

From: Ed Douglass [REDACTED]  
Sent: Sunday, February 19, 2023 6:43 PM  
To: Planning Commission  
Subject: Variance V-0033-2022 - Sheetz Station

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ladies and Gentlemen of the Gahanna Planning Commission:

Before final approval for the construction of a Sheetz Station on Johnstown and Morse Road is given, I hope you will consider the impact that it will have on properties in the vicinity of that location. Traffic is far from the single concern, though having a station as busy as Sheetz historically is, dumping traffic immediately to the West and South of the traffic circle at Morse and Johnstown Roads, most certainly seems like a nightmare waiting to happen. With the addition of the 251 apartments soon to be built, in addition to all the ones already located along almost the entire Columbus side of Morse road, plus the apartments already existing on the Gahanna side of Morse Road, you will certainly have the likelihood of several thousand vehicles, many of which will be commercial, entering that circle at all ours of the day and night.

It seems that such a station would have a negative impact on two fine restaurants located in Gahanna, The Barn and The Highbanks Distillery. I wouldn't think it in the interest of Gahanna to risk losing either of those very busy and respected businesses. Having it adjacent to a Goddard School would seem to pose some risk to their environment as well as that of Story Point Senior Living Complex.

All of these approvals being made by the City seem to ignore the very real possibility that values of surrounding properties may be adversely affected. There are several hundred privately owned residential properties located within a very few hundred feet of that proposed station. How likely would any of you be to buy a home that is close to a gas station?

I see a lot of development taking place in New Albany. Can you identify a single residential community in New Albany where they have allowed a gasoline station to be built? For that matter, have they allowed an apartment complex to be built in a residential community. I ask those questions because the implication seems to be that they are more considerate of their home owners.

I respectfully ask that you think about the long term consequences of these decisions..I don't want the very desirable neighborhood where I live to become undesirable and I really don't want to have to consider selling before that happens.

Thank you.

Sincerely,  
Edwin Douglass

[REDACTED]  
Gahanna, Ohio 43230

From: John Welcome <[REDACTED]>  
Sent: Wednesday, March 1, 2023 3:53 PM  
To: Planning Commission  
Cc: Laurie Jadwin; Council  
Subject: Sheetz at Morse and Johnstown

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon

Back in January, I wrote to the Gahanna BZBA in opposition to the Sheetz development.

I never heard from anyone on the Board as far as whether they received the letter. Not even sure if the Planning Commission received a copy and that is why I am sending it now.

I pasted a copy of the letter to this email. Kind of a refresher...

From what I understand the letter was not recognized as I am not a Gahanna resident, but you would think someone would reach out to me to let me know.

I realize there is probably not much that can be done to prevent the Sheetz development as the BZBA was pressured into overturning the denial.

Thanks for taking the time to read the letter.

John M. Welcome

John M. Welcome  
President Collingwood Pointe  
[REDACTED]  
Columbus, Ohio 43230

January 24, 2023

Dear Board Members,

My name is John M. Welcome, and I am the President of Collingwood Pointe at the Preserve Condominiums directly north of the proposed Sheetz gas station. As President, I represent 120 home owners. Though we are not Gahanna residents, many that live here at Collingwood Pointe were Gahanna residents (self-included), plus most still patronize Gahanna businesses. Many of us still have friends and family living in Gahanna.

We weren't notified of the appeal submitted by Sheetz Gahanna, Sarah Gold, applicant, though our property is located directly across the street from the proposed development, and we will be greatly impacted by this undesirable development and have a negative effect to Gahanna's North Gateway Focus Area.

