent: Tuesday, February 11, 2020 8:39 AM
To: St. Germain, Dante
Subject: I oppose the module homes being built.

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Sent from my iPhone

St. Germain, Dante

From: george mckinney <pogem@bellsouth.net>
Sent: Monday, February 10, 2020 4:20 PM
To: St. Germain, Dante; pogem@bellsouth.net
Subject: Proposed Expansion of Trailer Park Residences located North of Cedar Garden Estates from Cedar Creek Road 40291=Opposed

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Greetings Mr. Danta St. Germain, Case Manager:

I am a resident of Cedar Garden Estates @ 10014 Cedar Garden Drive and a member of the HOA who is concerned about multiple problems that an expansion of the Trailer Park near Cedar Creek Road is more than likely to increase and intensify.

We already experience a serious MSD Drainage & Flooding problem behind Expensive Homes on both sides of Cedar Garden Drive without LD&T voting into being more problems. The trailer Park has always been a high crime area and more

Traffic only increases that problem which is more than a growing concern in the Cedar Creek Road area North of Cedar Garden Drive.

We, as Joint members of Cedar Creek Gardens HOA hope and Pray that The members of LD&T voters will find enough CAUSE to vote in opposition to the Expansion Applicants request.

Respectfully yours,
Elmo G. McKinney

St. Germain, Dante

From: Chet Needy <cneedy55@wmconnect.com>
Sent: Saturday, February 8, 2020 8:07 PM
To: St. Germain, Dante
Subject: Cedar Springs Subdivision

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Dear Sir,

I'm a homeowner located on property approximately one/eighth of a mile from the proposed Cedar Springs Development, and I wanted to write to you expressing my concern over the proposed building site. We continually speak to Louisville Metro Policemen regarding the adjacent trailer park that is owned by the same person wanting to develop this property, and they inform us of drug busts that have taken place on their properties over the years, and many undesirables that live there that continually cause trouble for them.

All of us in the Cedar Garden Estates community are seniors, and are very uncomfortable with what may occur if this development is OK'd. The existing service road (Cedar Creek Rd) is narrow and in need of major repair, and this added traffic could pose a significant deterioration. There are major proposed developments adjacent to our community that are on hold because of major drainage problems that currently exist that have not been addressed, and that also concerns us.

I would lie to state that we are not against all development proposed in our area, but this particular development would only add more problems not only to LMPD, but could effect even more drainage problems.

In closing, this letter is thanking you in advance for your consideration of my concerns and wishing you the very best in your future endeavors.

Regards,

Chet Needy
10000 Cedar Garden Dr., 40291

CASE NUMBER; 19- MSUB-0007

St. Germain, Dante

From: Patrick Varner <patrickv5107@gmail.com>
Sent: Sunday, February 9, 2020 10:03 AM
To: St. Germain, Dante; Engel, Robin
Subject: Fwd: Mobile Homes North of Cedar Garden- My concerns

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Dante, Robin,

Please Not In My Backyard !

FYI,

There is a strong and thoroughly researched correlation between poverty and **criminal conviction/victimization**. **Trailer parks** tend to cater to **lower income people**, so there tend to be higher rates of conviction and victimization. In my experience.. we could expect **lower property values**, property will be harder to move, **concern for our personal and neighbors safety and of course increased traffic**.

I reside at 10005 Cedar Garden Drive:

The impact this may have on MSD is also of concern I have.

Several new, SFR (Single Family Residence) developments have already been put on "Hold" due to lack of capacity and MSD has not really decided on what they will do to alleviate the lack of capacity issue in our area and east to the county line.

Additionally I would also like to highlight the traffic concerns on Cedar Creek road. Adding more residents just increases the traffic and with the current developments and their residents, coupled with the MSD situation and heavy truck traffic, I would strongly suggest a traffic study and road improvement plan, to include funding for same, as part of this decision making process.

