

Petition Opposing a Dollar General in Middletown

To the Attention of:

Lake County Community Development Department,
Attn: Mireya Turner, MPA, Associate Planner, Michalyn DeValle, Director
Lake County Planning Commissioners
Lake County Board of Supervisors

The signers of this petition oppose the latest Cross Development project (MUP 18-44) to build a 7,225-square-foot Dollar General at 20900 State Highway 29 in Middletown because it does not conform with the design guidelines, intent, and vision for Middletown that are clearly defined in the Middletown Area Plan: “Measures should be taken to enhance the economic viability of the area while preserving the unique historical qualities of the downtown area.” (Section 1.0, Page 1-3).

Despite the new application’s smaller size, this project still does not comply with the Middletown Area Plan. The county’s Findings of Fact (AB 17-01) in 2017 noted that the first Cross Development proposal had not met “the spirit and intent of the Middletown Area Plan.” Specifically, the commission determined, and the Board of Supervisors upheld, that the design review findings required by the Zoning Ordinance (section 54.5, subdivision (a) 4, 5, 6, and 7) were not met. Except for the square footage, little has changed; the current proposal calls for a similar formula structure and signage.

The Middletown Area Plan, adopted by the Lake County Board of Supervisors in 2010, resulted from a long process of collaboration and compromise by many area residents who held different points of view. It is a subset of the General Plan and should be upheld as approved. “The higher level of policy accountability for this plan ensures the residents of the future that the vision of the citizens in 2009 is carried out as adopted. County landowners and residents seek assurances that the use of a neighbor’s property will be compatible with the health, safety, welfare and preservation of property values, the economy and the County’s rural character.” (Middletown Area Plan, Executive Summary 1.0, page 1-2)

We, as county landowners and residents, contend that the latest Cross Development application to build a formula box store (Dollar General) within the community growth boundary of Middletown does not comply with the Middletown Area Plan. We encourage the county to reject this project application.

Signature

Name (printed)

Email or phone

Address/town

1. _____

2. _____

3. _____

Petition Opposing a Dollar General in Middletown

To the Attention of:

Lake County Community Development Department,
Attn: Mireya Turner, MPA, Associate Planner, Michalyn DeValle, Director
Lake County Planning Commissioners
Lake County Board of Supervisors

Somos residentes del Condado del Lago y nos oponemos al plan de construir un edificio de 7,225 pies cuadrados (Tienda General del Dolar) en Middletown. La propuesta de la tienda en nuestro escénico Highway 29 va en contra de el plan de area de Middletown y el Plan General del Condado, la cual incluye la siguiente regla: "El Condado debe asegurarse que el desarrollo respete el patrimonio de el Condado De Lake, requiriendo que el desarrollo responda a este contexto, y sea compatible con la escala de estructuras a su alrededor."

Esta tienda de cadena larga esta dirigida bajo una corporación mayor desde otro estado. La cual abre las puertas futures desarrollos de casas de larga escala de tiendas la cual claramente dasalienta en el Plan De Area De Middletown (MAP) por sus siglas en Ingles. El diseño no encaja con las guias de contorno en el MAP, y no cabe en el caracter de nuestro pequeño historico pueblo y con la escala de casas adyacentes. Este desarrollo podria tambien causar numerosos problemas tales como congestiones de tráfico, ruido, luces de contaminación para el vecindario cercano a el y las escuelas que se encuentran cruzando la calle.

Cuando Mienbros de los supervisores Del Condado adoptaron el Plan De Area De Middletown en 2010, ellos entendieron que era una importante adición al Plan General en el condado que no debe ser ignorada. El Plan de el Area de Middletown anima a desarrollos que preserven nuestro pequeño e historico pueblo caracter y calidad de vida.

Nos oponemos a cualquier desarrollo que no siga estas reglas.

Signature	Name (printed)	Email or phone	Address/town
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____

Petition Opposing a Dollar General in Middletown

Signature

Name (printed)

Email or phone

Address/town

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____