

William A. Schmitt

*1110 Riverside Drive
Prospect, KY 40059*

19 May 2021

Oldham County Planning and Zoning Commission
Kevin Jeffries (Chairman),
Greg King (Vice Chairman)
Members: Laura Bohne, Iva Davis, William Douglas,
Tom Elder, John Falvey, Sam Finney, Ed Hafling,
Wendy Hagan, Berry Hampton,
Sue Ann Jones, Bob Klingenfus,
Katie Nasser, Brandon Smith
100 W Jefferson Street
LaGrange Kentucky 40031

Oldham Planning and Development Services
Jim Urban, Director
Amy Alvy, Assistant Director
100 W Jefferson Street
LaGrange Kentucky 40031

Re: Docket No. PZ-21-010
Opposition to the Canfield Realty and Development Application for a Preliminary Subdivision
Plat at Rose Island Road Prospect Kentucky

Dear Oldham County Planning Commission Members and Staff

I represent myself and the signatories of the Petition to Oldham County Planning Commission Rose Island Glen Subdivision (Docket # PZ21-010 (**Exhibit 1**) who live near or adjacent to the proposed subdivision located on Rose Island Road in Prospect KY, a scenic, agricultural, environmentally sensitive land parcel in northern Oldham County. The subdivision Applicant (Canfield Realty and Development and Land Design and Development or "Developer" or "Applicant") submitted applications before the Technical Review Committee requesting approval of a Preliminary Subdivision Plan, in order to construct a 94 lot, 217+ acre subdivision.

There is significant opposition to the application from affected property owners immediately adjacent to the land parcel and from neighbors in communities along Rose Island Road

(collectively “Neighbors) who stand to be significantly and negatively affected by the consequent traffic impact from the construction traffic and the added residential traffic and from unmitigated detrimental effects to the adjacent communities from the construction and presence of the proposed subdivision. The petition signatures document at least 260 Oldham county residents who are in opposition to the subdivision (**See Exhibit 1**). The development does not respect the Oldham County Comprehensive Plan (“Comprehensive Plan” or “Comp Plan”) and fails to meet the requirements of the Oldham County Subdivision Regulations “Subdivision Regulations”). The subdivision will exacerbate an already hazardous travel situation on Rose Island Road (KY 3222) and does not properly consider or plan for storm water increases or account for it’s impact on exiting low-lying floodplain topology and extant single lane roads which already have numerous drainage problems and are subject to seasonal flooding including road inundation and loss of access to existing residences, erosion along Little Huckleberry Creek, and other environmental concerns and dangers.

For these reasons further detailed herein and in individual correspondence from Neighbors to the Commission included in the associated case file, the Neighbors oppose the Developer’s application.

The Oldham County Planning Commission (“Planning Commission”) should deny the Developer’s application.

SUMMARY OF OPPOSITION

Extant Rose Island Road (KY 3222) is too hazardous and unsafe to support either dozens of oversized construction vehicles during an estimated 3 to 5 year construction span or the additional residential traffic of an estimated 900+ additional daily vehicle trips from 94 residences. The driving hazard on Rose Island Road will become exponentially more dangerous if this development is allowed to proceed. Unless and until KY 3222 can be improved to a higher level of safety it is simply too dangerous to approve further development along this traffic corridor, which is the sole access to the proposed development. Further, serious consideration must be given to the impact of 900+ increased daily trips on the safety of the significant number of recreational bicyclists who use this road almost daily.

The design of the proposed storm water management system for the development is flawed for the topology of the land parcel, in particular the low-lying areas that are recurrently inundated by river seasonal flooding which will render the detention basins dysfunctional.

The application and proposed development is inconsistent with and does not meet all mandatory requirements in the Subdivision Regulations and the Comprehensive Plan. The Applicant should be compelled to complete a detailed environmental analysis study in advance of a Commission decision on the application. Extant environmentally sensitive affected areas such as wet lands, floodplain and low-lying areas recurrently inundated by river seasonal flooding and existing drainage problems and other issues will only be exacerbated by the additional hard surface storm water runoff created by the development. This needed analysis and documentation has not been forthcoming from the Applicant.

Finally, this development will destroy the essential character and natural beauty of the area and forever change the peaceful lifestyle of current residents, contrary to the intent of Oldham County as expressed in the Comprehensive Plan and Subdivision Regulations

DISCUSSION

Road and Traffic Considerations

Under any reasonable standard Rose Island Road is unfit to serve 94 new houses. Constructed to bring patrons to the Rose Island Amusement Park riverboat landing in the 1920's, Rose Island Road winds along the foot of a sandy bluff overlooking the Ohio River. Wedged between the flood-plain and the bluff, and crossing several streams that drain into the Ohio River, the road is often flooded. Trees and telephone poles line the sides to within 1 foot of the pavement. The road has no shoulder and the pavement edge drops abruptly, 4"-6" at places. When freshly re-paved, each lane may measure 12 feet but the edges continuously crumble away narrowing it to less than 10 feet.

Extant Rose Island Road (KY 3222) is too hazardous and unsafe to support dozens of oversized construction vehicles during an estimated 3 to 5 year construction span and the additional residential traffic of an estimated 900+ additional daily vehicle trips from 94 residences. The nature and condition of Rose Island Road (KY 3222,) which adjoins the property parcel and will serve the subdivision exclusively, is currently inadequate and unsafe for the existing traffic load it carries. The nature of the existing roadway is fundamentally dangerous. Specifically:

- The approximately 4 mile segment of KY3222 from KY1793 to the Jefferson County line is a narrow (average 20 foot width) two lane road that does not meet contemporary KY standards, without shoulders and right side lane markings, with numerous "wheel off road" drop-offs, and is hilly with 7 blind and sharp "S" curves and numerous inadequate

line-of-site conditions, and trees and utility poles within 12-24 inches of the roadway which creates virtually no opportunity to avoid potential collisions.

- The roadway is chronically degrading with recurrent potholes, abrupt road surface discontinuities and lane right edge erosion incursion into the driving lanes which forces drivers to cross the center double yellow line into the oncoming traffic at the numerous blind spot or short line of sight locations to avoid these hazards.
- The above chronic conditions make each opposite direction passing encounter a heart stopping event. There have been numerous incidents of side-swipes and wheel-off-road episodes with accompanying tire damage that are seldom reported to authorities. Deer strikes are frequent due to the blind curves and dense foliage.
- During the estimated 3 to 5 year construction period, oversize construction traffic (e.g. large dump trucks, concrete trucks, 18-wheel semis with low-boy trailers delivering construction equipment, and material delivery trucks) will create a frequent exponentially more dangerous hazard for normal vehicular traffic, particularly during opposite direction passing encounters. To say nothing for the acceleration of already deteriorated road conditions.
- The potential increased traffic load is substantially underestimated by the applicants' traffic assessment, and would contribute even further to the hazard. While a more comprehensive Traffic Impact Study in accordance with KY requirements and standards might further inform the broader picture of the increased traffic impacts (to include the US42 intersection and the KY1793 corridor and intersection with KY1793, neither the applicant's traffic assessment nor a Traffic Impact Study can capture the hazards, effects and consequences of the unique roadway circumstances along this affected segment of KY 3223.
- Storm water runoff causes frequent ponding in the roadway, deep standing water across lanes, and hillside soil erosion washout into the roadway, which presents an immediate hazard for drivers, often necessitating that drivers cross the center double line to avoid the hazards, and later requiring calls to Oldham County Road Department to clear the roadway. The heavy aged tree canopy also results in frequent fallen trees blocking the roadway until the Oldham County Road Department can clear the obstruction. Illustrative photos and videos are available for Planning Commission review.

The Kentucky State Police Collision Data Analysis website data shows that since January 2016, there have been 79 reported traffic accidents, 20 of which involved personal injury and the remaining 59 involved property damage. This level of reported crashes on a less than 4 mile segment of roadway, far and away excess the average reported crashes for any Kentucky 2-lane rural roadway. Anecdotal evidence from community daily drivers of KY 3222 portrays a chronic

even larger number of unreported incidents. Side-swipes and wheel-off-road episodes with accompanying tire damage are frequent heart-stopping “near miss” events accompanying each opposite direction passing encounter. Deer strikes are frequent due to the blind curves and dense foliage. The crash data from the Kentucky State Police Collision Data Analysis website is presented at **Exhibit 2**

After careful analysis of the Traffic Impact Study (Diane Zimmerman dated 10 May 2021) submitted with the Applicant’s proposal, the Neighbors vehemently disagree with the study’s conclusion that “motorists wait at intersection time” is the only measurement appropriate for use to analyze potential traffic impact.

Specifically, Section 7 of the Oldham County subdivision regulations set-out capacity standards for roads serving proposed subdivisions. The standards define, “Capacity” as road congestion: or how long will motorists wait at intersections because of a proposed development. Measuring road capacity in terms of traffic congestion is not the only or best way to determine the public safety cost to roads that serve a new subdivision and “traffic studies” do not tell us whether additional traffic will create a dangerous condition on a substandard road. When it is unreasonable to determine otherwise, a road is not “safe” just because it has a level of service within the county capacity standards. The Traffic Impact **is silent** as to the existing hazards and unsafe conditions along KY 3222.

