

Shawn Nickel

From: Nosh Makujina <nosh.makujina@energysmartindustrial.com>
Sent: Sunday, May 7, 2023 7:17 PM
To: Shawn Nickel
Subject: Proposed Willowbrook Development

Star City Council

I have been a resident of Hillsdale Estates since 2006 and would like to express my opposition to the proposed Willowbrook development plan.

I urge the Star city council and Mayor to listen/read carefully to the comments and letters sent by the community affected by the proposed development. In particular the letter sent to the City of Star written by Elam & Burke Attorney's At Law commissioned by the Hilldale Estates Homeowners Association. This letter best enumerates the issues with the application in detail.

Of all the items that Willowbrook is asking for, the golf course is of particular concern to me. This would bring additional nonresident traffic and commercial enterprises to our quiet valley. The homes around the course will have a high percentage rented out and bring the issues of noise and people who have no long term investment to our neighborhood. I have attended the numerous planning and feedback meetings sponsored by Willowbrook over the last 2 years and seen the lack of detail in their answers to questions about the various concerns such as traffic patterns, water and wastewater, fire and police protection. Willowbrook sites studies from firms they have hired to show that all issues will be handled by their design. Of course, I have deep concerns about the accuracy of these vague claims since they were paid for by Willowbrook.

I urge the Mayor and the City Council to properly understand the concerns brought by the residents, ACHD and the school district before granting any applications of this enormous scope. The residents living near the new development will have to deal with poor planning, mistakes, or lack of diligence, and forecasting from the developers for a generation or two. The Star council should not rush the process to meet Willowbrook's timeline. I hope you will reject this application as it is written and exclude the golf course in future applications.

Sincerely,

Nosh Makujina

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