Benita,

I wanted to reach out with some information for your HOA. I know that you all have expressed concerns about the expansion of the mobile homes to your North. Next Thursday, February 13th, at 1:00pm Land and Development & Transportation Committee (LD&T) is voting on this development downtown at the Old Jail 514 W. Liberty St. If any of your neighbors are wanting to express concerns, please email them to the case manager, Dante St. Germain Dante.St.Germain@louisvilleky.gov, before Thursday. This will get them on record before LD&T votes on the development. I will be attending the meeting on Councilman Engel's behalf, however since this is not a zoning change, Councilman Engel will not have an opportunity to vote on this development. Therefore we wanted to notify you and your HOA to make sure any of your concerns about traffic, MSD, or crime could be emailed to the case manager and on the record before a vote is made next Thursday.

Best Regards,

Jared M. Townes

Legislative Assistant to

Councilman Robin Engel

District 22

Louisville Metro Council

City Hall - 2nd Floor

601 W. Jefferson St.

Louisville, KY 40202

Phone: (502) 574-3467

Email: jared.townes@louisvilleky.gov

St. Germain, Dante

From: Tara Harley, Realtor <taraharley63@gmail.com>
Sent: Sunday, February 9, 2020 10:20 AM
To: St. Germain, Dante
Subject: Cedar Creek Garden Homes Resident/ Mobile Homes North of Cedar Garden

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Dear Mr. St. Germain:

I am writing to express my concerns with regard to the vote on Thursday, February 13th, at 1:00 pm that will negatively effect our community if allowed to go forward.

There is a strong and thoroughly researched correlation between poverty and **criminal conviction/victimization**. **Trailer parks** tend to cater to **lower income people**, so there tend to be higher rates of conviction and victimization. In my experience.. we could expect **lower property values**, property will be harder to move, **concern for our personal and neighbors safety and of course increased traffic**. Further, our community is made up of mostly older to elderly people. With their homes and the value of said homes representative of life long savings to potentially decrease in value is unacceptable and potentially devastating. Safety of our residents is also a huge and valid concern. Given our neighborhood demographics, victimization is a real and likely concern.

The impact this may have on MSD is also of concern. Several new, SFR developments have already been put on "Hold" due to lack of capacity and MSD has not really decided on what they will do to alleviate the lack of capacity issue in our area and east to the county line. I have seen two proposals for adding capacity/new substation and of course no one wants this in their back yard either. This was several months back but, I haven't heard or seen any updates. Our failed infrastructure continues to make headlines and is of grave concern. Adding more residents will only tax a very stressed and failing infrastructure. We already experience high water issues in our neighborhood.

Finally, I would also like to highlight the traffic concerns on Cedar Creek road. Adding more residents just increases the traffic and with the current developments and their residents, coupled with the MSD situation and heavy truck traffic, there needs to be a traffic study and road improvement plan, to include funding for same, as part of this decision making process. Cedar Creek Road is dangerous, too narrow and heavily traveled by many types of vehicles.

Sir, I hope you will respect our concerns and vote against this development moving forward. While we do want our city to grow and increase our tax base by doing so, this is not the path forward. For the reasons listed above I respectfully request that you vote against this development adding additional Trailer Homes.

Sincerely,
Tara Harley
10016 Cedar Garden Drive
Louisville, KY 40291

--

Tara Harley, Realtor, ABR, NCS, PSA
ReMax Alliance
10302 Brookridge Village Blvd.
Suite 103
Louisville, KY 40291
502.548.2867

St. Germain, Dante

From: vkp0694@aol.com
Sent: Sunday, February 9, 2020 1:33 PM
To: St. Germain, Dante
Subject: Mobile Home Development North of Cedar Garden

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Dear Mr. St. Germain,

I am writing in regard to the mobile/manufactured home development being voted on Thursday, February 13th, that would be situated north of the Cedar Creek Garden development on Cedar Creek Road in Fern Creek. I do not want this in my backyard, so to speak.

