

April 4, 2023

Via Email

Michael Blackford  
Director of Planning  
200 S. Hamilton Rd.  
Gahanna, OH 43230

Re: Roger's Market Planning Commission Materials

Dear Michael,

In anticipation of the upcoming Planning Commission meeting, we had asked some of our tenants at Roger's Market to share their thoughts regarding the proposed plans to redevelop and expand the parking lot. Letters of support from some of our tenants are included. Please see attached for review and inclusion for the Planning Commission package and meeting.

Sincerely,



Eric Leibowitz  
VP, Development & Leasing

Enclosures

# CAMERON MITCHELL

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*Great People Delivering Genuine Hospitality*

March 16, 2023

City of Gahanna  
200 Hamilton Road  
Gahanna, OH 43230

To whom it may concern –

My name is Steve Weis and I am the Vice President of Development for Cameron Mitchell Restaurants. We own and operate the Barn at Rocky Fork Creek in the Rogers Corner development in your great City. We also own and operate the Cap City Fine Diner on Stoneridge Drive as well as The Rusty Bucket Restaurant & Tavern on Hamilton Road. We are raving fans of Gahanna and love doing business in your city.

We are writing in support of the expansion and reconfiguration of the Rogers Market parking lot that the team at Casto is proposing. We have a lot of guests who love and frequent our restaurant at The Barn. Many of them also shop and dine at some of the other tenants as well. We believe this parking expansion will benefit every business in this development. It will improve the safety and viability of the center for our guests, other tenants and all of our associates.

We wholeheartedly support this project and encourage you to support it as well.

Sincerely,

Steve Weis  
Vice President of Development  
Cameron Mitchell Restaurants  
390 W. Nationwide Blvd.  
Columbus, OH 43215  
614-222-3390

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# HIGH BANK DISTILLERY CO

To the committee.

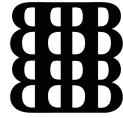
It has come to our attention that Gahanna, along with Casto, are exploring the possibility of a parking expansion project at Rogers Corner. High Bank Distillery would like to lend our backing for such an expansion based off of what we have seen while being a tenant at Rogers Corner. We support this because of a growing alarm for the safety of those visiting Rogers Corner. It is not uncommon to see people running across Hwy 62, from The Barn at Rocky Fork Creek, to patronize the shops at Rogers Corner. The parking area around the Barn and Rockwood Dry Cleaners, has been acting as 'overflow' parking for the shops at Rogers Corner. The lack of parking at Rogers Corner, is causing the unsafe and unencouraged running across Hwy 62. Parking expansion would go a long way to curtail this practice, and help keep everyone safer.



Jeff Ireland

Co-Founder

High Bank Distillery



# BEAUTY BARN

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March 14, 2023

Planning Commission  
200 S. Hamilton Road  
Gahanna, Ohio 43230  
614-342-4090

To the City of Gahanna Planning Commission:

As owners of the Beauty Barn Salon, located in Roger's Market on East Johnstown Road, we are requesting your approval for the reconfiguration of the parking facilities as presented by the Casto Real Estate Organization. The safety of our employees and clients is a top priority. Due to the lack of spaces, plaza customers are parking in the fire zone behind the building, on the grass, as well as across the street in the apartment complex's lot. We are an appointment based business and we have many elderly clients who are not able to walk long distances to access our services. We also have concerns about our female employees walking safely to their cars after hours when they have to cross Morse Road in the dark to get to their vehicles, because they were not able to find parking spaces in our lot when they arrived to work.

Please take into consideration these safety issues for our clients and employees and approve Casto's request to add additional parking spaces to Roger's Market.

