



Somerset Owners Association Board of Trustees
Kelly McDonald, President
Dean Vorhees, Vice President
Rick Pearson, Secretary/Treasurer

Somerset Owners Association Board of Trustees
Oberer Management Services, Association Management Division
3445 Newmark Drive
Miamisburg, Ohio 45342

March 3, 2023

Washington Township Board of Trustees
8200 McEwen Road
Washington Township, Ohio 45458

Mr. Dale Berry, Mr. Scott Paulson, Ms. Sharon Lowry,

On March 6, 2023 a hearing is schedule for Zoning Case Number Z-738 concerning the rezoning of 27 acres for a proposed residential development consisting of 63 senior homes. The Somerset Owners Association Board of Trustees (SOA BOT) has passed a unanimous resolution to comment on the proposed rezoning.

The understanding of the SOA BOT, which represents homeowners of 124 single family homes, is that the rezoning request consists of two separate property plots and the proposed residential development only involves one property plot. It is also the understanding of the SOA BOT that a development plan for the property adjacent to the Somerset community has not been submitted.

The SOA BOT maintains a collection of basins and retention ponds for remediation of storm water within the Somerset community. The SOA BOT has drainage concerns regarding the development of the agricultural property adjacent to the Eastern boundary of the Somerset community and requests the proposed rezoning request for that property be denied until a development plan addressing drainage remediation has been included in a rezoning request.

The SOA BOT believes a denial of the proposed rezoning request will afford more communication between the Washington Township Board of Trustees, the SOA BOT and any prospective developer concerning the planning and development of these two properties plots adjacent to the Somerset community.

Thank you for your review and consideration in this manner.

Respectfully Submitted,

For the Board of Trustees

Rick Pearson