I will not be able to attend the meeting on the 13th but would like to place an absentee vote of 'No' against this development, if possible. Several reasons for voting 'No' are:

1. Depreciation in value of these mobile/modular homes resulting in depreciation in value of the recently built homes in the area
 - This area will go from one that is growing in a positive manner to one where everyone sells quickly to get out. It has already started in our development.
2. Increased traffic on an already over-traveled two-lane road that is currently in need of repair.
 - People coming from Mt. Washington and areas from that direction drive through this area of Cedar Creek Road to get around the already huge amount of traffic congestion on Bardstown Road in front of Kohl's and Outback areas, especially in the morning and evening when commuting to/from work.
 - This new development will only add to the amount of congestion, in addition to the the new mall already being built on Bardstown Road by the elementary school.
 - The increased traffic will add to road damage and repair needs. I strongly suggest a traffic study and road improvement plan be done before proceeding.
3. Increased crime rate
 - Studies have shown there is a correlation between low income areas and increased crime. This area has already experienced an increase in crime within a five-mile radius and many feel this development will add to it.
4. Adding mobile/manufactured homes gives the image of a sub-standard community which also affects home values.
 - This area of Fern Creek has become a desirable area to live in. Please don't ruin that by building the mobile/modular home development in this area.

Please consider the above concerns when voting on this development.

Please cast/count my vote of 'No' in my absence, if possible.

Kind Regards,

Valerie Palmer
Cedar Creek Gardens
Louisville, KY 40291

St. Germain, Dante

From: Tim Bryant <timjbryant@yahoo.com>
Sent: Sunday, February 9, 2020 2:06 PM
To: St. Germain, Dante
Subject: Cedar Creek Springs Subdivision

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As a resident of Cedar Creek Gardens located just south of this proposed manufactured housing development, I would like to voice my concerns. First of all, the infrastructure in this area (i.e. water/sewer, electric grid, street access) is burdened by the current single family developments on this stretch of Cedar Creek Road. If you add another 88 manufactured home lots to this area will have a severe negative impact on all of the current homeowners. There will be an increase in traffic to support this proposed development (garbage trucks, school buses, delivery vehicles, etc.) and Cedar Creek Road will not handle it in it's current form. There is also the negative effect on our property values that this lower income development will bring. It will also discourage any future higher income developments in the area. We're also concerned with the likelihood of increased crime in and adjacent to the development. I'm sure you're aware of studies showing a correlation between lower income housing and crime increase. There is already a 350 lot mobile home park adjacent to the proposed development. My neighbors and I believe that this is the wrong place for this type of development.

Sent from Yahoo Mail on Android

St. Germain, Dante

From: Patrick Varner <patrickv5107@gmail.com>
Sent: Monday, February 10, 2020 8:29 AM
To: St. Germain, Dante; Engel, Robin
Subject: Fwd: Mobile Homes North of Cedar Garden

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Patrick Varner

Dante

Thanks for your response. Some CGD- Cedar Garden Drive homeowners continue to be very diligent, proactive in seeking action for our non-existent, poor surface water drainage issues.

An 8 year ordeal...still waiting for corrective action.

Since this potential development is so close in proximity to CGD I'm confident it would only magnify our current storm water drainage issues.

Additionally, on an ongoing basis I'm continuing to have some dialogue with MSD and other's regarding our (CGD) poor storm drainage infrastructure. Unfortunately everyone is pleading poverty-low or no new project budget \$ for repairs.

(MSD/ Metro Louisville.)

Our (CGD) Home Builders,

(Superior Homes, JaHa Homes, Steve Cox)

The CGD Developer, Realtor Mike Hayes have not been responsive to our needs.

All are in hiding...apparently.

Not sure where the Bond \$ (road paving/ drainage) went?

At some point, all will be held accountable.

This is an ongoing/ fluid situation.

We have one more home to sell and our neighborhood will be finished.

Thanks,

Patrick Varner

On Feb 9, 2020, at 10:40 AM, jerry.langley65@yahoo.com wrote:

Well stated!

Hope everyone makes sure the commission hears your voice on this important issue.

Jerry Langley

On Feb 9, 2020, at 9:41 AM, Tara Harley, Realtor <taraharley63@gmail.com> wrote:

All,

It is my understanding that this is likely to happen. We certainly need to email Dante St. Germain, as soon as possible and before Thursday, expressing our thoughts and insisting upon NIMBY (Not In My Back Ya

rd). This has me very concerned. Below are just some talking points.