Our community is opposed of the development of a Sheetz gas station at this location and here's why;

1.) I would estimate we have approximately 180 vehicles in our development that have difficulty navigating our entrance to Morse Rd. Right turns are somewhat easier than left turns. At high traffic times it is nearly impossible to exit east onto Morse Rd. as traffic heading east on Morse Rd. backs up beyond our exit. Also installing a light at Albany Glen will increase our effort to turn right as traffic will back up to the roundabout. Not sure if the traffic engineers did a thorough assessment of the area's needs. If Sheetz develops the site, traffic will increase significantly considering the continued construction at the New Albany International Business Park just a few miles east of our location.

- Another issue we face is the right in, right out exit on Morse Rd. Many folks exiting the subject site make illegal left turns to go west on Morse Rd. This is an issue when we exit westbound, as we do not anticipate the vehicles turning west. Also, when we travel east bound on Morse Rd. going to our community, we encounter vehicles heading

westbound making illegal left turns into the right turn in drive, which is very dangerous as we don't expect anyone to enter our left turn lane. A prime example with right-in and right-out lanes is the poorly designed traffic pattern at the Sheetz on the corner of Old Dublin-Granville Rd. and North Hamilton Rd. It is difficult for people to find the entrance to this Sheetz as folks from westbound Dublin Granville Rd need to make a left turn at Hamilton Rd and go around the roundabout to enter Sheetz from Hamilton. I can't tell you how many times I see vehicles making a left turn into the right turn-in lane to enter the Sheetz off Dublin-Granville Rd. Also, vehicles exiting Sheetz to westbound Dublin-Granville Rd. make left turns from the right in only lane. This is an example of a bad traffic design, which will be duplicated at the Morse Rd. location if Sheetz appeal is overturned.

- Also don't forget about the apartment development Gahanna approved last fall, which will add over 250 apartments to the immediate area and increase traffic. A traffic light is being considered for this location as well, which will be quite close to the one proposed by Sheetz.

2.) Vorys, Sater, Seymour and Pease LLP state the Planning Commission **shall approve** the application if 4 conditions are met. I see 3 of the 4 criteria not meeting the requirements for Sheetz to develop this site.

- a. One condition is the proposed development is in accord with the appropriate plans for the area. I don't believe Gahanna envisioned a gas station for the city's North Gateway Focus Area. A 24/7 business in a mostly residential neighborhood does not exactly fit the criteria Gahanna is looking for as the gateway to Gahanna. Yes, there are businesses located in the area, but they fit the neighborhood much better than a gas station. The area is more residential if you look in a ½ mile radius; mostly condominiums, apartments, single family homes and senior housing.
- b. Another condition is: the proposed development will not have undesirable effects on the surrounding area. Traffic is one undesirable effect along with safety. The location and shape of this location make it a bad fit for the area due to traffic issues and its proximity to the roundabout. This proposed development will have a major impact on our ability to exit our property. A 24/7 business attracts trouble and crime. One can cite the recent shooting at the Sheetz at Stelzer Rd. and Route 62. As a matter of fact, crime is very prevalent along the North Hamilton Rd. corridor as noted on the City of Columbus Police Report page. Over 80% of crimes in this precinct occur along this corridor. Nothing good happens between 11 PM and 6 AM. Studies have shown gas stations are robbed more often than other businesses and usually happens between the hours of 8 P.M. and 3 A.M. The potential crime aspect of a 24/7 gas station will impact our quality of life. Crime will have undesirable effect on neighboring residences.
- c. A 24/7 gas station needs lighting at night. Light pollution has an undesirable effect. They say they can mitigate the impact of the lighting, but we all know it won't be good for the surrounding residences.
- d. The next criteria is that the proposed development will be in keeping with existing land use character and physical development potential of the area. A 24/7 gas station/restaurant does not fit the character of the area. The existing restaurants and businesses do not stay open past 11 P.M. and do not attract crime. The existing businesses do not have lighting around the clock.

