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*A Legal Professional Association*

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December 2, 2016

City of Gahanna Planning Commission  
c/o Kayla Holbrook, Deputy Clerk of Council  
City of Gahanna  
200 S. Hamilton Rd.  
Gahanna, OH 43230

\*\*\*Via E-mail Only\*\*\*

RE: Proposed Conditions – Residential Drug and Alcohol Rehabilitation  
Facility, 121 James Road

Commission Members:

Based on comments from neighbors and some City officials regarding our proposed residential drug and alcohol rehabilitation facility, applicant submits the following terms to be included as conditions to applicant's conditional use request. Applicant's agreeing to the imposition of these terms should not be construed as a sign of the neighbors' support or opposition.<sup>1</sup>

1. No smoking areas. There shall be no smoking permitted on the Property (including the grounds), except in the designated area (the existing patio area in the northwest corner of the Facility).
2. Outside Activity. No group or other activity shall be permitted between the south perimeter of the Facility and the south property line of the Property before the hour of 8:00 a.m. and after the hour of 8:00 p.m.
3. Fence.
  - a. A six (6) foot high privacy fence shall be built along the entire south property line of the Property, starting at the required building setback line


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<sup>1</sup> For purposes of these conditions:

- The word "Property" means Tax Parcel No. 025-000855, consisting of 2.325 acres and improved with a nursing home building.
- The word "Facility" means the existing nursing home building on the Property.

- of James Road and continuing west and then north to the south property line of the Office Parcel (Tax Parcel No.: 025-000895). The six (6) foot fence shall continue along the entire south property line of the Office Parcel.
- b. A four (4) foot fence shall be built along the east property line of the Property.
4. Access Drive. Within two (2) years from the date of the granting of the zoning certificate for the drug and alcohol rehabilitation center with living quarters in the Facility, the access drive to/from James Road will be closed to all traffic except emergency vehicles and occasional maintenance or contractor vehicles.
  5. Occupants.
    - a. No person under the age of 18 shall be permitted to be a resident of the Facility.
    - b. No person identified as a sex offender under Ohio Revised Code Section \_\_\_\_\_ shall be permitted to be a resident of the Facility.
  6. Safe Zone. The Property or any portion of the Property shall not be used as a drug safe zone.

Thank you,



Donald T. Plank

DTP/bp

cc: Shane Ewald  
Bonnie Gard  
Donna Trotter  
Cindy Murray