

From: [Robert Priestas](#)
To: [Tom Wester](#); [Kayla Holbrook](#); [Michael Blackford](#); [Shane Ewald](#)
Subject: RE: NOTICE: Planning Commission Meeting 11/15/2017
Date: Wednesday, November 15, 2017 10:26:26 AM

Good Morning Tom,

I apologize for not getting back to you sooner but I was out of the office yesterday at a conference.

The private streets would not have to be built to public standards related to width, composition, etc. The City of Gahanna would have no maintenance responsibility for the private road maintenance for repair, replacement, resurfacing, etc. In addition, the City would have no additional maintenance related to snow clearing and treatment, etc. All maintenance items of the roadway would remain the responsibility of the HOA or developer.

Although private streets may be proposed, we will require sidewalks to be installed within the development for safe pedestrian mobility and connectivity. One key thing to note, is that the FDP is not yet in consideration, only the Zoning and intended use.

I believe the intent of water and sanitary sewer is to have these as public utilities, not master meter, however, that may change through the FDP and Final Engineering Process.

Please let me know if you have any questions or need additional information.

Thanks,

Rob

ROBERT S. PRIESTAS, P.E.
City Engineer
Department of Public Service and Engineering
CITY OF GAHANNA
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4055
614.342.4155(fax)
robert.priestas@gahanna.gov
www.gahanna.gov

Twitter@CityOfGahanna

-----Original Message-----

From: Tom Wester
Sent: Monday, November 13, 2017 5:49 PM
To: Kayla Holbrook <Kayla.Holbrook@gahanna.gov>; Robert Priestas <Robert.Priestas@gahanna.gov>; Michael Blackford <Michael.Blackford@gahanna.gov>; Shane Ewald <Shane.Ewald@gahanna.gov>
Subject: Re: NOTICE: Planning Commission Meeting 11/15/2017

Kayla, thanks, I have added Michael, Shane and Rob with regards to questions associated with no fire department questions or review, private streets, master metered water and requirements for handicap access ramps.

Michael, in this application I didn't see any comments from the fire department, either I missed it or it wasn't included. Do they have any access issues?

Rob, I understand private streets in addition to street construction standards. I do not know if other Commission members have an understanding of the same. If possible could you provide a quick overview of the same and street maintenance responsibilities including snow removal and pot hole repair.

Recently there was a TV news report that some private developments in Hilliard did not have handicap access ramps. The news report was triggered by a concerned resident who had lived in similar out of state complexes where the same were provided. I know municipalities are required to include the same in capital improvements, I do not know if these ramps are required in private developments. This should be discussed as I did not see any references to sidewalks in the enclosed drawings. I suggest maybe the code should require sidewalks in all developments to avoid any future exposure.

With regards to water and sewer, will this be a "Master Meter" community?

Thanks

Tom

Sent from my iPad

> On Nov 13, 2017, at 4:39 PM, Tom Wester <Tom.Wester@gahanna.gov> wrote:

>

> Thanks

>

> Sent from my iPad

>

>> On Nov 13, 2017, at 4:27 PM, Kayla Holbrook <Kayla.Holbrook@gahanna.gov> wrote:

>>

>> Hi Tom,

>>

>> Below is the email regarding Pinnacle.

>>

>> I think the file may not be downloading because it is so large. Maybe try restarting the iPad and see if that helps. And make sure you are on a good Wi-Fi connection. I've attached the Zoning application in the meantime so you can review. Let me know if that doesn't work.

>>

>> Thank you!

>>

>> -Kayla

>>

>>

>>

>> From: Fabian, Lisa [<mailto:lisa.fabian@cardinalhealth.com>]

>> Sent: Monday, November 13, 2017 1:00 PM

>> To: Michael Blackford

>> <Michael.Blackford@gahanna.gov<<mailto:Michael.Blackford@gahanna.gov>>>

>> Cc: Kelly Wicker

>> <Kelly.Wicker@gahanna.gov<<mailto:Kelly.Wicker@gahanna.gov>>>

>> Subject: Pinnacle Pointe Proposed Development - Resident Feedback

>>

>> Good Afternoon, Mr. Blackford:

>>

>> I hope this correspondence finds you well.

