

From: Deb Kettner-Sieber <debkettner@gmail.com>
Sent: Tuesday, April 29, 2025 11:03 AM
To: ZZ Council Members
Subject: Objection to Rezoning Proposal; File 25-0413; 5917 River Run Road

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Dear Council Members,

I am writing to respectfully express my strong opposition to the proposed rezoning and development plan currently under review for the Waterview Subdivision lot 17 (5917 River Run Road). While I recognize the importance of responsible growth, this specific proposal raises significant and unresolved concerns—particularly regarding stormwater drainage and grading—that directly affect neighboring properties and the long-term sustainability of our community.

One of the most pressing issues involves persistent stormwater drainage problems between lots 18 and 19. These concerns have gone unaddressed for years, and without proper grading and runoff mitigation, nearby properties remain at risk of flooding and are unable to use their properties fully. Before any rezoning is approved, this matter must be resolved. Unfortunately, responsibility for this issue has been repeatedly shifted between Mr. Mazzola (of Little River Homes LLC and Great River Homes LLC) and Mr. Carl Schilling, (the developer and current sole officer of the Waterview HOA—despite the HOA's objections from homeowners). Adding additional homes on Lot 17 without proper correction of drainage in all areas will impact the subdivision.

I would also like to address specific points raised by Mr. Mazzola in his cover letter related to the proposed development of Lot 17:

- **Item #6** – Sidewalks throughout the neighborhood remain incomplete. In particular, the sidewalk on Lot 21—owned by Mr. Schilling—has not been installed, despite multiple requests and emails sent to city officials and our council representative over the past two years. This poses a safety concern for families with young children and residents with mobility challenges. Additionally, there is no sidewalk connecting the public path along Highway 35 and the roundabout on the north side of Sunnyside Dr., leaving a critical gap in pedestrian access to River Run Road.
- **Item #6a** – It is unclear what walking trail Mr. Mazzola is referring to. If he is referencing the informal "natural path" behind homes on the west side of River Run Road along the drainage pond, it is incomplete and remains one of several outstanding items. While there is a walking path along the highway, it is not connected to the subdivision (see point above).
- **Item #16** – Lot 17 is subject to the existing Waterview Subdivision declarations and covenants. An additional simplified HOA for purposes such as snow removal as referenced in #18 would make sense.

Until these stormwater and grading concerns are thoroughly addressed—with updated and consistent engineering documentation for lot 17, and full implementation of environmental mitigation features on existing stormwater drainage—I urge the board to **deny the rezoning request**.

Sincerely,

Deb Kettner-Sieber

6027 River Run Road, Lot 20

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