

Sugar, Nick

From: a2dox@usa.net
Sent: Monday, April 12, 2021 12:06 PM
To: Planning Commission
Subject: Corrected version of email - Case No. 2021-214 - public hearing on Monday, April 12, 2021

(Our previous submission from earlier today had a minor typo that has been corrected in this version.)

The following questions, concerns and requests are being submitted by Tom and Karen Cunningham in relation to Case No. 2021-214, being heard on Monday, April 12, 2021, for a Conditional Use and site plan request of an indoor golf training facility for the Country Club of Hudson.

Thomas and Karen Cunningham are owners of property at 2082 Garden Ln, Hudson, Ohio 44236, which is adjacent to the Country Club of Hudson and the property closest to the proposed new facility. We have the following questions, concerns and requests associated with this case.

Questions:

1. Has a survey been done that ensures that the new building is the appropriate distance from the property line?
2. Based on the anticipated use of the building, how much noise would be generated from activity in or around the building and how would that be mitigated?
3. Would lighting from the building illuminate neighboring properties? Would lights be on all night for security, or would they be turned off at night? If turned off, at what time would they be turned off?
4. What if any foliage will be planted to help mitigate the view of the new building from neighboring properties?
5. There is a driveway planned from the end of Garden Lane for fire access. Will that driveway be blocked or gated when not needed for fire access? Will this driveway be used for any other purposes, such as maintenance or deliveries? Will this increase traffic on Garden Lane?
6. There was a mention in the plans that this building would also be used for private events. How large would these events be? Would they attract large crowds or use amplified sound?

Concerns:

1. The blue line in the GIS aerial map appears to be slightly off (cutting through a pine tree that we're pretty sure is on our property), so there's some concern about how that line has been determined and how accurate it is.
2. Because so many trees along the property line have been dying, and large pine trees that were originally planted to block light from the tennis courts as a result of a zoning order many years ago (back in the 1970s) have recently been removed, privacy in our yard has been greatly diminished. (Several of the trees showing on the aerial map - including the large pines near the tennis courts - are no longer there.) It appears that even more trees may be removed as part of this project resulting in even less privacy.
3. While the country club itself has generally been respectful of us as neighbors (and we feel we have had a good relationship with them), sometimes members or suppliers or service providers have not been as thoughtful. Will steps be taken to ensure that there aren't delivery drivers or golf carts utilizing Garden Lane (or our front yard) as a short cut?
4. While we often enjoy the bands and music played at country club events, there have been one or two times when they have been so loud (even with our doors and triple-pane windows closed) that we've had to go over and ask the bands to please reduce the volume. With this new building being much closer to our house than any of the current buildings, we do have some concerns about whether amplified sound would be allowed at events in that particular building.

Requests:

1. We would like to know where the property line is for sure, especially between our property and the building, and our property and the tennis court area. While we have a general idea based on old fence posts that pre-date the existence of the country club, having a more precise marker would be helpful in providing assurance that the building is appropriately distanced, and would also give some guidance on where we might be able to plant foliage if we need to increase privacy on our side.
2. We would like to see foliage planted (possibly evergreens or hedges) to help replace some of what has been lost and to mitigate the amount of light and sound (not just from the new building but from the tennis courts). This is something that could be done collaboratively, but requires that we know where the property line is and who is planting what.
3. We would like assurance that there will not be increased traffic and noise or excess light at night.
4. We would like to know who to contact at the country club and how to reach them if we have questions or concerns in the future.

Tom and Karen Cunningham
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