One of the things Vorys, Sater, Seymour and Pease mention in their appeal is the land has been unsuccessfully marketed for over 5 plus years. Most of the land on Morse Rd. west of the roundabout has been developed over the last 5 years consistent with a residential feel of the neighborhood. The safety of the area is being hindered by the existing increased traffic flow making it more dangerous for all Morse Rd. residents to travel safely. Traffic flow is already hindering the ability to travel safely to and from our homes. Any development on this land should be required to make the main entrance to the site from Johnstown Rd. and improve the right in/right out entrance to Morse Rd. by installing a concrete median down the center of Morse Rd. to prevent left turns to and from the site.

In closing I want to thank the Board for listening to our objections to this development. Over the past few years, Sheetz has pressured other communities to accept their developments. I believe Gahanna will do the right thing and deny Sheetz's appeal.

Sincerely,

John M. Welcome

President of Collingwood Pointe at the Preserve Condominiums

Subject:

FW: Planning Commission - Sheetz

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From: Janelle Hallett <[REDACTED]>  
Sent: Friday, March 3, 2023 2:12 PM  
To: Council <Council@gahanna.gov>  
Subject: Planning Commission - Sheetz

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I am writing to voice my concerns about the proposal to put a gas station behind High Bank Distillery near the Morse/Johnstown roundabout. My concern comes with the increased traffic of cars pulling in/out of the gas station. I live in the residential neighborhood right off Johnstown and my family loves to walk up to the restaurants near the roundabout as well as bike along the trails in Gahanna. My husband and son are avid bicyclists and have been hit or nearly hit more than 6 times due to reckless drivers rushing through the roundabout and down Johnstown.

I don't feel that a gas station is a necessity in this area, and would welcome other sorts of retail, stores or restaurants that the residents can frequent.

Thank you for hearing my concerns.

--

Janelle

From: John Welcome <[REDACTED]>  
Sent: Friday, March 3, 2023 2:57 PM  
To: Planning Commission  
Cc: Council; Laurie Jadwin  
Subject: Do 24/7 Convenience Stores Attract Crime?

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Gahanna Officials

Attached are links to the "Unofficial" Columbus Police Web Report Portal from 2022 for Speedway and Sheetz. I think the "unofficial" reports still give you a good indication of crime at these gas stations. Both companies operate 24/7 convenience stores scattered throughout central Ohio.

At the top of the report, it lists the # of crimes reported; on lower left you can click the numbers to change pages.

I was quite surprised by the number of crimes at the Speedway stores.

Keep in mind several Sheetz stores were not open a full year.

If you don't feel comfortable clicking on the links below type this web address for the CPD Web Report Portal: [columbuspolice.org/reports](http://columbuspolice.org/reports) and click "Get Started"; then in "Last Name" type the company name. Check the box below the last name designating a business entity. You can check the crime at some of the other companies like McDonald's, Wendy's, Donato's and Chipotle that have a large presence in central Ohio. The CPD reports do not include the suburbs around Columbus, like Gahanna.

I am certain you have pulled crime statistics for the 24/7 gas stations located in Gahanna though I have not seen any data.

I am opposed to Sheetz developing this location at Johnstown Rd. and Morse Rd., because of the very high likelihood of attracting crime.

Sincerely

John M. Welcome  
Collingwood Pointe at the Preserve Condominiums

SHEETZ CPD REPORT 2022:

[Search by Last Name - Columbus, OH Division of Police Web Report Portal](#)

Search by Last Name - Columbus, OH Division of  
Police Web Report Portal

SPEEDWAYCPD REPORT 2022:

[Search by Last Name - Columbus, OH Division of Police Web Report Portal](#)

Search by Last Name - Columbus, OH Division of  
Police Web Report Portal

From: John Welcome  
Sent: Friday, March 3, 2023 4:29 PM  
To: Caitlyn Ridge; Daniel Moorhead  
Cc: Planning Commission; Council; Laurie Jadwin; Shayla Favor; Rob Dorans; Lourdes Barroso de Padilla; Shannon B. Hardin; Emmanuel Remy; Nicholas J/ Bankston; Mitchell J Brown  
Subject: SHEETZ DEVELOPMENT AT JOHNSTOWN AND MORSE RD.