>>

>> It has recently come to my attention that the Planning Commission meeting for the Proposed Pinnacle Pointe Condos at Clotts and Johnstown Rd is scheduled for this Wednesday, November 15th. I am writing in hopes that you will consider my feedback regarding the zoning change that is being requested.

>>

>> The current zoning allows for 6 units, and the developer is now proposing an additional 25 units. As you know, this is in addition to the 12 units that have already been approved – totaling 37 units. This density is not consistent with the other residences in this area. This is a beautiful neighborhood with well-preserved natural environment that contributes to Gahanna's allure. The proposed Pinnacle development will have negative impact on the natural environment, and will not be consistent with the this lower density neighborhood.

>>

>> I also have great concern over the traffic the proposed development will create on Clotts and Johnstown Rd. This is already a heavily traveled intersection and adding +/- 40 homes with multiple vehicles per residence entering and exiting onto Clotts Rd will only exacerbate traffic. This is a school community. We need to keep this area safe and not congested for the families, students, and buses using Clotts to get to and from school and for after school events.

>>

>> I am concerned about this proposed development and the impact it will have on my neighborhood. I just ask that the Planning Commission consider these concerns during its approval process. While I support progression, we also have to preserve the attributes that make a community what it is. Is there a middle ground, i.e. reducing the number of units?

>>

>> Thank you so very much for your time and consideration!

>> Lisa

>>

>> Lisa Fabian | Transaction Manager

>> CBRE | Cardinal Health | Global Workplace Solutions

>> 7000 Cardinal Place | Dublin, OH 43017 T 614 553 4532 | F 614 652

>> 7968

>> lisa.fabian@cardinalhealth.com<<mailto:lisa.fabian@cardinalhealth.com>>

>> lisa.fabian@cbre.com<<mailto:lisa.fabian@cbre.com>>

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>> Svenska:

>> <http://www.cardinalhealth.com/en/support/terms-and-conditions-english>

>> .html

>>

>>

>> Kayla Holbrook

>> Deputy Clerk of Council

>> Council Office

>>

>> [Arch Email]

>> City of Gahanna

>> 200 S. Hamilton Rd.

>> Gahanna, Ohio 43230

>> 614.342.4090

>> kayla.holbrook@gahanna.gov<<mailto:kayla.holbrook@gahanna.gov>>

>> www.gahanna.gov<<http://www.gahanna.gov>>

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>> 38kW0XAhklnS>
>>
>> From: Tom Wester
>> Sent: Monday, November 13, 2017 4:09 PM
>> To: Kayla Holbrook <Kayla.Holbrook@gahanna.gov>
>> Subject: Re: NOTICE: Planning Commission Meeting 11/15/2017
>>
>> Kayla could you please resend to me the last email regarding the Pinnacle project. I accidentally hit the trash can instead of the reply arrow. I am also having a lot of difficulty downloading the application. There are 51 pages and while the written pages come quickly any drawings or plans don't seem to download. It was taking in excess of 15 minutes and never did download. Any suggestions.
>>
>> Thanks Tom
>>
>> Sent from my iPad
>>
>> On Nov 9, 2017, at 12:46 PM, Kayla Holbrook
>> <Kayla.Holbrook@gahanna.gov<<mailto:Kayla.Holbrook@gahanna.gov>>> wrote:
>> The agenda and related documents for the Planning Commission Meeting on Wednesday, November 15, 2017 are now available
>> online<http://legistar1.granicus.com/cityofgahanna/meetings/2017/11/5148_A_Planning_Commission_17-11-15_Meeting_Agenda.pdf?id=27318f4d-f8f2-4327-9682-be86d4b8caf6>.
>>
>> ATTENTION APPLICANTS & ATTENDEES: If you wish to speak at any time during the meeting, you must complete a speaker form and turn into the Clerk prior to speaking. Enjoy the weekend.
>>
>> Kayla Holbrook
>> Deputy Clerk of Council
>> Council Office
>>
>>
>> <image002.jpg>
>> City of Gahanna
>> 200 S. Hamilton Rd.
>> Gahanna, Ohio 43230
>> 614.342.4090
>> kayla.holbrook@gahanna.gov<<mailto:kayla.holbrook@gahanna.gov>>
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