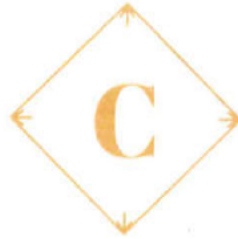


COFFEY



JEFFREY A. & KARLA R.

March 3, 2021

Dear Members of the Board of Zoning Appeals,

We are writing this letter to express our concerns over the proposed apartment complex expansion in the area of McKay Road and Berwick Drive. We have been residents of Shelbyville for the last 23 years and currently are homeowners in the Countryside subdivision. We are certainly in favor of housing options. Specifically, well planned, smart and thoughtful growth in our community to give various options to residents. However, we have concerns over this proposal. Our primary concern is regarding drainage. The area has challenges with drainage and we believe that the proposed volume of hardscapes with the increase in the amount of water flowing into the dedicated ditch that already handles significant drainage and runoff from several neighborhoods in the general area will be further stressed. As proposed, we believe that a significant retention pond would be needed to assist in accommodating the additional drainage and runoff that this property would generate.

Our second concern is a marked increase in vehicular traffic that would be utilizing just one access point in an already congested area of the city. This area experiences significant traffic specifically during the times when the local middle and high schools are convening and adjourning. Also, these institutions regularly host events that draw significant traffic, games, theatrical productions, etc. Furthermore, the area has a substantial residential footprint with additional residential development already being planned as the writing of this letter. Based on these developments, we believe that traffic will increase significantly and this proposal would likely aggravate matters. This vehicular traffic increase will likely contribute to more crashes and possible pedestrian incidents.

We respectfully ask you to reconsider this proposal for these reasons outlined. Thank you all for your consideration in this matter.

Kindest Regards,

Jeffrey A. Coffey

Karla R. Coffey