Conclusions generated by the above noted study are exclusively limited to an analysis of the “Level of Service based upon the total delay experienced at an intersection.” It must be acknowledged that this view is only one component of transportation considerations relative to the proposed project. Roadway crashes, hazards, road condition, and use of KY 3222 by bicyclists are critical considerations as well.

- The Zinnerman May 15, 2021 report acknowledges that “Rose Island Road has not been constructed to modern standards. A clear zone from the edge of the pavement has not been provided.” “...the roadway needs to be modernized.” While the report lists four proposed improvements to Rose Island Road to *begin* to modernize this major collector roadway, there is no information as to a commitment by either the Developer or the KY Transportation Cabinet to fund the project, what a priority rating for KY 3222 improvements might be, and a realistic timeline. Given the priorities of other KY Transportation Cabinet projects and the questionable availability of funds to complete KY 3222 upgrades, these improvements could take vastly more than 4 years to complete. Without these changes, the presence of construction vehicle traffic and increasing daily trips will place current motorists using KY 3222 at an avoidable and unacceptable level of risk.
- The analysis focuses on two intersections within Oldham County a) KY 3222 and KY 1973 and b) KY 3222 and Harmony Village Road. However, the report does not include the intersection of KY 3222 and KY 42. Given that the impact and resource requirements of the proposed project

are multi-county and multi-agency dependent, and that the report estimates that 65% of trips generated by the proposed plan will be southbound, an analysis of KY 42 at KY 3222 of both intersection delay and crash/safety experience/mitigation perspectives is required. Further, data shows that crashes occur throughout KY 3222 from KY 1973 to KY 42 with 5 hazards and reduced speed warnings.

- The report projects an additional 982 daily trips attributed to the proposed project. Added to the existing 1761 Average Annual Daily Trips (AADT) on KY 3222 the project increase in AADT in 2743 or 36% increase in the Oldham County section of KY 3222. In the Jefferson County section of KY 3222, the increase is 2,228 + 982 for a total of 3,210 ADT or 31%.

As a minimum, additional traffic and safety study and analysis is in order:

- While the posted speed limit is 35 mph, informal observation shows that vehicles frequently exceed this speed. An assessment of observed vehicle speeding by current motorists is required to better project an increase in the number and severity of potential crashes after a build volume of approximately 900 additional daily trips.
- Given the use of KY 3222 for recreational bicycling, safety of bicyclists must be considered in light of a potential additional of almost 1,000 vehicle trips per day.
- Discussion of the use of KY 3222 as a short cut for commuters traveling south on KY 42 from Goshen, observed speed during peak travel periods, and potential safety impact must be considered.
- Given the use of KY 3222 for recreational bicycling, safety of bicyclists must be considered in light of a potential addition of 900+ vehicle trips per day.
- A thorough analysis of the current condition and hazards related to KY 3222 now and the impact of a projected 900+ more daily trips will dictate the safety of motorists now and until proposed upgrades are completed. These conditions include chronic degrading with recurrent potholes, lane edge erosions and disintegration, no right lane edge marking, numerous blind spots and posted hazardous curves, frequent presence of deer, incidence of wheel-off/tire damage and side-swipe events, storm water runoff, limited to no road shoulders in many locations, and hazards including trees and fences.

The minor road upgrades to KY 3222 proposed by the Developer, while desirable, are only in the immediate vicinity of the development and do not begin to address the totality of hazards and unsafe condition along the 4 mile segment of KY3222 which is the sole access to the proposed development.

The driving hazard on Rose Island Road will become exponentially more dangerous if this or other development is allowed to proceed. Unless and until KY 3222 can be improved to a higher level of safety, it is simply too dangerous and unconscionable to approve development along this traffic corridor, which is the sole access to the proposed development.

The Subdivision Regulations state "*The integrity of Oldham County's rural character is particularly vulnerable along the traffic corridors. The design of subdivisions along the county's traffic corridors shall adopt measures that maintain and enhance the rural character. These features include mature stands of trees, slopes, drainage swales and streams*" (See sections 5. and 5.2(C)).

The current traffic conditions along Rose Island Road (KY 3222) from KY 1793 to the Oldham County Line are failing. The future traffic conditions will also fail. This section of Rose Island Road contains many hazards including most substantially limited sight line distances and precarious road conditions both north and south of the proposed development. Unless major infrastructure improvements are made, including substantial straightening and widening of KY 3222, which would require the destruction of trees, vegetation, and public infrastructure, the traffic conditions, will only become less safe and more hazardous. The Planning Commission should deny the Applicant's application for a subdivision until the road infrastructure can be improved to meet minimum traffic safety requirements and the residents can provide input on road construction on and how it would affect real property assets. The Applicants proposal fails to consider these issues.

For the above reasons alone, the Planning Commission must act to deny this application

Environmental Considerations

There are numerous community concerns and significant issues with storm water runoff, drainage and seasonal flooding and use of individual septic systems that are potentially exacerbated by the introduction of the subdivision to the area. This is of great uncertainty and concern to adjoining residents as has been expressed in numerous letters and emails on record in the case file

A significant portion of the proposed development lies within the "flood plains" of both the Ohio River and numerous tributary streams that cross Rose Island Road, including Little Huckleberry Creek. Inherent in the site location are unique and environmentally sensitive features that require an environmental analysis study that complies with the subdivision requirement. Oldham County Subdivision Regulations, Section 5.9 state:

"SECTION 5.9 STANDARDS FOR ENVIRONMENTALLY-SENSITIVE AREAS Certain areas, due to their natural or physical setting, may have environmental problems with regard to development. If development is to occur there, then some safeguards such as detailed site planning may be necessary to overcome the physical limitations of the land. 100-year floodplains, wetlands, and springs. Environmentally-sensitive areas, as defined above, shall be identified and located on the preliminary subdivision plat. In addition, the developer shall be required to file with the

application a general statement describing the nature of the environmentally sensitive areas and the manner in which any such area is to be handled during development of the property, as well as any special design measures taken by the developer to attempt to minimize the development's impact on the environmentally-sensitive areas.

If, after review of the plat, the required general statement, and other available information, the Commission ...may postpone a decision on the subdivision plat until it is satisfied that the hazards have been eliminated or adequate safeguards provided.... (and/or) may require the developer to have a comprehensive and detailed environmental analysis study prepared by qualified professionals for Commission consideration."

The proposed development is situated on two land parcels that have been consolidated into a single parcel that is co-zoned as R2 and CO-1. Generally, the higher elevation areas are zoned R2 and the lower areas, including flood plain areas, are zoned CO-1. There are 27 of 94 lots that have a portion of the lot in the flood plain and 16 of 94 lots that are split zoned between R2 and CO-1.

The Intent of a Conservation/Residential District (or CO-I zone) is to **"promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreational and conservation resources,** wildlife habitat, and future water supplies, and to minimize erosion of soil and siltation and pollution of streams and lakes. (*See Zoning Ordinance, Page 9 – emphasis added*)

Given the existence of wooded areas and blue and non-blue water courses (Little Huckleberry Creek and its unnamed feeder streams) not all of which are clearly shown in the developer's plan map, there is a substantial probability of siltation and pollution of the Ohio River and the Rivers Landing Lake resulting from the increased storm water runoff and use of detention basins feeding Little Huckleberry Creek (a blue line stream). The Developer has not yet provided a detailed map designating environmentally sensitive areas to aid in further identification of and development of mitigations for environmental concerns. There are unidentified and unaddressed significant risks associated with erosion on this site that could negatively affect local ecosystems and could present storm water issues and flooding of nearby homes.

The CO-I zoning areas of these land parcels was created to protect and preserve sensitive watersheds. Oldham County's watersheds have been threatened over the last few decades and this development will further degrade the watershed. The Applicant is planning to place two large detention basins directly discharging into the stream of Little Huckleberry Creek and thus into the Ohio River – water courses in United States jurisdictional waters under the Clean Water Act. These detention basins will require Clean Water Permits to be acquired by the Developer. This kind of dense development is not contemplated within CO-I zoning districts in Oldham County, which are intended to **"promote and protect significant natural features, wooded areas, water courses, existing and potential lake sites, other recreational and conservation**

resources, wildlife habitat, present and future water supplies, and to minimize erosion of soil and the siltation and pollution of streams and lakes. (See Zoning Ordinance, Page 9 –emphasis added)

Because of the sensitive and unique environmental complexities attendant to the development's land parcels, a complete environmental analysis study should be performed and the required permits from the US Army Corp of Engineers, KY Department of Water, and Oldham County Storm Water Quality Management and Erosion Control (SWQMEC), as requested by the County Engineer, should be successfully acquired by the Developer **before further Commission action.**

Flood Plain and Sewers

The term, "100 year flood" has been overtaken by climate change and "100 year" events are no-longer unusual. Rose Island Road has been closed by floodwater three of the last five years. Flood plains receive and slow the excess water and help to mitigate flood damage. The excess water is absorbed and retained by the porous silty soil while the vegetation acts to brake the tremendously destructive power of the current. When covered by roads, houses and driveways, flood plains no longer provide these benefits.