There is a strong and thoroughly researched correlation between poverty and **criminal conviction/victimization**. **Trailer parks** tend to cater to **lower income people**, so there tend to be higher rates of conviction and victimization. In my experience.. we could expect **lower property values**, property will be harder to move, **concern for our personal and neighbors safety and of course increased traffic**.

The impact this may have on MSD is also of concern. Several new, SFR (Single Family Residence) developments have already been put on "Hold" due to lack of capacity and MSD has not really decided on what they will do to alleviate the lack of capacity issue in our area and east to the county line. I have seen two proposals for adding capacity/new substation and of course no one wants this in their back yard either. This was several months back but, I haven't heard or seen any updates. Our failed infrastructure continues to make headlines and is of grave concern.

Finally, I would also like to highlight the traffic concerns on Cedar Creek road. Adding more residents just increases the traffic and with the current developments and their residents, coupled with the MSD situation and heavy truck traffic, there needs to be a traffic study and road improvement plan, to include funding for same, as part of this decision making process.

If you do not email and would like to send Dante St. Germain a message, please call me and I can help you with that. Tara Harley 502.548.2867

On Sat, Feb 8, 2020 at 12:18 PM FRED R JR BISHOP
<dsb3809@bellsouth.net> wrote:

This message is from Benita Wilson...

Very interesting read...I know a lot of the homeowners are interested in finding out more information on the new expansion of the mobile home park.

Thanks,
Debbie Bishop

----- Forwarded Message -----

From: Benita Wilson <bkaelin53@gmail.com>
To: "cneedy55@wmconnect.com" <cneedy55@wmconnect.com>; Cary Dabney <cndabney@twc.com>; "dsb3809@bellsouth.net" <dsb3809@bellsouth.net>
Sent: Friday, February 7, 2020, 8:45:23 PM EST
Subject: Fwd: Mobile Homes North of Cedar Garden

Would you want to pass this information on to the neighbors? This is in reference to adding the mobile homes on Cedar Creek Road. I will be sending an email voicing my concerns
Please response back to me your thoughts

Thanks,

Benita Wilson
Sent from my iPhone

Begin forwarded message:

From: "Townes, Jared M." <Jared.Townes@louisvilleky.gov>
Date: February 7, 2020 at 6:03:58 PM EST
To: Benita Wilson <bkaelin53@gmail.com>
Cc: "Engel, Robin" <Robin.Engel@louisvilleky.gov>
Subject: Mobile Homes North of Cedar Garden

Benita,

I wanted to reach out with some information for your HOA. I know that you all have expressed concerns about the expansion of the mobile homes to your North. Next Thursday, February 13th, at 1:00pm Land and Development & Transportation Committee (LD&T) is voting on this development downtown at the Old Jail 514 W. Liberty St. If any of your neighbors are wanting to express concerns, please email them to the case manager, Dante St. Germain Dante.St.Germain@louisvilleky.gov , before Thursday. This will get them on record before LD&T votes on the development. I will be attending the meeting on Councilman Engel's behalf, however since this is not a zoning change, Councilman Engel will not have an opportunity to vote on this development. Therefore we wanted to notify you and your HOA to make sure any of your concerns about traffic, MSD, or crime could be emailed to the case manager and on the record before a vote is made next Thursday.

Best Regards,

Jared M. Townes

Legislative Assistant to

Councilman Robin Engel
District 22
Louisville Metro Council
City Hall - 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-3467
Email: jared.townes@louisvilleky.gov

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in relation of the contents of this information is strictly prohibited and may be unlawful.

--

Tara Harley, *Realtor, ABR, NCS, PSA*
ReMax Alliance
10302 Brookridge Village Blvd.
Suite 103
Louisville, KY 40291
502.548.2867

St. Germain, Dante

From: jerry.langley65@yahoo.com
Sent: Monday, February 10, 2020 10:01 AM
To: St. Germain, Dante
Subject: Mobile Home Park expansion

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As a resident of Cedar Creek Gardens for over 10 years, I strongly urge the commission to NOT approve that expansion. Reasonable folks understand what this could do to property values, increased traffic congestion as well as a potential for increased crime in the neighborhood. Additionally, MSD has yet to resolve the flooding issues affecting several homes in our neighborhood and increased runoff could potentially exacerbate that problem. Thank you for your consideration.

