

November 30, 2007

Mr. John Lasko, Jr.
Chair-Planning & Design Commission
North Olmsted City Hall
5200 Dover Center Rd.
North Olmsted, OH 44070

Dear Mr. Lasko:

This letter is written to you as a call to action in response to the November 28, 2007 Planning and Design Commission meeting agenda item relating to a cluster home development plan and rezoning proposal for COMs07-0026, aka Biddulph Trail. The purpose of this letter is to restate and emphasize the critical and urgent need to evaluate this request in terms of the need to address the current lack of access to sanitary sewers for approximately a dozen residents south of Butternut Ridge Road whose frontage is on Columbia Road.

These properties are currently serviced only through privately installed and maintained septic systems. As you may know, in the very near future, Cuyahoga County will be implementing a county-wide ban on any new construction employing septic systems. Not only does this severely diminish the value of the future development for these properties, the resale value of these properties may also be severely diminished, as well as bringing into question the ability to even replace any septic system currently in place (if necessary).

These properties, without access to sanitary sewers, may collectively and conservatively be estimated to have a current market value in excess of \$1 million and may include nearly twenty acres of land. Furthermore, these residents are assessed property taxes and potentially pay city income taxes in return for certain city services currently enjoyed by the vast majority of city residents, but are denied access to sanitary sewer.

During the meeting referenced above, the city Master Plan, as revised in 2005, was referenced several times. At the present time we are unaware of any plan, proposal or time line contained in that plan that addresses this shortfall in access to basic city services for this group of residents.

Accordingly, it is imperative that any further consideration of the Biddulph Trail development and rezoning request must include a definitive solution to this egregious denial of access to sanitary sewer lines for these city residents. Such solution must include not only a workable long term strategy with respect to line location, capacity and

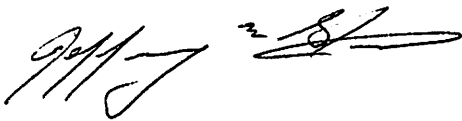
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cost of access, but also a short term and immediate requirement of the Biddulph project design to accommodate the implementation of the long term solution for this area.

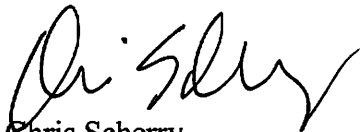
At the present time it is difficult at best to envision a sanitary sewer line being constructed in a southerly direction from Butternut Ridge on Columbia Road to serve these properties and residents. If we are wrong, please correct us immediately. If we are correct, then as a responsible representative of the property owners, you must evaluate the feasibility of this project in terms of its ability to address this deficiency. For example, the sanitary line to be constructed to serve this development must at a minimum, be constructed for the entire North and South boundary of the Biddulph property, providing for future extension south to the southern city boundary line with Olmsted Township, along the eastern edge of Springvale Golf course. Most importantly, this line must extend across the creek near the southern boundary line of the Biddulph project and at a minimum continue to the south Biddulph property line, thus providing for future access by the city residents currently handicapped by the septic constraints. Even though access to a sanitary sewer by property owners through the rear of their property may not be desirable, it is the best alternative to having no access at all and no known plan or time frame for access.

In closing, we urge you to fully consider all viable options to resolve this deficiency and to include an appropriate long term solution within the context of any consideration of approving the Biddulph Trail project.

Respectfully,



Jeffrey W. Steed
6234 and 6228 Columbia Road



Chris Scherry
6210 and 6228 Columbia Road

Cc: Thomas E. O'Grady
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Duane Limpert
Sharon Schlemmer
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