

February 16, 2016

To: **Planning Commission City of St. Marya**
Larry Johnson, Chairman
Doug Cooper, Arlene Norris
Mike Rich, Nancy Stasinis

Mayor of City of St Marys
John Morrissey

RE: Mill Site Rezoning Application Port of St. Marys, LLC

We are writing to state our opinions and some objections regarding the rezoning of the Mill Site as it is proposed by the applicant Port of St. Marys, LLC. c/o Christopher Ragucci.

While we believe this property in downtown St. Marys is a tremendous asset for the City to have, we firmly believe the City needs to retain control of the development of this asset, and the City has an obligation to oversee the development, whatever it may be in the future, is done in a manner that is consistent with all zoning development standards building codes and regulations; including building heights, property setbacks, Wetlands and Salt Marsh all protected Wood Stork habitat and all water management issues that are currently in place.

PAGE 3 Section E Paragraph 5, Zoning Master Plan : POSM text constitutes an amendment to the current City of St Marys Ordinance. the POSM text introduces land uses and development standards that do not exist or differ from those found in the current zoning documents and development standards

Section II page 7, Paragraph O—Site development within the POSM Industrial & Logistics Center PD District will be controlled by the development standards that are established in Section II & III of this document. In the event of conflict, the hierarchy of the documents shall be the POSM text and THEN the City of St. Marys Zoning Ordinances and Subdivision Regulations. Throughout this application POSM is repeatedly making this proposed change .

SECTION III Sec. 110-145 (4) (5)

We believe that if the City of St. Marys allows the changes to the City Zoning Ordinances that POSM has asked for in Section III it will be detrimental to the future of St. Marys. In this section POSM asked for relief of annual reviews for special use permits and that **special use permits be transferable to any future owner without additional review.**

Throughout this zoning application document POSM continually is asking to meet the minimum Standards, or no standards at all or make up their own development standards. The citizens of St Marys deserve better than this proposal.

You as members of the Planning Commission, have the authority, and responsibility to control the direction of the development of this property for future generations. Carefully evaluate what the application is asking for. Please do your best work now!

Signature Page

JULIA BANKS	207 READY STREET
ANN HERRING	207 READY STREET
LUCY LYONS	104 E. WEED STREET
ROBERT LYONS	104 E, WEED STREET
ROBERT DEVINE	708 GRACE STREET
PAULA DEVINE	708 GRACE STREET
CLAUDIA COTTINGHAM	100 ASHBY LANE
SALLY JACKSON	411 MARGARET STREET
JOHN JACKSON	411 MARGARET STREET
JANE N. CALDWELL	607 NORRIS STREET
EDGAR M CALDWELL	607 NORRIS STREET
DANIEL HARRIS	605 NORRIS STREET
KATE PACKARD	406 SEAGROVE STREET
DAVE PACKARD	406 SEAGROVE STREET
MIKE JORDAN	408 MARGARET STREET