Jerry Langley
10016 Cedar Garden Drive
40291
502.649.7794

St. Germain, Dante

From: FRED R JR BISHOP <dsb3809@bellsouth.net>
Sent: Monday, February 10, 2020 11:31 AM
To: St. Germain, Dante
Subject: Cedar Creek Road - Additional Modular Home Development - Issues and Concerns

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Mr. St. Germain,

We were advised to address any concerns pertaining to the expansion of the modular homes development on Cedar Creek Road to your attention.

As a resident opposed to this expansion, I would like to share the following issues with this development and the impact it will bring to our residential area.

1) Traffic Volume - Cedar Creek Road was designed to hold a minimal amount of daily traffic when first opened. Since that time, MSD has used the road for its Tanker Trucks servicing its Waste Facility as well as two residential developments. The road has also become a "short cut" for many other travelers for their daily commute. With the announced apartment development to be located behind Kohl's and the other expansions along Bardstown Road less than 1/4 mile from the turn onto Cedar Creek Road, additional traffic usage on Cedar Creek Road is without question going to occur. For these reasons, a Traffic Feasibility Study/report should be completed and shared with all residents in the area. Infrastructure, in this case a better suited road, should be in place prior to any new development.

2) MSD / Drainage - Water Capacity - For many residents in this area, lack of water drainage is a major issue. MSD has admitted that the current lack of drainage around homes is a direct result of development in this area not allowing water over run to move causing backups in drainage ditches as well as yards. All residents should be provided a copy of the MSD report as to what the plans are to not allow this issue to continue to grow once the modular home development is in place. If no study has been completed, this development should not be allowed to proceed until one is completed and approved by all in the area.

3) Safety / Criminal Activity - Unfortunately, studies have indicated that in some areas, modular home developments and the increase in criminal activity are a direct result of the individuals that populate these communities. While this may not be the case in this development, know that in the future any criminal activity that occurs in the area will be related to this development first whether this is true or not. What plans would be in place to be proactive in the safety of everyone, to include the current communities and those to be developed?

4) Property Value / Decline - Everyone currently living in this area would experience a depreciation of their home value and property due to this development. When home and property value is set it is based upon the surrounding area communities and costs. There would be no question a modular home development would have a negative impact on current home/property values. A Real Estate

property assessment, by a third party, prior to this development and the impact it would have on the area after development should be completed and a copy provided to all current residents for review.

We look forward to your response to these issues.

Fred and Debbie Bishop
10017 Cedar Garden Drive

St. Germain, Dante

From: Lisa Young <lisajoyoung@gmail.com>
Sent: Monday, February 10, 2020 12:04 PM
To: St. Germain, Dante
Subject: Mobile homes north of Cedar Garden Subdivision

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As residents of Cedar Creek Gardens subdivision, we are concerned about the possibility of additional mobile homes and modular homes being added along Cedar Creek Road near our subdivision.

Our home is located on the corner of Cedar Creek Road and Cedar Garden Drive which makes us extremely aware of the amount of traffic including MSD trailer trunks which use Cedar Creek Road multiple times daily. We have frequently voiced safety concerns about the current amount of traffic, speed of the traffic, and episodes of vehicles pulling out in front of an oncoming vehicle. Additional homes in this area will only increase the risk of accidents for the residents and all who use this road.

Since we have moved into our home, drainage water has been an issue in our backyard as well as our neighborhood. We are aware that MSD is working on a solution to our flooding issues. We feel that the current drainage problems need to be addressed before any further building occurs along this area of Cedar Creek Road. Also future drainage issues need to be addressed and prevented from occurring before any future construction occurs.

Thank you for your consideration with this project.