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City of Gahanna  
200 South Hamilton Rd.  
Gahanna, Ohio 43230  
[Caitlyn.ridge@gahanna.gov](mailto:Caitlyn.ridge@gahanna.gov)

Caitlyn Ridge, PE

The City of Columbus  
111 North Front St.  
Columbus, Ohio 432215  
[demorhead@columbus.gov](mailto:demorhead@columbus.gov)

Daniel Moorhead, PE, PTP

March 3, 2023

**Re: Sheetz Planned Development at Morse Rd and Johnstown Rd.**

Good Afternoon, Ms. Caitlyn Ridge and Mr. Daniel Moorhead,

The Traffic Impact Study (TIS) completed is not based on accurate information based on my opinion. The study was completed February 10<sup>th</sup>, 2022. At the time of this study many folks worked from home during the waning days of the pandemic. Traffic has significantly increased on Morse Rd. since February. I travel on the road daily. Another flaw is there is less traffic during the winter months; little construction, lawn care crews, seniors and other occupations that cut back work in the winter. Also, was there consideration given for the impact of the construction of 251 apartments west of the site, which was introduced last fall?

Since Skilken Gold hired Carpenter Marty for the TIS, I would think the report would be somewhat bias. Of course, there needs to be a signal at Albany Chase and Morse Rd, but why? There isn't a signal there now and traffic flows well through the intersection. Based on comments, the Sheetz isn't going to attract more traffic to the area as their customers will already be on Morse and Johnstown Roads. In other words, they won't attract more traffic.

There is no narrative as to the impact to the neighborhood dynamics, just a bunch of statistics without any input from folks that live, work, travel in this area. Yes, Gahanna did send out public notice to the contiguous property owners, however most of the owners contacted are not located in the neighborhood.

Here are some items that should be revisited:

I am concerned about the right-in and right-out access to Morse Rd. No matter what company develops this location, the right-in, right-out should be eliminated.

Here is why...

-the TIS mentions a traffic signal is going to be installed at the Story Point and Albany Glen intersection. This entrance should be more than adequate access to the subject site, since the site has another entrance at Johnstown Rd. With the roundabout, it would be easy to navigate to the Sheetz Johnstown Rd. entrance.

- the right-in, right-out is very close to the Collingwood Pointe drive and the western most drive to Roger's Market. There has been an increase in the use of the western most drive with the opening of High Banks Distillery. Vehicles using this exit are attempting to go west on Morse Rd. Currently, it is an unsafe intersection due to its proximity to the roundabout, especially during peak hours and this is without any development on the site. Adding to the mix is the right-out access to eastbound Morse Rd., which is currently used by Goddard and Story Point. The three access points to Morse Rd in such proximity makes for an unsafe situation.

- The western drive from Rogers Market is on an incline when trying to exit, making for poor visibility when exiting to the west. The right-in and right-out is very close and because of the incline it is difficult to see all vehicles while exiting. This makes for a dangerous situation and has a negative impact to drivers on Morse Rd. I didn't see any comments in the TIS regarding this issue.

- At this point in time, vehicles (Goddard and Story Pointe patrons?) utilize the right-out from the site to westbound Morse Rd. making an illegal turn. They do this because they don't want to compete with the exiting traffic from Albany Chase, while attempting to go westbound. Also, the right-in from Morse is being utilized by vehicles traveling westbound on Morse. They make the illegal turn into the right-in access to the site. This is precarious for folks traveling to the Collingwood entrance as we don't expect someone to make a left turn at this access point. The arrows are painted in the center lane showing a left turn is acceptable, however the sign at the entrance depicts no left turn. I don't believe this was addressed in the TIS. No matter what, vehicles are going to make illegal turns from the Right-In, Right-Out access. A prime example is the Sheetz development at E. Dublin Granville Rd and Hamilton. This station has been there for only a few months, and I can't tell you how many illegal turns I've seen entering and exiting this access point. It makes for a dangerous situation and is a negative impact to the area.