Because they are important, flood plains are protected by Federal, state and local ordinances, such as Oldham County Ordinance KOC 06-360-411, Chapter 151 - Flood Damage Prevention which states in parts:

Section 151.003 - "[T]he purpose of this chapter to promote the public health, safety and general welfare and to minimize public and private loss due to flooding...." and restricts or prohibits "uses which...result in damaging increases in erosion or in flood height or velocity"

Section 151.065 – "New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters;

(l) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding"

Section 151.069 – "(B) All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage."

It appears that the Developer has failed to comply with provisions of section 15.069 - Standards for Subdivision Proposals within the Regulatory Floodplain, even though a significant number of lots on the proposed development are located in the flood plain where it is unlikely dwelling structures can be permitted.

The Developer will argue that houses may be constructed on the portions of these lots that are above the flood zone; however, with the “dry-land” thus occupied, the house will be served by utilities and sewage disposal (septic) facilities located within the flood-zone, i.e., the utilities and sewage disposal facilities will be underwater for significant periods of time on a seasonal basis. Under section 151 of the county ordinances, utilities must be constructed and **located** to minimize flood damage, while “new and replacement sanitary sewage systems shall be designed to eliminate infiltration of into the systems and discharges from the systems into floodwaters.” (SS 151.065, Ord. KOC 06-360-411, 2006)

“On-site sewage disposal” (septic tanks) are not even considered by Oldham County Ordinance KOC 06-360-411 Chapter 151 , Flood Damage Prevention which only describes “sanitary sewage systems” (sewers). Surely no one would propose to construct a large residential subdivision with septic tanks on a flood-plain? Unfortunately this developer is actually proposing septic-tank sewage disposal. This is problematic, not only because the above-described county regulations eliminate septic tanks systems from consideration, but the Commission’s own set of regulations prohibits consideration of septic tanks for this development.

Oldham County Subdivision Regulations, Section 7.4 – Sewage Disposal Standards state in part:

“A. On-Site Disposal - On-site sewage disposal systems may be permitted in areas where public sanitary sewers are not reasonably accessible. For the purposes of this regulation, “reasonably accessible” shall mean that any portion of the property proposed for subdivision is located within one-half (1/2) mile of existing sanitary sewer line, whether or not that line or the treatment facility to which it leads has capacity sufficient to handle the extra demands the division would create. ...”

“Where a public sanitary sewer system, in the opinion of the Commission, is reasonably accessible, sanitary sewers shall be installed to adequately serve all lots with connections to the public system.”

“ Subdivisions located within one-half (1/2) mile of a public sanitary sewer system shall be required to meet with the appropriate sewer agency to do a cost effective analysis in order to determine the feasibility of installing sewers without exceeding the design capacity of the sewer line and / or sewage pump station”.

The boundary of the proposed subdivision is within ½ mile radius of both the Ohio River Waste Water Treatment Plant (WWTP) boundary (0.5 miles) and the nearest public sewer line (0.11 miles) thereby meeting the “reasonably accessible “criteria of section 7.4 (See aerial views in **Exhibits 3 and 4**). Clearly the intent of the Subdivision Regulations is to preferentially require use of the nearby public sewer facilities to avoid septic service. This is all the more relevant in this specific situation considering that exiting residences along Harmony Village Road in the center of the proposed subdivision and on Oldham Acres Road at the northern boundary are currently served by private wells for drinking water. The entire development parcel is an environmentally sensitive area designated as a Wellhead Protection Area by the Kentucky

Division of Water which clearly calls into question whether septic systems are acceptable. Public health considerations must supersede any perceived cost savings of septic systems. The reasonably accessible public sewer system should be used to absolutely preclude any potential health hazard which septic systems from the 94 residences in the proposed development will pose to these private well water systems.

Storm Water Management, Drainage and Ohio River Flooding

The design of the proposed storm water management system, shown only in conceptual schematic on the proposed subdivision plat, has not been validated by any regulatory authority.

Storm Water Detention Basins

- a. The subdivision preliminary plan proposes two detention basins in open tract areas to carry storm water runoff from the subdivision. The basins appear to discharge into the open tract low lying areas and therefore create additional runoff into Little Huckleberry Creek which is the existing natural drainage path across the entire subdivision parcel. Little Huckleberry Creek is notoriously poor draining and often has stagnant water conditions. The creek no longer drains to the north as it did before the Rivers Landing development construction, which together with the detention basins may, create a stagnant water condition. Moreover, the additional concentration of development storm water runoff into Little Huckleberry Creek may create localized flooding on the downriver end where low lying residences have little margin to being flooded.

- b. These detention basins are located in the low-lying flood prone area such that they will likely become ineffective and dysfunctional during and immediately following seasonal river flooding conditions when Little Huckleberry Creek begins backing up from the river. As flood waters rise, vehicular access to first Oldham Acres Road, and then Harmony Village Road and lastly to all of Riverside Drive is cutoff due to backflow of Little Huckleberry Creek, all while homes along Riverside Drive and lower Oldham Acres Road are being inundated from the river side with flood water. In this seasonal circumstance when flooding recedes, flotsam and jetsam debris remains along Little Huckleberry Creek, clogging road culverts. For the new detention basins in these low lying open areas, clogging of the basin discharges and the feeder lines from the subdivision with debris as well as silt deposition in the basins from the flood waters is very likely to occur. Even under non-flooding conditions the detention basins have the potential to become shallow “boggy” ponds of standing stagnant muddy water. Moreover, the silting and mud deposition that naturally accompanies flood water will in short order fill in the

detention basins, rendering them totally ineffective and dysfunctional for their intended function.

- c. Existing drainage problems along the lower end of Oldham Acres Drive near Riverside Drive will likely be exacerbated by the proposed subdivision storm water runoff control plan (detention basins). Besides Huckleberry Creek, there are several other unnamed non-blue stream creeks in that area which will likely become overwhelmed by the aggregated outfall from the Tract 1 detention basin during heavy rain conditions and cause frequent uncontrolled local flood conditions because the detention basin discharges directly to the already low lying area rather than being controlled and conducted to a discharge point closer to the river at a lower elevation.

The significant unknowns associated with the potential severe impacts on storm water runoff, drainage and potential flooding necessitate careful and extensive advance engineering design work and analysis to ascertain acceptability to proceed with development construction.

The Oldham County engineer in the TRC meeting comments stated that:

“Because land-disturbing area will be greater than one (1) acre, the applicant shall obtain a KYRIO Permit from the Kentucky Division of Water (KYDOW) and an Oldham County Storm water Quality Management and Erosion Control (SWQMEC) Permit from the Oldham County Engineering Department in accordance with Oldham County construction site runoff and post-construction runoff ordinances.

As a result of the location of development in relation to the 100 -Year Floodplain, the applicant shall obtain the necessary permits from the U.S. Army Corps of Engineers (USACE), KYDOW, and Oldham County Floodplain Coordinator. In addition, based on USGS's The National Map, there appear to be two intermittent blue line streams and one perennial blue line stream within the development. Necessary permits from the USACE and KYDOW regarding these streams shall be acquired by the applicant.”

These several permits which the Developer has been directed to obtain from federal and state agencies directly pertain to subdivision design features and attributes affecting storm water runoff, drainage and potential flooding. For example, a licensed professional engineer has asserted that the entire project's design for storm water runoff and use of detention basins in areas which are chronically subject to periodic and seasonal river flooding and are located in environmentally sensitive flood plain areas will likely be found to be inadequate for the application due to the local topology conditions. The respective permitting agency's engineering and technical reviews are an essential and key oversight for determination of

subdivision storm water management acceptability, acceptability of septic systems, and to resolution of the resident's concerns. Denial of any one of these permits for irreconcilable deficiencies in the development's storm water management system design would preclude development completion. Hence, the permitting process should either be completed before any Planning Commission approval action or the Planning Commission's approval should be made retroactively contingent upon successful acquisition of all required permits by the Developer.

The impact significance of this highly technical subject cannot be underestimated by the Planning Commission and is deserving of a detailed and complete assessment and resolution before allowing any construction to proceed.

Community Concerns

On 19 April 2021 in advance of the Technical Review Committee (TRC) meeting held on 21 April 2021, the community presented numerous queries and concerns to the applicant and to the TRC via the Oldham County Planning Department (OCPD) Case Manager, requesting that they be addressed in the TRC meeting. Few were directly addressed in the TRC meeting and most remain unaddressed to date. Likewise, additional queries and concerns have been presented via individual letters and emails to the OCPD Case Manager. To date, most of these letters have not received response but assurance was made that their input via the case manager would be included with the staff report to the Planning Commission members for their review in advance of the hearing. These documents are included in the associated case file as a record of correspondence in this matter. Resolution of this collection of inputs remains incomplete to date. To fully understand the depth and breadth of community concerns, all Planning Commission members are urged to thoroughly review all of these community inputs.