John and Lisa Young
10018 Cedar Garden Drive
Louisville, KY 40291

Sent from [Mail](#) for Windows 10

St. Germain, Dante

From: Barbara Calhoon <barbaracalhoon@icloud.com>
Sent: Monday, February 10, 2020 12:31 PM
To: St. Germain, Dante
Subject: Expansion

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Sent from my iPad. Regarding mobile home expansion. I live on Cedar Garden Dr and am very concerned about this project. We have flooding on our street now with any heavy rain and in a meeting with MSD in Jan. they admitted they do not have a solution to this problem nor the money to address it now. We are a senior citizen community so it's not like we can just pack up and move. More traffic, more flooding, more crime. Just what we DONT need. Thank you for any consideration you might have to our Needs.

Barbara Calhoon
10010 Cedar Garden Dr.
40291
502-384-1265

St. Germain, Dante

From: Kim Gibson <krheagibson@yahoo.com>
Sent: Monday, February 10, 2020 1:51 PM
To: St. Germain, Dante
Subject: Expansion of Mobile Home Park on Cedar Creek Road

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Dante,

I would like to express my opposition to the expansion of the mobile home park on Cedar Creek road. I am extremely concerned about the increase in traffic volumes, already existing problems with flooding due to lack of proper MSD drainage, and an increase in crime in the area. I feel this will further diminish property values in the surrounding area which I currently live and cause multiple other problems as well.

Sincerely,

Kim Gibson
Cedar Gardens

St. Germain, Dante

From: St. Germain, Dante
Sent: Monday, February 10, 2020 12:08 PM
To: Patrick Varner
Cc: John Talbott
Subject: RE: Mobile Homes North of Cedar Garden

Mr. Varner,

These questions are best asked of the applicant. I have copied the applicant's legal counsel on this response.

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
<https://louisvilleky.gov/government/planning-design>



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From: Patrick Varner <patrickv5107@gmail.com>
Sent: Monday, February 10, 2020 12:05 PM
To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: Re: Mobile Homes North of Cedar Garden

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How will additional traffic concerns be addressed on Cedar Creek Road and surrounding area?

Will MSD have the capacity and the budget to accommodate another expansive community of SFR -single family residence in this condensed area?

Will there be a traffic study prior to construction of this community?

Will there be any road improvement in this area of Cedar Creek Road ?

Is there a plan to widened CCR ?

Will this new development have an enhanced entrance that is aesthetically pleasing ?

Trees, Shrubs, privacy barrier ?

How far back off of CCR will the modular homes be positioned?

Will LGE/LWC/MSD increase capacity to an already failed infrastructure in this area ?

Will a substation be added to support new construction? If so, where would it be built ?

Thanks

Patrick Varner

On Feb 10, 2020, at 11:13 AM, St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

On February 13th, the applicant is going to request that this case be continued to March 5th. Public testimony will be taken on March 5th. Please let me know if you have any questions.

Dante St. Germain, AICP
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Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
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(502) 574-4388
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<image001.jpg>

<image002.png><image003.png>

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From: Patrick Varner <patrickv5107@gmail.com>

Sent: Monday, February 10, 2020 8:29 AM

To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>; Engel, Robin
<Robin.Engel@louisvilleky.gov>

Subject: Fwd: Mobile Homes North of Cedar Garden

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Patrick Varner

Dante

Thanks for your response. Some CGD- Cedar Garden Drive homeowners continue to be very diligent, proactive in seeking action for our non-existent, poor surface water drainage issues.

An 8 year ordeal...still waiting for corrective action.

Since this potential development is so close in proximity to CGD I'm confident it would only magnify our current storm water drainage issues.

Additionally, on an ongoing basis I'm continuing to have some dialogue with MSD and other's regarding our (CGD) poor storm drainage infrastructure. Unfortunately everyone is pleading poverty-low or no new project budget \$ for repairs.

(MSD/ Metro Louisville.)

Our (CGD) Home Builders,

(Superior Homes, JaHa Homes, Steve Cox)

The CGD Developer, Realtor Mike Hayes have not been responsive to our needs.

Not sure where the Bond \$ (road paving/ drainage) went?

We have one more home to sell and our neighborhood will be finished.

Thanks,

Patrick Varner

On Feb 9, 2020, at 10:40 AM, jerry.langley65@yahoo.com wrote:

Well stated!

Hope everyone makes sure the commission hears your voice on this important issue.