- It is very difficult to turn eastbound from Collingwood Pointe during peak hours. Several of our residents stated they will turn westbound on Morse Rd. and make an illegal left turn using the "right in" entrance and then cutting through the site to get to Johnstown Rd. Or go to the new signal, turn left and proceed though the Sheetz site to get to Johnstown Rd.

- Another item not mentioned in the TIS is High Banks valet service utilizing the Goddard School parking lot after hours. I don't know this to be fact, but I would guess the valets are using the "right in" entrance to make illegal left turns to get to the Goddard site. Unlikely, they would travel to the Story Point entrance to get to Goddard. They also utilize the western access of Roger's Market to westbound Morse Rd.

- The TIS didn't address the left turn arrows in the median on Morse Rd. by the right-in, right-out drive. Are these going to be removed? They are depicted on the map in the TIS Report. There is a no turn sign damaged at the drive and the sign is on the ground. **If you approve this right-in, right-out entrance, there needs to be a concrete median down the center of Morse Rd. which will prohibit illegal turns.**

- Not sure how High Banks Distillery was approved without someone looking at the parking. Business owners in the strip center are not happy. Sheetz will be in direct competition with several locally owned establishments in Rogers Market. Gahanna will most likely lose some of those independently owned businesses, which is an adverse impact to the neighborhood.

- If Sheetz gets approved, High Bank valets most likely will utilize the Johnstown Rd. entrance to cut through Sheetz to get to Goddard's parking lot.

I need clarification on Gahanna Plan Review Comments, page 51 about eliminating Collingwood Pointe at the Preserve, because of traffic imbalance. Would you please explain what this means?

Next issue to revisit is pedestrian traffic...

- The TIS did not address the pedestrian traffic in the area. The area is not pedestrian friendly. We have nice paths on the along west side of Johnstown Rd., north side of Morse Rd. and sidewalks on the south side of Morse Rd. There are very few spots to safely cross Johnstown Rd. or Morse Rd. Trying to cross at the roundabout is extremely dangerous as traffic doesn't yield to pedestrians; fact based on personal experience. I stopped walking and bike riding on this route, because of my safety. I fear Sheetz will attract neighborhood children from New Albany, Gahanna and Columbus to their store. I see they are installing bike racks, so they anticipate bike traffic. There is not a safe place to cross the roundabout. **I believe installing a pedestrian crossing system at the roundabout should be mandated.** If not now, when? This a perfect time to have this type of system installed. This is what "planning" is all about, right? Maybe Sheetz will pay for the system.

- The Sheetz plan does not show any sidewalks along Morse Rd. in front of the site. All the properties developed along the south of Morse Rd have sidewalks installed. Why doesn't Sheetz have sidewalks? If I am walking east on Morse on the southern walk, I can't safely get to the roundabout without cutting through Sheetz parking lot. Rumor has it Rogers Market is going to expand their parking lot. I would hope sidewalks would be installed along Morse Rd. and something done about the incline at the western exit to Morse Rd.

Thank you for taking the time to read and to consider some of the issues I mentioned.

Sincerely,

John M. Welome  
President Collingwood Pointe at the Preserve Condominium Association  
[REDACTED]  
Columbus, Ohio 43230

CC. The City of Gahanna Planning Commission  
The Gahanna City Council  
Gahanna Mayor, Laurie Jadwin  
Columbus City Council



From: Jordan Griffith [REDACTED]  
Sent: Sunday, March 5, 2023 12:36 PM  
To: Planning Commission  
Subject: Support for Sheetz Development: General Support for Zoning for More Housing

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I wanted to express my support for granting zoning for the Sheetz located south of the 62/Morse roundabout. More options in our growing area is good for the community. I also wish to express my support for zoning for more dense housing in the area generally.