An overview of these expressed community queries and concerns is provided by the following summary. Note that aspects already addressed elsewhere in this letter have been omitted from this summary for brevity.

1. Aspects related to the designed open space areas in both Tract 1 and Tract 2 of the subdivision preliminary plan:
 - a. Measures to be employed by the developer during the construction phase to maintain acceptable appearance and condition of these areas until subdivision completion. It remains unclear what commitment will the developer make or the county require to provide for cleanup of the inevitable large amounts of debris that are brought in with flood waters concurrent with seasonal river flooding and which remain behind when the flood waters recede.

- b. During the construction phase and after subdivision completion, first the Developer, and ultimately the development Homeowners Association will be responsible for landscape maintenance and post flooding cleanup of these designated open spaces areas. It remains unclear how this responsibility will be discharged, particularly once conveyed to the Association.
 - c. Restrictions to be instituted by the Developer or the County to preclude these Open space areas (designated on the plan in Tract 1 and 2) from being separately and subsequently subdivided and sold for additional development?
- 2. The intersection of Harmony Village Road and Rose Island Road (KY3222) will become a choke point at peak traffic times due to through-traffic from both directions on KY 3222 slowing or stopping to allow turn off on to Harmony Village Road. The community requested consideration of a center turn lane on Rose Island Road at this intersection to expedite thru traffic on Rose Island Road. This recommendation has not been addressed back to the community.
- 3. Measures Oldham County will require the developer to institute, for the duration of the construction period, to keep Rose Island Road (KY3222) and Harmony Village Road in usable condition considering the inevitable damage and deterioration that will occur from large heavy vehicle construction traffic. Also measures Oldham County will require of the developer to constraint construction and contactor traffic to the construction entrance and off of community roads adjacent to and running through the development site, and how these measures will be monitored and enforced for the duration of the construction period.
- 4. Many individual letters collectively expressed concern for storm water runoff and consequent drainage impacts from the added hard surfaces or the development potentially contributing to episodic flooding of low-lying areas in the flood plain, specifically as it pertains to the residences along Riverside Drive and Oldham Acres Road which are in the flood plain. Numerous examples were provided of extant and persistent drainage and flooding problems associated with little Huckleberry Creek and it's feeder streams which are spread across the land parcel. These feeder streams are not identified on the developers plan, precluding assessment of the impacts of the subdivision on existing communities.
- 5. Measures Oldham County will require of the developer to mitigate detrimental impacts of subdivision construction on the existing community. For example, measures that might be employed to minimize construction phase disruption/disturbance/noise such

as Developer and builders agreement to establish and observe “quiet hours” during which construction activities are prohibited.


6. Developer plans and Oldham County requirements regarding preservation of as much of the trees and natural beauty of the land as possible consistent with the stated objectives in the Oldham County Subdivision Planning Handbook, Oldham County Comprehensive Plan and Oldham County Subdivision Regulations.

CONCLUSION

There is no doubt that the developer’s proposed subdivision would be an attractive and desirable addition to Oldham County - a prestigious address of quality homes on relatively large lots in a subdivision of modest residential density. But those attributes alone cannot overcome the fact that the location which has been chosen is simply flawed. Unimproved road access with hazardous and unsafe conditions, together with risks of environmental damage, storm water management and drainage impact uncertainties, and the uniqueness of the flood plain location, all conspire to create an unacceptable location situation. The Commission cannot be forced to ignore its duty by invoking the term “ministerial.” Determinations to protect the public health, safety and welfare are the Commission’s key ministerial function. The Commission’s authority to decide applications rests upon its duty to protect public safety.

Denial of the developer’s application is the responsible action for all of the reasons cited herein.

Respectfully,


William A. Schmitt
1110 Riverside Drive
Prospect, KY 40059-9044

Attachments

EXHIBIT 1

Petitions to Oldham County Kentucky Planning Commission **Rose Island Glen Subdivision (Docket # PZ-21-010)**

The following petitions were collected as of 17 May 2021 and submitted on that date to the Oldham County Planning Development Department for inclusion in the case file.

Additional petitions received thereafter will be entered into the case file record at the Planning Commission hearing on 25 May 2021

(260 Petition Signatures are attached)

William A. Schmitt

1110 Riverside Drive
Prospect, KY 40059-9044
William.A.Schmitt@gmail.com
502-409-9523

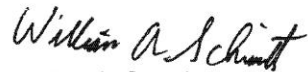
17 May 2021

Mr. Thomas McIntyre, Senior Planner
Oldham County Planning & Development Services
100 West Jefferson St. Suite 3
LaGrange, KY 40031

Mr. McIntyre

Please accept the attached document for entry into the case file for Rose Island Glen Subdivision application Docket # PZ-21-010 scheduled for Planning Commission hearing on 25 May 2021. Please acknowledge receipt and confirm that the document will be furnished to all members of the Planning Commission in advance of the hearing. The original of this document will be delivered to you at your above work address.

Very Truly Yours,



William A. Schmitt

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

Mr. Kevin Jefferies
Chairman, Oldham County Planning Commission
c/o Thomas McIntyre, Senior Planner
Oldham County Planning
100 W Jefferson St
La Grange, KY 40031

We, the undersigned residents of Oldham County Kentucky hereby petition the Oldham County Planning Commission to deny the application for subdivision construction by Canfield Reality and Development known as Rose Island Glen proposed for location in Prospect Kentucky along Rose Island Road (KY3222).

The nature and condition of Rose Island Road (KY 3222) which adjoins the property parcel and will serve the subdivision is currently unsafe for the existing traffic load it carries. The nature of the existing roadway is fundamentally dangerous as follows:

- The approximately 4 miles segment of KY3222 from KY1793 to the Jefferson County line is a narrow (average 20 foot width) two lane road that does not meet contemporary KY standards, without shoulders and right side lane markings, with numerous "wheel off road" drop-offs, and is hilly with 7 blind curves and numerous inadequate line-of-site conditions.
- The roadway is chronically degrading with recurrent potholes, abrupt road surface discontinuities and lane right edge erosion incursion into the driving lanes which forces drivers to cross the center double line into oncoming traffic at the numerous blind spot or short line of sight locations to avoid these hazards.
- The above chronic conditions make each opposite direction passing encounter a heart stopping event. There have been numerous incidents of side-swipes and wheel-off-road episodes with accompanying tire damage that are seldom reported to authorities. Deer strikes are frequent due to the blind curves and dense foliage.
- During the construction period, oversize construction traffic (e.g. large dump trucks, concrete trucks, 18-wheel semis with low-boy trailers delivering construction equipment, and material delivery trucks) will create a frequent exponentially more dangerous hazard for normal vehicular traffic, particularly during opposite direction passing encounters.
- The increased traffic load as the subdivision builds out, substantially underestimated by the developer's traffic assessment would contribute even further to the hazard. While a more comprehensive Traffic Impact Study in accordance with KY Requirements and standards might further inform the broader picture of the increased traffic impacts (to include the US42 intersection and the KY1793 corridor and intersection with KY1793, neither the developer's traffic assessment nor a Traffic Impact Study can capture the hazards, effects and consequences of the unique roadway circumstances along this affected segment of KY 3223.
- Storm water runoff causes frequent ponding in the roadway, deep standing water across lanes, and hillside soil erosion washout into the roadway, which presents an immediate hazard for drivers, often necessitating that drivers cross the center double line to avoid the hazards, and later requiring calls to Oldham County Road Department to clear the roadway. The heavy aged tree canopy also results in frequent fallen trees blocking the roadway until the Oldham County Road Department can clear the obstruction.

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

There are numerous other significant Community concerns regarding the proposed development that have been registered with the Planning Department through correspondence and email to the Case Manager and the developer which should be available to the Commission in the case file. We urge thorough review and consideration of those concerns as several matters have not been addressed or satisfactorily resolved by the developer, the Technical Review Committee, or by the staff final report to the Planning Commission. These unresolved concerns are deserving of consideration by the members of the Planning Commission. To briefly summarize, these concerns are:

- Improvement to Harmony Village/KY3222 intersection and existing road preservation down to Riverside Drive
- Storm water detention basin acceptability for low-lying flood prone area application
- Construction traffic controls on community roads, construction noise mitigations and "quiet hours"
- Little Huckleberry Creek and other on-parcel unnamed streams remediation and exacerbation of existing drainage problems
- Septic system contamination of existing private fresh water drinking wells.
- Deed restrictions on Open Space Tract future development
- Appearance maintenance and post-seasonal flooding cleanup of open tract areas
- Need for archaeological survey and tree canopy preservation
- Implementation of "Dark Sky" residential and street lighting standards

The developer cannot be compelled nor reasonably be expected to remedy the detrimental conditions along the entire segment of KY 3222 outlined above, beyond that portion adjacent to the proposed subdivision. Accordingly, we the undersigned petition the Planning Commission to deny approval of the proposed subdivision unless and until necessary improvements to this segment of KY3222 can be accomplished to mitigate the longstanding hazardous situation described herein. Failure to disapprove the application will allow the described increased hazard to grow unchecked and unremedied, resulting in an inevitable spiraling increase in incidents, accidents, and potential fatalities on this roadway.

