

August 16, 2025

Dear Planning Commission,

I want to take this opportunity to address the new concerns presented by David Brunelle in his letter dated August 13, 2025, as well as the original concerns presented at the last BOS meeting.

While Mr. Brunelle states in his August 2025 letter that the application was previously denied with no substantive changes to the new application I would like to provide the following facts:

- Prior to the previous BOS meeting no board members visited my property to validate the complaints from Little Mountain Estates. Since that time, Mr. Davis Lamb, Mr. Steve Catlano, Mr. Tim Goolsby and Sherrif Steve Smith walked my property and validated from the back of my lot that shares a property line with 34 Mountainside Dr. that they were unable to clearly see the houses in Little Mountain Estates. It was also stated that the noise seemed minimal because all the work will be done inside.
- Mr. Brunelle states that the trees along the backside of the property had been removed. This is incorrect. In fact, additional trees have been planted around the property.
- Mr. Brunelle references behaviors that he found offensive:
  - Tarp – Yes, I hung a tarp on my property facing theirs because I am human. At the last BOS meeting I was upset and felt discriminated against with the lies that were told and the derogatory remarks made against people who live on Ford Ave.
  - Driving an ATV and shooting guns, among other allegations – Yes, we had a minibike that has since been sold. Shooting guns – as a responsible property owner I validated with Greene County Sheriff's office, it is not illegal to fire weapons on my property as long as we are not shooting toward a residence, which we would never do. The additional disturbances are not illegal, and do we not have the same right to enjoy our property as homeowners, same as the residents of Little Mountain Estates.
  - Driving through the neighborhood – This is an absolute lie. I do not own a truck.
- Mr. Brunelle stated he has ample photographic/video evidence of me specifically engaging in the behaviors he outlined. I would appreciate it if he would provide this evidence.

- Mr. Brunelle's comments that I am mentally unstable, immature and menacing are insulting and discriminating. This lack of respect for me as a person has made this a personal attack and is unrelated to the request for a special use permit.
- Mr. Brunelle states that we cleverly built our business (garage) to not be seen from Ford Ave or even our own home. I am unclear what this means. The garage is positioned on the back of the lot that we own and is clearly visible from my home. The property along the road frontage of Ford Ave. is not owned by me.
- 1183 Ford Ave. does share property lines with different owners and the ones that are concerned are the ones in Little Mountain Estates. My property is not a part of Little Mountain Estates however, these property owners seem to want to enforce their HOA by-laws on my land.
- In reference to Sheriff Steve Smith, I am a lifelong resident of Greene County. There are several members of our various community emergency services and first responders who I consider friends and have known for many years. Several before they were active in their positions.
- Regarding the coerced signature, we will not be providing the name of the individual at this time. Our goal is not to create an issue for this homeowner in his community.
- Mr. Brunell states this is a lose-lose situation. His opinion appears to be solely based on his desire to dictate how I can use my property. Again, none of the behaviors he outlined are breaking laws in our community.

In conclusion, we love our community and would not propose anything that would be detrimental to our neighbors. We have spent the last 10 years improving the 3 lots we originally purchased on Ford Ave. to help revive an area that had a bad reputation for many years. 1183 Ford Ave. is our home. Little Mountain Estates has presented many false accusations against this request and my family. I hope the facts I have provided give clarity on these allegations.