--

Jordan Griffith  
[REDACTED]  
[REDACTED]

From: Sarah Mill <[REDACTED]>  
Sent: Sunday, March 5, 2023 7:32 PM  
To: Planning Commission  
Subject: Letter for Planning Commission Meeting 3/8/2023  
Attachments: Sheetz Letter.pdf

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gahanna Planning Commision,

Please see the attached letter written in response to the proposed Sheetz gasoline service station near E. Johnstown Rd. and Morse Rd.

I am submitting this letter on behalf of my daughter, at her request.

Thank you,

Sarah Mill  
[REDACTED]  
[REDACTED]  
[REDACTED]

March 5, 2023

## Why I don't want a Sheetz gas station

Hi my name is charlotte mill, I am in second grade at High Point Elementary school, and I am a girl scout. How I found out about this was when I saw people with signs. I asked my mom what they were for. She told me that the Sheetz people want to make a gas station in the big empty field space and the people with signs don't want it to happen.

I told her that I did not want a giant gas station right next to a day care. I used to go to that day care. My mom told me that I could write you and tell you that I did not agree with it. Why I don't agree with it is because gas really smells bad and day care is where children play.

I don't want you to build a Sheetz gas station.

Thank you.

Charlotte Mill

From: Kristine Kring [REDACTED]  
Sent: Saturday, March 4, 2023 10:40 PM  
To: Planning Commission  
Subject: Sheetz at Morse/Johnstown

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not put in a gas station of any kind at that intersection! The current volume of traffic is bad enough at that roundabout. People don't know how to navigate them as it is. Plus, we do NOT need another Sheetz in the area! There are plenty within our area. Finally, a gas station doesn't make sense for that spot!! That type of business doesn't "fit" with the other businesses! Please listen to your citizens. No one that I've talked to wants it there! You need to be more thoughtful about what businesses are allowed in our city.

Kristine Kring

Sent from my iPhone

From: Lisa Saurer [REDACTED]  
Sent: Saturday, March 4, 2023 4:00 PM  
To: Council  
Subject: Sheetz

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I am a resident in Harrison Pond and would support Sheetz going in on Johnstown Rd. I think many people would find it useful especially those who commute downtown and drive down 62. This way we can avoid Hamilton Rd.

Thanks,  
Lisa Saurer

Sent from my iPhone

From: Kimberly Ellerbrock <[REDACTED]>  
Sent: Monday, March 6, 2023 9:40 AM  
To: Planning Commission  
Subject: Fwd: Gas Station on Morse and Johnstown

Follow Up Flag: Follow up  
Flag Status: Flagged

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Trying this again, thank you.

----- Forwarded message -----

From: Kimberly Ellerbrock <[REDACTED]>  
Date: Mon, Mar 6, 2023 at 6:40 AM  
Subject: Gas Station on Morse and Johnstown  
To: <[planningcmission@gahanna.gov](mailto:planningcmission@gahanna.gov)>

I have a few issues I wanted the commission to hear before the meeting on Tuesday.

I live on Johnstown Rd between Morse and Riva. It has been said that Sheetz gas station is wanting build near the traffic circle.

My 1st concern is this is not legally permissible in the current state. Sheetz is wanting to buy 3 parcels and change zoning behind High Bank. As of now a building of this size is not allowed in this area. There is predominantly residential in this area and the commercial that is there is much smaller, quieter with less traffic.

My 2nd concern is the location being so close to the roundabout and the effect on traffic in that intersection. Am and Pm rush hour already backs up so this will prove difficult for ingress/egress to proposed gas station. Is there a traffic light proposed less than 500 yds from the circle? I fear this will definitely have a negative impact on the traffic. Can those traffic studies be made public?