Signatures of petitioners follow.

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
Kathy Mounce	13902 N. BEL VISTA Ct ^{Prospect} 40059
Kathy Mounce	5/16/2021
Debra Russell	1680 Victory Ct. Prospect Ky 40059
Michael Vanden	1680 Victory Ct. Prospect Ky 40059
Jamie J Harper	1628 Riverside Drive 40059 5/16/21
^{Caryn Weferling} Caryn Weferling	1911 Landing Rd Prospect 40059
^{Stacy Weferling} Stacy Weferling	1911 LANDING RD PROSPECT, KY 40059
David W Harper	1628 Riverside Dr 40059 5/16/21
James C. Croan	1728 RIVERSIDE PROSPECT
JAMES C. CROAN	1728 RIVESSIDE PROSPECT
Logan Stetterie / J. Stetterie	14223 Harbour Place PROSPECT 40059/5/16/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

_____	_____
Rebecca P Nelson	17314 Oldham Ave Rd. Prospect, Ky 40059
John D Stephens	1616 Riverside Drive Prospect Ky 40059
Ervin Cleveland	12129 Buington Ln Lesham Ky 40026
Jay W Ross	2116 N Rose Island Rd 40059
Wade Howard	14311 Oldham acres Rd 40059
Edward H Patterson	1430 Hwy 1793 Prospect Ky 40059
Kyle Turner	,
Kedrick Kali Edwards	1704 Anchorage Court Prospect Ky 40059
Chad Joe Wells	1703 Perry Ct. Prospect 40059
Linda Manuel	14401 Oldham Ave Rd
CHARLES BUCKMAN	1524 RIVERSIDE DR.
KAREN BUCKMAN	1524 RIVERSIDE DR.
Carrie Pike Carrie Pike	1602 Riverside Dr.
Markie Don Pike	1602 Riverside Dr.

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____
Signature _____ **Date** _____

_____	14184 Oldham Road, Prospect KY 40059
^{Victoria Berry} <i>[Signature]</i>	2716 Belknap Beach Prospect Ky 40059
^{Crowder} <i>[Signature]</i>	2716 Belknap Beach Prospect Ky 40059
<i>[Signature]</i>	2714 Belknap Beach Prospect Ky 40059
^{Steinrock} <i>[Signature]</i>	2714 Belknap Beach Prospect Ky 40059
<i>[Signature]</i>	2612 Belknap Beach " "
<i>[Signature]</i>	2614 Belknap Beach " "
<i>[Signature]</i>	2615 Belknap Beach " "
<i>[Signature]</i>	2608 Belknap Beach Prospect 40059
<i>[Signature]</i>	" " "
<i>[Signature]</i>	2602 Belknap Beach
<i>[Signature]</i>	2602 Belknap Beach
<i>[Signature]</i>	2602 Belknap Beach
^{Tracy Mueller} <i>[Signature]</i>	2525 BELKNAP BEACH RD.
<i>[Signature]</i>	2525 Belknap Beach
<i>[Signature]</i>	^{Page 3 of 59} Belknap Beach
15 Dr. Steve Anderson	Page 3 of 59 NOV

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u> <u>Signature)</u>	<u>Address</u> <u>Date</u>
<u>Goeff Schutz</u>	<u>14404 Oldham Acres Road, Prospect KY 40059</u>
<u>DORIS TAYOR</u> <i>Doris Taylor</i>	<u>14019 HARBOUR PLACE PROSPECT, KY 40059</u>
<u>Judith Pavoni</u> <i>Judith Pavoni</i>	<u>2575 Maple Lane Prospect, Ky 40059</u>
<u>Joseph Pavoni</u> <i>Joseph Pavoni</i>	<u>2575 Maple Lane Prospect, Ky 40059</u>
<u>Heather Cook</u> <i>Heather Cook</i>	<u>1818 Justin Cove 40059</u>
<u>J Cook</u>	<u>5/15/21</u>
<u>Stacey Schmitt</u> <i>Stacey Schmitt</i>	<u>12217 Ridgeview Dr. 40026</u>
	<u>5/15/21</u>
<u>BRANDON SMITH</u> <i>Brandon Smith</i>	<u>2006 N. Rose Island Rd 40059</u>
	<u>5/15/21</u>
<u>Erica Scott</u> <i>Erica Scott</i>	<u>12104 Cloverdale Dr. Goshen 40026</u>
	<u>5/15/21</u>
<u>MICHAEL WALLING</u> <i>Michael Walling</i>	<u>1915 River RIVERS LANDING DRIVE</u>
	<u>5/15/2021</u>

8

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

Carolyn Swash Carolyn Swash 1702 Coral Ct. 40059

Carolyn Swash Carolyn Swash (502) 727 3230

Brian Swash Brian Swash 1702 Coral Ct. 40059

5-15-21 *Stephanie Dole* Stephanie Dole 11000 Riverside Dr. Prospect 40059

Josh Mauer JOSH MAUER 1605 Riverside Dr. 40059

Ronda Simmons Ronda Simmons 7502 Chestnut Hill Dr 40059

Susan Tibbitts Susan Tibbitts 12318 Warner Drive Goshen Ky 40026

Wendy Wendy 12318 Warner Drive Goshen Ky 40026

Terry Chambers Terry Chambers 24400 Oldham Acres Rd
Prospect Ky 40059

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # XXX)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

~~William A. Schmitt~~ ~~1110 E. Rose Island Blvd Prospect KY 40059~~

May Buckley Mary Buckley 1702 Anchorage Ct, Prospect KY 40059

Joe Buckley Joe Buckley 1702 Anchorage Ct, Prospect KY 40059

Kathy Pyle Kathy Pyles 1701 Perry Ct. Prospect, KY 40059

Tim Pyle Tim Pyle " " " " " "

Lee Walker Lee Walker 1707 Perry Ct, 40059

Mina Walker 1707 Perry Court

John A. Huggins 1700 Anchorage Ct.

Melinda J. Huggins 1700 Anchorage Ct

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
JOHANNA L. OWLETT	3309 Cherrytree La. Prospect
Johanna R. Owlett	05-13-2021
Joyce Bannon	14513 Oldham Acres Rd Prospect
Joyce R Bannon	05-13-2021
Malinda Payster	3105 Crestmoor Ct
Malinda Payster	_____ 5/14/2021
Cathy Grubestic	4008 Deerlake Cr Prospect 40059
Cathy Grubestic	4008 _____ 5/14/2021
Judith Mason	13001 Surrey Rd Goshen 40026
Judith Mason	_____ 5/14/2021
James A. Bannan Jr	14513 Oldham Acres Rd Prospect
Jama Bannan	05/14/2021
Charles B. Workman	14514 Oldham Acres Rd. 40059
Donna L. Workman	14514 Oldham Acres Rd 40059

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

Gretchen L. Gipe _____ May 14, 2021 _____

G. L. Gipe _____ 2005 Riverview Court _____
Prospect, KY 40059 _____

JEANA FLITZ _____ 1644 Victory Ct _____
Prospect, Ky 40059 _____

JEANA FLITZ _____ 1644 Victory Ct _____
Prospect, Ky 40059 _____

DON MOORE _____ 1644 Victory Ct _____
Prospect, Ky 40059 _____

Barbara + Mike Harris _____ 1901 Rivers Landing Dr. _____

Barbara + Mike Harris _____ 5-14-21. _____

Tracy Munay _____ 14103 Harbour PPlace Prospect, KY 40059 _____

Tracy Munay _____ 5-14-21 _____

Suzanne Eastman _____ 5-14-21 14107 Harbour Pl. Prospect _____
40059 _____


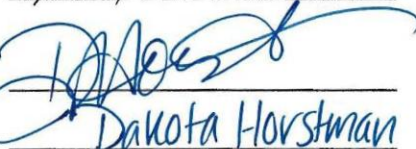
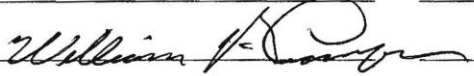
Suzanne Eastman _____ 1700 VICTORY PLACE _____
PROSPECT KY 40059 (502) 939-9207 _____

_____ _____

_____ _____

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed) Signature)</u>	<u>Address Date</u>
<u>Goeff Schutz</u>	<u>14404 Oldham Acres Road, Prospect KY 40059</u>
<u>Kat & Keery Wang</u> 	<u>1919 Rivers landing dr. prospect Ky 40059</u>
<u>Jim Paul Straub</u> JIM PAUL STRAUB	<u>14117 Harmony Village, Prospect 40059 5-12-21</u>
<u>Harry Sikes</u> HARRY SIKES	<u>5-12-21 1134 Harmony Village Prospect 40059</u>
<u>Dakota Horstman</u> 	<u>416 Hoffman Ln. LaGrange, KY 05.12.2021</u> 40031
<u>Heather Callis</u> Heather Callis	<u>8614 W. Highway 42 Goshen Ky. 40026</u>
<u>William B. Crawford</u> 	<u>1718 Riverside Rd. 40059 5/12/21</u>