Jerry Langley

On Feb 9, 2020, at 9:41 AM, Tara Harley, Realtor
<taraharley63@gmail.com> wrote:

All,

It is my understanding that this is likely to happen. We certainly need to email Dante St. Germain, as soon as possible and before Thursday, expressing our thoughts and insisting upon NIMBY (Not In My Back Ya

rd). This has me very concerned. Below are just some talking points.

There is a strong and thoroughly researched correlation between poverty and **criminal conviction/victimization**. Trailer parks tend to cater to **lower income people**, so there tend to be higher rates of conviction and victimization. In my experience.. we could expect **lower property values**, property will be harder to move, **concern for our personal and neighbors safety and of course increased traffic**.

The impact this may have on MSD is also of concern. Several new, SFR (Single Family Residence) developments have already been put on "Hold" due to lack of capacity and MSD has not really decided on what they will do to alleviate the lack of capacity issue in our area and east to the county line. I have seen two proposals for adding capacity/new substation and of course no one wants this in their back yard either. This was several months back but, I haven't heard or seen any updates. Our failed infrastructure continues to make headlines and is of grave concern.

Finally, I would also like to highlight the traffic concerns on Cedar Creek road. Adding more residents just increases the traffic and with the current developments and their residents, coupled with the MSD situation and heavy truck traffic, there needs to be a traffic study and road improvement plan, to include funding for same, as part of this decision making process.

If you do not email and would like to send Dante St. Germain a message, please call me and I can help you with that. Tara Harley 502.548.2867

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On Sat, Feb 8, 2020 at 12:18 PM FRED R JR BISHOP
<dsb3809@bellsouth.net> wrote:

This message is from Benita Wilson...

Very interesting read...I know a lot of the homeowners are interested in finding out more information on the new expansion of the mobile home park.

Thanks,
Debbie Bishop

----- Forwarded Message -----

From: Benita Wilson <bkaelin53@gmail.com>
To: "cneedy55@wmconnect.com"
<cneedy55@wmconnect.com>; Cary Dabney
<cndabney@twc.com>; "dsb3809@bellsouth.net"
<dsb3809@bellsouth.net>
Sent: Friday, February 7, 2020, 8:45:23 PM EST

Subject: Fwd: Mobile Homes North of Cedar Garden

Would you want to pass this information on to the neighbors? This is in reference to adding the mobile homes on Cedar Creek Road. I will be sending an email voicing my concerns
Please response back to me your thoughts

Thanks,

Benita Wilson
Sent from my iPhone

Begin forwarded message:

From: "Townes, Jared M."
<Jared.Townes@louisvilleky.gov>
Date: February 7, 2020 at 6:03:58 PM
EST
To: Benita Wilson
<bkaelin53@gmail.com>
Cc: "Engel, Robin"
<Robin.Engel@louisvilleky.gov>
**Subject: Mobile Homes North of
Cedar Garden**

Benita,

I wanted to reach out with some information for your HOA. I know that you all have expressed concerns about the expansion of the mobile homes to your North. Next Thursday, February 13th, at 1:00pm Land and Development & Transportation Committee (LD&T) is voting on this development downtown at the Old Jail 514 W. Liberty St. If any of your neighbors are wanting to express concerns, please email them to the case manager, Dante St. Germain
Dante.St.Germain@louisvilleky.gov, before Thursday. This will get them on record before LD&T votes on the development. I will be attending the meeting on Councilman Engel's behalf, however since this is not a zoning change, Councilman Engel will not have an opportunity to vote on this development. Therefore we wanted to notify you and your HOA to make sure any of your concerns about traffic, MSD, or crime could be emailed to the case manager and on the record before a vote is made next Thursday.

Best Regards,

Jared M. Townes

Legislative Assistant to

Councilman Robin Engel
District 22
Louisville Metro Council
City Hall – 2nd Floor
601 W. Jefferson St.
Louisville, KY 40202
Phone: (502) 574-3467
Email: jared.townes@louisvilleky.gov

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Tara Harley, *Realtor, ABR, NCS, PSA*
ReMax Alliance
10302 Brookridge Village Blvd.
Suite 103
Louisville, KY 40291
502.548.2867