

CLERMONT VILLAGE - MIDAS MUFFLER  
GALLOWAY DRIVE PROPERTY  
MEETING  
FEBRUARY 3, 2010

Copies of this letter have been delivered to the following:

Kevin Futryk	Chairman, Powell Planning & Zoning Commission
Don Emerick	Vice Chairman, Powell Planning & Zoning Commission
Richard Fusch	Member, Powell Planning & Zoning Commission
Jim Hrivnak	Member, Powell Planning & Zoning Commission
Brian Lorenz	AICP, LEED, AP
Bill Little	Member, Powell Planning & Zoning Commission
Joe Jester	Member, Powell Planning & Zoning Commission
→ Dave Betz	Development Director
Steve Lutz	City Manager

Those in Attendance:

Midas Muffler Representatives: Randy Katz, Ian Katz

Equity Properties: Aaron Heath

Clermont Village Residents

Based on a telephone call from a Midas Muffler representative, on Monday, Feb. 1 to Bill Jarrett, President of the Clermont Village Condo Association, requesting a meeting on Wednesday, Feb. 3 at 12:00 noon, a hasty meeting was called to order by Bill Jarrett with available residents on short notice to discuss the proposed plan to build a Midas Muffler shop on the Galloway Drive/Sawmill Road property which directly affects the Village of Clermont.

Much of the presentation given by Mr. Randy Katz reiterated information given at the recent Planning and Zoning Commission meetings. The most significant changes to the drawings were to use green roofs and to readjust landscaping plans by consolidating some of the trees from the perimeter of the property to create a dense tree'd area facing Clermont Village. He also stated there would be two other buildings on the site; one possibly could be an Urgent Care facility and the other is still unknown - possibly a fast-food restaurant. At this point, Mr. Heath of Equity Properties stated that if a large corporation such as Nationwide decided to purchase this property, we probably would not have a choice as to what was built there. His comment was "money talks."

Residents indicated their concerns about having a Midas Muffler shop in our front yard. Some of the comments, questions and concerns related to the currently existing traffic problems which would be exacerbated by a new glut of additional vehicles in the area. Cut-through traffic into Clermont Village would not only endanger our residents but also increase the dollar cost to residents for maintenance of the roads. Residents immediately adjacent to the proposed structure feared noise and an unbecoming view from their properties. Another concern was how would this building affect our property values?!

After much discussion, the consensus of the residents opinions are that while Midas Muffler is a reputable Ohio business, it is not appropriate for this site because it would not transition well into the ambience of the residential area.

To summarize, I wish to highlight the main objections brought about by the Clermont Village homeowners. From the beginning, we presented our objections on the structure and the location of the Midas building. We also brought about the dislike concerning the high increase in traffic.

In my last two letters to the Planning and Zoning Commission, it was stated that "I" do not want them here and now it becomes "We" do not want them here. One homeowner asked Mr. Katz if he would like a Midas Muffler facility in his front yard. There was no response.

Sincerely,

  
Bob Green

c. Bill Jarrett