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # XXX)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed and Signature)	Address Date
<u>Phyllis Kincheloe</u> <u>Phyllis Kincheloe</u>	<u>1708 S. Rose Island Rd Prospect, KY</u> <u>May 12, 2021</u>
<u>MIKE KINCHELOE</u> <u>MIKE KINCHELOE</u>	<u>1708 Rose Island Rd</u> <u>5-12-21</u>
<u>DAVID KINCHELOE</u> <u>David Kincheloe</u>	<u>14408 Oldham Acres Rd Prospect</u> <u>May 12, 2021</u>
<u>MARCUS KINCHELOE</u> <u>Marcus Kincheloe</u>	<u>1708 S. Rose Island Rd Prospect</u> <u>May 12, 2021</u>
<u>Graham Marvel</u> <u>Graham Marvel</u>	<u>14401 Oldham Acres Rd Prospect, KY</u> <u>May 12, 2021</u>
<u>Ashley Holmquist</u> <u>Ashley Holmquist</u>	<u>1408 Nightingale Ln</u> <u>May 13, 2021</u>
<u>Delane Gumbles</u> <u>Delane Gumbles</u>	<u>13312 Trappers Crossing</u> <u>MAY 13, 2021</u>

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
Rachel F. Weatherby	1214 Riverside Dr. Prospect, Ky 40059
<i>Rachel F. Weatherby</i>	5/16/21
Vicki Sanders	1911 Rivers Landing DR
<i>Vicki Sanders</i>	5/16/21
Philip Sanders	1911 Rivers Landing Dr
<i>Philip Sanders</i>	5/16/21
JAMES L. BEAN	1954 RIVERS LANDING DR
<i>JL Bean</i>	5/16/21
Barbara Diane Meyer	1820 Rivers Landing Dr
<i>B D Meyer</i>	5/16/21
Sharon Magnus	1904 Oriole Pl, Prospect, KY 40059
	5/16/2021

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____
Signature _____ **Date** _____

Kathryn K Paredes 1920 Rivers Landing Dr
~~*Kathryn K Paredes*~~ 5-15-21

Mark Gilbert _____ 1301 Meadow Ridge Trl
Mark Gilbert _____ 5-15-21

ERICH G. POTTER 14127 HARMONY VILLAGE RD
E _____ 5/15/2021

Kathy Kynchelove 14414 Oldham Acres Rd.
Kathy Kynchelove _____ 5/15/21

Ashley Smith _____ 2006 N ROSE ISLAND RD.
Ashley Smith _____ 5/15/21

Kristopher A. Scott 12106 Cloverdale Dr.
Kristopher A. Scott _____ 5/15/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

x Anthony Hans _____ x 1511 Riverside dr. _____

x Anthony Hans _____ x 5-16-21 _____

James T Bard _____ 6618 Five Forks Dr _____

[Signature] _____ 5-16-21 _____

ROBERT L COOMES _____ 1172 RIVERSIDE DR _____

Ruth J Coomes _____ 5/16/21 _____

Michael L Aldridge _____ 917 Rivers Landing Dr _____

[Signature] _____ 5-16-2021 _____

Ruth Koehler _____ 2018 Cardinal Harbour Rd _____

Ruth A. Koehler _____ 5/16/2021 _____

WILLIAM F. KOEHLER _____ 2018 Cardinal Harbour Rd. _____

[Signature] _____ 5/16/2021 _____

60

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
<u>Dan Davis</u>	<u>2006 Justin Cove Rd Box 3</u>
<u>Dan Davis</u>	<u>5-12-21</u>
<u>Kim Rash</u>	<u>1618 Riverside Drive</u>
<u>Kim Rash</u>	<u>5/12/21</u>
<u>Paul 5/12/21</u>	<u>R. Alan Laughlin 1904 Landing Rd.</u>
<u>Judith Miner</u>	<u>2510 Melknap Beach Rd</u>
<u>Adrienne Miner</u>	<u>5/15/21</u>
<u>Melissa Hall</u>	<u>1511 Riverside Dr Prospect KY 40059</u>
<u>Melissa Hall</u>	<u>5/15/21</u>
<u>Timothy B. Shenn</u>	<u>12909 SETTLERS PT. DR -</u>
<u>Tim B Sh</u>	<u>QUINTON, KY 40020</u>

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u> <u>Signature)</u>	<u>Address</u> <u>Date</u>
_____	14101 Oldham Road, Prospect KY 40060
Harrison Aberle	1619 Riverside Dr. Prospect KY 40059
Harrison Aberle	
Geoffrey Aberle	1619 Riverside Dr. Prospect,
_____	KY 40059
Shannon Kastman	13326 Westbury Way
Shannon Kastman	Goshen, KY 40026
Linda Norris	13325 Westbury Way
Linda Norris	Goshen, Ky 40026 5/15/2021
Gregg Kastman	13326 Westbury Way
_____	Goshen, KY 40026
Jim Norris	13325 Westbury Way Goshen, KY
Jim Norris	5/15/2021

6

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) Address
Signature Date

~~_____~~ ~~1404 Gulliver Avenue Prospect, KY 40059~~
PATRICIA S. SHANNON 12909 Settlers Pt. Tr. Gosport, KY
Pat S. Shannon 40026

LAURA ROSS 2510 BELKNAP BEACH RD.
Laura Ross Prospect, KY 40059

Krista Shake 14105 Harmony Village
Krista Shake Prospect, KY 40059

Siobhan Gullahan 1911 Oriole Place 5/15/21
Siobhan Gullahan Prospect, KY 40059

Donna Farmer 1922 Rivers Landing Dr
Donna Farmer Prospect KY 40059 5/15/21

JOHN FISCHER 12808 RIDGEMOOR DR. Prospect 40059 5/15/21

6

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>	<u>Date</u>
<u>James E. Bumann</u>	<u>13704 Mockingbird Dr.</u>	<u>5-14-21</u>
<u>James E. Bumann</u>	<u>Prospect, Ky 40059</u>	<u>5-14-21</u>
<u>Mary Scott</u>	<u>14009 Harbour Pl</u>	<u>5/14/21</u>
<u>Mary Scott</u>	<u>Prospect, KY 40059</u>	<u>5/14/21</u>
<u>RAY SCOTT</u>	<u>14009 HARBOUR PL</u>	<u>5/14/21</u>
<u>Ray Scott</u>	<u>Prospect Ky 40059</u>	<u>5/14/21</u>
<u>Richard Powell</u>	<u>1906 Oriole Pl 40059</u>	<u>5-14-2021</u>
<u>Richard Powell</u>	<u>5-14-2021</u>	
<u>DENNIS W. ROBERSON</u>	<u>2106 N. ROSE ISLAND RD 40059</u>	<u>5.14-2021</u>
<u>Dennis W. Roberson</u>	<u>5.14-2021</u>	
<u>John A. Heuglin</u>	<u>1700 Anchorage Ct</u>	<u>5/14/2021</u>
<u>John A. Heuglin</u>	<u>5/14/2021</u>	

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
NANCY BURNS	1503 GLENWOOD CT. GOSHEN, KY.
<i>Nancy Burns</i>	5/11/21
RICK KEMERLY	1503 GLENWOOD CT. GOSHEN, KY
<i>Rick Kemery</i>	5/11/21
Jeff Church	1516 Taylor Creek Ct Goshen
<i>JW</i>	5/12/21
Marcia Kight	5/12/21 1502 Glenwood Ct, Goshen
<i>Marcia Kight</i>	
Elaine Dillard	2104 N Rose Island Rd, Prospect, KY 40059
<i>Elaine Dillard</i>	5/12/21
William F. Kight	1502 Glenwood Ct-
<i>W.F. Kight</i>	Goshen, KY 40026
	5/12/21

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed)	Address
Signature	Date
ALAN MINSTERKETTER	1510 RIVERSIDE DR
<i>Alan Minsterketter</i>	5/12/21
GINA H. KLEINHELTER	1126 RIVERSIDE DR
<i>Gina H Kleinhalter</i>	5-12-2021
RAY KLEINHELTER	1126 RIVERSIDE DR.
<i>Ray Kleinhalter</i>	5-12-21
Chris Lazzari	1310 Riverside Dr.
<i>Chris Lazzari</i>	5-12-21
Rich Admon	
<i>Rich Admon</i>	5-12-21
	1124 Riverside Dr.
Maxine Davis	
<i>Maxine Davis</i>	5-12-21
Maxine Davis	2000 Justin Cove Rd Box 3 Prospect, Ky.

