

# SG ponders developing old ski hill

## Housing project draws neighbors' flood fears

By **CYNDI NABER**  
The Northwest Herald

SPRING GROVE — What once was a ski hill is now a proposed housing development that has neighbors concerned about flooding.

The former Lost Valley ski area south of Route 12 and west of Wilmot Road may boast \$250,000 to \$400,000 homes instead of chalets if developer Bradley Fox is successful.

Fox has requested annexation to Spring Grove along with zoning for 28 lots on 56 hilly, wooded acres. Roughly one-third of the lots might be equestrian estates, Fox said.

A zoning hearing in Spring Grove Tuesday brought seven worried residents from Linden Road. They expressed concern about potential flooding of their properties, which are along Nippersink Creek north of Route 12.

Flooding problems increased when trees were cleared for the ski hill in the 1970s, the residents said. Water levels rose again when Wilmot Road and Route 12 were improved.

"There is no way you're going to be able to control the water from that hill," said Chuck Connon, 1222 Linden.

"It's going to percolate through the ground, and it's going to come across Route 12 like it does now," Connon said.

Connon suggested a culvert could divert water to Nippersink Creek instead of through Linden Road residents' yards and across Linden Road, which is gravel.

Fox's attorney, Don Stinespring, said local ordinance will re-

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**Chuck Connon**  
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quire the developer to maintain surface water on his property, or at least to release it at a lower rate than now occurs.

Stinespring said Smith Engineering will be made aware of Linden Road residents' concerns.

A large ski lodge still exists on the property. The top floor of the 14,000-square-foot building will be Fox's personal residence, he said.

He also asked that the village maintain a business zoning on the ski lodge property to allow him to use some of the building for a housing sales office and for construction materials storage.

In the future, Fox would like to place four condominiums in the ski lodge, he said. That may prove difficult to achieve, however; Spring Grove prohibits construction of multifamily housing.

Because Fox had not yet closed on the property Tuesday, the zoning hearing was continued to 7 p.m. June 16.



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