Thank you for your consideration,

Lauren and Damon Givens  
Beauty Barn Salons Owners

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CONTACT

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1387 EAST JOHNSTOWN ROAD | GAHANNA, OHIO 43230 | (614) 245-8315



727 Mount Airyshire Blvd., Columbus, OH 43235 | 614-846-7373  
1385 E. Johnstown Rd., Gahanna, OH 43230 | 614-418-6041  
Homesourceinteriors.com

March 14, 2023

City of Gahanna  
Gahanna Planning Commission  
200 S Hamilton Rd.  
Gahanna, OH 43230

Re: Roger's Corner Parking Lot Expansion

Dear Fellow Residents, Business Owners, and City Council Members,

My name is Angela Snyder, I am the principal owner of Home Source Custom Draperies & Blinds located at 1385 E Johnstown Rd. in Roger's Corner shopping center. Our business is new to this side of town, originally established in 2005 in Worthington Hills and expanding east in 2022. We are a retail Window Treatments store offering high quality, custom products to residential and commercial consumers. Both our stores are showrooms but our Gahanna location is unique because it is also home to our professional drapery workroom where our employees make custom draperies, cornices, etc. We are open Monday through Friday, 9am to 5pm and on Saturdays from 10am to 3pm, and we also have appointments outside of business hours in our showrooms. Another service we offer is repairing and cleaning window treatments, that service is performed by dropping off the products at either of our locations.

When considering Roger's Corner as a retail location the parking situation appeared to be more than sufficient for our customers and our employees. After signing the lease, I learned a restaurant would be opening next to the liquor store, still parking problems did not cross my mind. It wasn't until the restaurant's soft opening that I noticed there was a parking shortage. High Banks opened in May 2022, only a month after we did, and since then I can say it's been one thing after another, all stemming from the parking lot being too small.

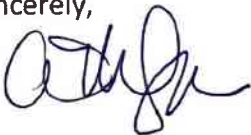
Sadly, I've seen a few car accidents on Johnstown Rd., people park at The Barn and walk across the busy street, sometimes at night, to High Bank. Every weekend there are cars parked along all the grass areas, the fence lines, in the back of the building, and quite frankly, people hunting for parking spots can be nasty! One day I was followed to my car by male driver, I explained he couldn't have my spot because our work vehicle was about to parked there momentarily; he called me a "bitch" because I was not willing to give up my spot to him. I appreciate that our landlord has added signs that say "No Restaurant Parking", hired security, and that High Bank offers free valet, however, these gestures are not solving the root problem, they are only a temporary fix.

Speaking as a business owner, I want my customers and employees to feel safe and welcome, whether they are dropping off a repair, meeting a designer for an appointment, or leaving work, the last thing I want is for them to be harassed on the way to or from their vehicle. To me, and many others, it's a simple fix. Expand the parking lot. I've heard the parking lot expansion proposal will allow 60 more spaces than we currently have, that will be a tremendous improvement and eliminate the cars parked in the grass, along all the curbs, near the roads and entrances/exits, and even the security guards.

Roger's Corner is a neighborhood shopping center, we're hoping to attract shoppers and diners to our center, not deter them because they're frustrated, annoyed or concerned why there is a security guard. We are asking for that you please support the parking lot expansion initiative, we chose Gahanna for our business, please choose us and the viability of each of the businesses in this center.

Thank you for your consideration.

Sincerely,



Angela M. Snyder

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To,

The City of Gahanna,

Reg: Reconfiguration of Parking Lot proposal at Roger's Market Corner

My name is Sridhar Thumma and I'm the owner of 1837 Wine & Spirits Emporium located at 1383 E Johnstown Rd, Gahanna, OH 43230. I'm one of the tenants at this location which is otherwise known as the Roger's Market corner. Casto is the property management company managing the property at this location.

Casto has put forward a proposal with you to reconfigure the existing parking lot at this location. We would like to support the initiative/proposal since it will improve the safety and viability of the center for our customers and employees if the plans were to be approved. Considering the benefit and resolutions this proposal will provide, we would like to request the City of Gahanna to approve Casto's proposal and should there be any questions related to this letter, I will be happy to answer. My direct number is (901) 216 5574.

Thank You very much for the opportunity and your time. We are certain the reconfiguring of the parking lot will benefit everyone and more specifically the customers.

Thank You,

A handwritten signature in black ink, appearing to read 'Sridhar Thumma', with a long horizontal line extending to the right.

Sridhar Thumma  
Owner  
1837 Wine & Spirits Emporium  
(901) 216 5574

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1383 E Johnstown Rd, Gahanna, OH 43230  
(614) 933 9463  
[www.1837wineandspirits.com](http://www.1837wineandspirits.com)