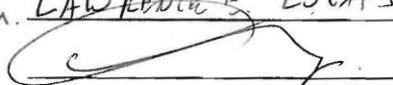
**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

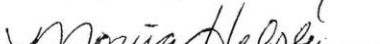
By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.


I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

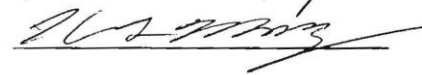
Mr. Lawrence B. Lucas Jr. 1939 Cardinal Harbour Rd. Prospect, Ky
 5/14/21

Monica Helsley 1905 Oriole Place Prospect, KY
 5-14-21 40059

Sammy Parker 14007 Harbour Place Prospect, Ky
 5/14/21

Scott Stutzberg 5/14/21

Daniel Fitzsimmons 13809 Rutland Rd 5/14/21

Kevin Medley 1903 Cardinal Harbour Rd
 5/14/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature)</u>	<u>Date</u>

~~_____~~ ~~_____~~
 Hollyth Gathright 2914 Belknap Beach Road, 40059

Joseph R. Gathright, Jr. 2914 Belknap Beach Road 40059

Grey Ginnison 3106 Belknap Beach Rd. 70059
 Bryan Davey

~~_____~~ 2906 BELKNAP BEACH RD 40059
 R. Mike Ruff 2803 Whirlway Goshe 40026
 Rose Island Glen Docket

Michael Cook 2906 Belknap Beach 40059

Patti Strickler 3028 Belknap Beach 40059
 Frank Strickler

Joe Strick 3028 Belknap beach 40059

William Musselman 14700 Alexis Core Property 40059

Shannon P. Higgins Musselman 14700 Alexis Core W 40059

Mark Hyland 2526 Belknap Beach 40059

Ellen Kravann 3014 Belknap Beach Rd. 40059

William A. Kravann 3014 Belknap Beach Rd. 40059

Todd Cissel 2901 Belknap Beach 40059

Steve Hyland _____ Knap Beach 40059

Lisa Weeden Lisa Weeden 3012 Belknap Beach 40059

16

Page 21 of 59

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
Meghan Gilbert	1301 Meadowridge Trl, Goshen, KY 40026
<i>Meghan Gilbert</i>	5-15-21
Cathy L. Wolff	14109 Harmony Vlg Rd, Prospect, KY 40059
<i>Cathy L. Wolff</i>	5-15-21
Edmond P. Wolff	14109 Harmony Vlg Rd, Prospect, KY 40059
<i>Edmond P. Wolff</i>	5-15-21
Stephanie Atkins	1923 Rivers Landing Dr. Prospect
<i>Stephanie Atkins</i>	5-15-21
Rusty Hocken	2100 Cardinal Harbour Rd Prospect
<i>Rusty Hocken</i>	
David Schmitt	2217 Ridgeview Drive 40026
<i>David P. Schmitt</i>	5-15-2021

6

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

Michael Connelly 1704 Riverside Dr
[Signature] 5/16/2021

Jennifer Breitenstein 1624 Riverside Rd, 40059
[Signature] 5/16/21

MARY B. BOND Mary Bond 1954 Rivers Landing Dr 40059 5/16/21

Judith S PARKER 1636 Victory Ln 40059

Judith S Parker 5/16/2021

Andrew A. Meyer 1820 Rivers Landing Drive

Andrew A. Meyer 5/16/2021

JAMES C MAGNUS 1904 Oriole Pl Prospect Ky 40059
[Signature] 5/16/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

LEON EDWARDS 1724 RIVERSIDE DR

Leon Edwards MAY 12 2021

LOUIS A. SAVAGE 1208 N. Hwy 1793

Louis A. Savage 05/12/2021

LARRY HEIL 14412 OLDHAM ACRES RD.

Larry Heil 05-12-21

Karen Smithson 1518 Riverside Dr., 40059

Karen S 05-12-21

David K Tonn 14503 Oldham Acres Rd Prospect 40059

David K Tonn 05-12-21

Amy Tonn 14503 Oldham Acres Rd. 40059

Amy Tonn 5/12/21

6

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

Leslie A. Wright 14407 Oldham Acres Rd Prospect, Ky

Leslie A. Wright 5/12/2021

Steven Kincheloe 14414 Oldham Acres Rd Prospect Ky

John Kincheloe 5/12/2021

Jesse Kincheloe 14414 Oldham Acres Rd, Prospect KY 40059

Jesse Kincheloe 5-12-2021

SKYLAR SCHUTZ 14404 Oldham Acres Rd, Prospect Ky, 40059

Skylar Schutz 5/12/21

ISABEL FULTS 2924 Autumn Court, Prospect

Isabel Fults (502)381-3695

Kieran Nelson 14314 Oldham Acres Rd, Prospect

Kieran Nelson 5/12/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
SHIRLEY-A HALL	1716 Rose Island Road
<i>Shirley-A Hall</i>	May 13, 2021
Greg White	14121 Harmony Vlg. Rd
<i>Greg White</i>	May 13, 2021
<i>Robert Prince</i>	14400 Oldham Acres Rd
Robert Prince	May 13, 2021
Amanda W. Schmitt	1110 Riverside Dr Prospect 40059
<i>Amanda W. Schmitt</i>	5-16-2021
WILLIAM A. SCHMITT	1110 RIVERSIDE DRIVE PROSPECT KY 40059
<i>William A. Schmitt</i>	5/16/2021
_____	_____
_____	_____

59

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
David Kincheloe	14408 Oldham Acres Rd
<i>D Kincheloe</i>	5-12-21
Guy Gray	14500 Oldham Acres Rd.
<i>Guy Gray</i>	5/12/21
Christy Leach	14506 Oldham Acres Rd
<i>Christy Leach</i>	5-12/21
Gay Gelli	14506 Oldham Acres Rd
GARY G. GELLS	5-12/21
Louis G Bergeron	5-12-21
<i>Louis G Bergeron</i>	1712 Riverside Dr
_____	_____
_____	_____

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

Gia Marie Baker _____ 14509 Oldham Acres Road Prospect, KY 40059

Gia Marie Baker _____ May 14, 2021

Barbara Barber _____ 1704 Riverside Dr.

Barbara Barber _____ 5/14/21

John Blum _____ 14509 Oldham Acres Rd.

John Blum _____ 5/14/21

Donald Barber _____ 1704 Riverside Dr.

Donald Barber _____ 5/14/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

STEPHANIE POTER _____ 14127 HARMONY Vlg. j 40059 _____

Stephanie Potter _____ 05/15/2021 _____

David Dockstader _____ 13803 S. Harbour View CT _____

David R. Dockstader _____ Prospect, KY 40059 _____

JOHN D. FARMER _____ 1922 RIVERS LANDING DR _____

John D. Farmer _____ Prospect, KY 40059 _____

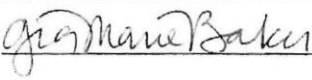
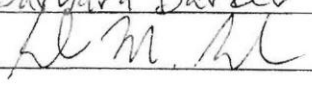
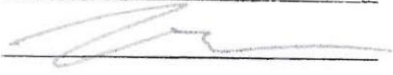
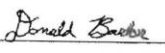
SUSAN TENLEY _____ 1938 Cardinal HARBOUR DRIVE _____

Susan Tenley _____ Prospect KY 40059 _____ 5/15/2021

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed)	Address
Signature	Date
Gia Marie Baker	14509 Oldham Acres Road Prospect, KY 40059
	May 14, 2021
Barbara Barker	1704 Riverside Dr.
	5/14/21
John Blum	14509 Oldham Acres Rd.
	5/14/21
Donald Barker	1704 Riverside Dr.
	5/14/21

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

Chris McFarland 1522 Riverside Dr. 40059

Chris McFarland 5-12-21

Robert J. Smithson 1518 Riverside 40059

Robert J. Smithson 5-12-21

Toni Cavallo 1933 Rivers Landing Dr 40059

Toni Cavallo 5-12-21

Joe Cavallo 1933 Rivers Landing Dr.

Joe Cavallo 5-12-21

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed)
Signature)

Address
Date

~~_____~~
Connie Rayburn

~~_____~~
2500 Belknap Beach Rd Prospect Ky 40059

Bel Jubya

2500 Belknap Beach Rd Prospect Ky 40059

Nancy Martin

2706 Belknap Beach Rd Prospect Ky 40059

JHude HJ

2706 Belknap Beach Rd, Prospect Ky 40059

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

Shawn P. Malone
SP Malone
1908 Rivers Landing Dr
5/16/21

George Atkins
Dad
1923 Rivers Landing Dr 40059
5/16/21

DAVID MCCARTHY
David
3002 KINKOCK DR 40051
5/14/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

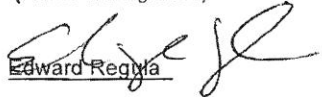
<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
Gerhard Braun	1101 Glen...
Jo Ann Braun	2003 River View Ct. Prospect, KY 40059
<i>Jo Ann Braun</i>	15 May 2021
Gerhard Braun	2003 River View Ct Prospect, KY 40059
<i>Gerhard Braun</i>	May 15, 2021
John D. Gipe	2005 RIVERVIEW CT, PROSPECT, KY
<i>John D. Gipe</i>	16 May 2021

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

Edward Regula


1951 Rivers Landing Dr, Prospect KY 40059

Mickey Regula



1951 Rivers Landing Dr, Prospect KY 40059

Deborah Zebarth
Deborah Zebarth

1953 Rivers Landing Dr Prospect KY 40059

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

Kelley Manley 14223 Harbour Place Stacy Croan <i>JK</i>	Kelley Manley Prospect, Ky 40051 1728 Riverside Dr. 40059
---	---

Gregory Resh 1618 Riverside Dr.	<i>Gregory Resh</i> Prospect, KY 40059
------------------------------------	---

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # XXX)

Signatory Name

Address

Date

Margi Schindler
Mar 24

1401 N. Buckeye Ln
Goshen KY 40026

John W Pace
[Signature]

1310 OLD TAYLOR TRAIL
GOSHEN KY 40026

[Signature]

1401 N BUCKEYEL LN
GOSHEN, IN 40026

~~Page 7 of 11~~

37 of 59 AWS

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature)</u>	<u>Date</u>

David Schultz	14124 Oldham Acres Road, Prospect, KY 40050
--------------------------	--

<u>ROBIN L Cleland</u> <u>Robin L Cleland</u>	<u>12129 Briargate Ln</u> <u>Goshen KY 40026 5-16-21</u>
--	---

<u>Steve Cleland</u> <u>Steve Cleland</u>	<u>12129 Briargate Ln Goshen KY 40026</u> <u>5-16-21</u>
--	---

<u>Andrew Cleland</u> <u>Andrew Cleland</u>	<u>12129 Briargate Ln Goshen KY 40026</u> <u>5-16-21</u>
--	---

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

~~Geoff Schutz~~
Richard Van Kleeck
Richard Van Kleeck
Elizabeth Van Kleeck
Elizabeth Van Kleeck
ELIZABETH VAN KLEECK

~~14184 Oldham Acres Road, Prospect KY 40059~~
1630 Victory Court, Prospect, KY 40059
1630 Victory Ct. PROSPECT, KY 40059

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

Diane Kaufman 5/17/21 13801 S. Harbour View Ct.
Diane Kaufman Prospect KY 40059

Mike Kaufman 5/17/21 13801 S. Harbour View Ct.
[Signature] Prospect KY 40059

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

Janet Dewey	1100 Riverside
Janet Dewey	5-11-2021
Alegany C. Bostic	1100 Riverside Drive
Alegany C. Bostic	5/11/2021

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

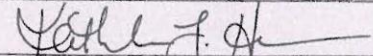
By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

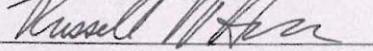
Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

Kathleen Henn



Russell HENNA



1838 Rivers Landing Dr. Prospect KY

5/10/2021

5/10/2021

1838 Rivers Landing Dr. Prospect, KY

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

Signatory Name (Printed and Signature)	Address Date
_____ Pam Aimo Amato	14404 Oldham Ave Prospect KY 40059 1652 Victory Ct, Prospect, KY 40059
Tom Aimo	1652 Victory Ct, Prospect, KY 40059
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
Carre Tucker	13607 Rutland Rd 40026
Carre Tucker	5/15/21
Rich Amma	161 Tombleweed Rd
Rich Amma	5-15-21

2

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____

Signature _____ Date _____

Connie C Malone 1908 Rivers Landing Dr., 40059

Connie C Malone 5-16-21

Paula Motenial 1502 Riverside Dr

5-16-21 40059

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ Address _____
Signature) _____ Date _____

~~Chris Schutz~~ _____ ~~1529 Riverside Road, Prospect, KY 40059~~

ERIKA & CHRIS FUJITZ 1529 Riverside drive 40059
Erika Fujitz / Chris Fujitz 5/13/2021

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

~~Geoff Sobyk~~ ~~1404 Oldham Avenue, Louisville, KY 40250~~
Barbara L. Wimsatt / *Barbara L. Wimsatt* 1839 Huckleberry Ln, 40059
Michael T. Wimsatt / *Michael Wimsatt* 1839 Huckleberry Ln, 40059

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

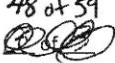
Address
Date

~~_____~~
Tom Douglas, Jr.
Tom Douglas Jr.

~~_____~~
1918 Rivers Landing Dr. Prospect 40059
5/10/21

Judith W. Douglas
Judith W. Douglas

1918 Rivers Landing Dr. Prospect 40059
5/10/21

48 of 59
Page  AUS

B

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date


~~_____~~
Jason Leavens *Jason Leavens*

~~_____~~
13906 Longwood Ln, Goshen, KY 40026

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

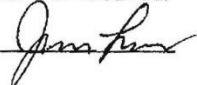
Signatory Name (Printed and Signature)	Address Date
Garrett Schenk Brady Webb 	14104 Oldham Ave, Prospect, KY 40059 1314 Riverside Dr, Prospect, KY 40059

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

_____z	1404 Glen _____, _____, _____
Jason Leavens 	13406 Longwood Ln., Goshen, KY 40026

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # XXX)

Blaine Schindler _____ 1401 N Buckeye Ln _____
Blaine Schindler _____

DRAFT

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

~~Coiff. P. 12/12~~

~~11101 Glen Road, Prospect, KY 40059~~


DAN WEAVER
Dan Weaver

13905 N BEL VISTA CT, PROSPECT KY 40059
05/12/2021

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature</u>	<u>Date</u>
VINCENT R. CAMERON	1700 " " " "
	1702 RIVERSIDE DRIVE Prospect 40059
	5-16-21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

<u>Signatory Name (Printed)</u>	<u>Address</u>
<u>Signature)</u>	<u>Date</u>

_____	1181 Oldham Acres Road, Prospect KY 40050
------------------	--

Emily Cleland	12129 Briaragate Lane Goshen 40026
Emilly Cleland	9/16/21

Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed) _____ **Address** _____

Signature _____ **Date** _____

Deborah Graham _____ 2101 Goshen Lane - Goshen, Ky 40026

Deborah Graham _____ 5/12/2021

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date


~~Gregg Seltz~~ _____ ~~1181 S. Main Ave. Prospect, KY 40059~~ _____

DeWayne Diehl _____ 1506 Riverside Dr. Prospect, KY 40059 _____
DeW _____

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn.

I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name (Printed)	Address
Signature	Date
AMY WALTER	1508 COLONIAL CT
	GOSHEN, KY 40026 5/13/21

**Petition to Oldham County Kentucky Planning Commission
Rose Island Glen Subdivision (Docket # PZ-21-010)**

By my signature below I am entering my objection to approval of the application for development of the Rose Island Road subdivision tentatively named Rose Island Glenn. I authorize members of the adjoining communities to speak on my behalf at the Planning Commission hearing, if I elect not speak for myself.

Signatory Name
(Printed and Signature)

Address
Date

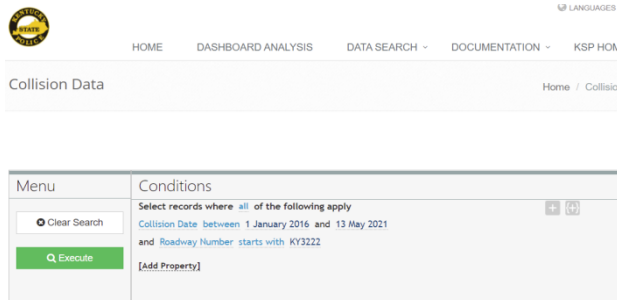
██████████	██████████ Road, Prospect, KY 40050
<i>Jason Leavens</i>	<i>13406 Longwood Ln, Goshen, KY 40026</i>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

EXHIBIT 2

Crash Data from the Kentucky State Police Collision Data Analysis

[<http://crashinformationky.org/>]

1. The parameters of the search were crashes on KY3222 for the past 5 years.



2. Results:

Summary	
> Collision	90
Collisions w/injury:	19
Collisions w/fatality:	0
Collisions w/property damage:	71
Collisions w/commercial vehicle:	2
Total injuries:	24
Total fatalities:	0
Total	90

Note 1: Because of the way law enforcement agencies enter GPS location for these crash, I calculate that 11 of the total crashes were on KY42, bringing the revised number of KY3222 crashes from 90 to 79 with 20 injuries.

Note 2: Please do not discount the importance of property damage only (PDO) crashes. As I stated, the difference in a PDO and injury/fatally crash is inches, speed, distraction, and luck.

3. Map view: This map illustrates that crashes occur throughout the length of KY 3222 with the current level of traffic. This supports my observation of the many hazards and weaknesses of this secondary road.



EXHIBIT 3

Illustrated Map Distance from development boundary to Ohio River Waste Water Treatment Plant (WWTP) boundary (0.5 miles)



EXHIBIT 4

**Illustrated Map Distance from development boundary to and the nearest
public sewer line (0.11 miles)**