My 3rd concern is why this seems so rushed and feels very secretive. Was the property owner trying to get this rezoned and sold before the community could question it? As our planning commission, I feel Gahanna should do a better job informing residents of these types of proposed changes and their impact on the community.

As a concerned community member I am asking this be on hold so the community can get more answers. Like, can this be scaled back for a smaller Sheetz gas station/why combining and rezoning? Why a traffic light? Can the community see the traffic circle study for impact? As of now I say NO to this.

Thank you for your time and consideration.

Kimberly

--  
Kimberly Ellerbrock  
REALTOR with CRT, Realtors

[REDACTED]  
[REDACTED]  
[REDACTED]

--  
Kimberly Ellerbrock  
REALTOR with CRT, Realtors

[REDACTED]  
[REDACTED]  
[REDACTED]

From: Melody Berg <[REDACTED]>  
Sent: Monday, March 6, 2023 3:18 PM  
To: Council  
Subject: Sheetz

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have many concerns regarding the planned Sheetz at Morse and 62...first is how the traffic will be impacted, traffic currently backs up leading into the roundabout with the addition of a light and gas station it will get worse. I live off Shull Rd and at time's impossible to turn west onto Morse. Secondly concerned about the noise this will add to our currently peaceful neighborhood. Please reconsider

Thank you Melody Berg

Sent from my iPhone

From: Michelle Stoughton [REDACTED]  
Sent: Monday, March 6, 2023 8:52 PM  
To: gahannaplanningcommission@gahanna.gov; Council  
Subject: Proposed Sheetz at the roundabout at Route 62 and Morse Road

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

As a resident of New Albany whose family travels down Route 62 multiple time a day to attend school at Columbus Academy we are deeply concerned with the implications of a new proposed Sheetz gas station near the Route 62 and Morse Road roundabout.

The proposed development of a new gas station will cause potential traffic issues in an already congested area. In addition, in a time when we as a community/country are beginning to move away from a dependency on fossil fuels, adding another gas station/convenience store seems short sighted. This is especially true when there are 4 gas stations/convenience stores within 1.5 miles at the Hamilton & Morse Road intersections.

In addition, I am concerned with additional access to young adults of alcohol, tobacco and vaping products, especially this route is a major thorough fare of both Gahanna and Columbus Academy students.

Finally, this area of Gahanna has a lot of green space, something that we should continue to preserve. There will be plenty of development in the Gahanna/New Albany area in the coming years as our communities grow. Preserving green space and the integrity and creation of thoughtful development needs to be of utmost importance so that we continue to be the inviting communities that invites families and businesses to grow and thrive.

Thank you for your consideration. Please reject the ordinance request for the proposed Sheetz.

Michelle Stoughton  
[REDACTED]  
[REDACTED]  
[REDACTED]



From: Michelle Stoughton [REDACTED]  
Sent: Monday, March 6, 2023 8:58 PM  
To: Michael Greenberg; John Hicks; Thom Shapaka; Michael Tamarkin; Michael Suriano; Tom Wester; Planning Commission; CouncilStaff  
Subject: Proposed Sheetz at the roundabout at Route 62 and Morse Road

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

As a resident of New Albany whose family travels down Route 62 multiple time a day to attend school at Columbus Academy we are deeply concerned with the implications of a new proposed Sheetz gas station near the Route 62 and Morse Road roundabout.

The proposed development of a new gas station will cause potential traffic issues in an already congested area. In addition, in a time when we as a community/country are beginning to move away from a dependency on fossil fuels, adding another gas station/convenience store seems short sighted. This is especially true when there are 4 gas stations/convenience stores within 1.5 miles at the Hamilton & Morse Road intersections.

In addition, I am concerned with additional access to young adults of alcohol, tobacco and vaping products, especially this route is a major thorough fare of both Gahanna and Columbus Academy students.

Finally, this area of Gahanna has a lot of green space, something that we should continue to preserve. There will be plenty of development in the Gahanna/New Albany area in the coming years as our communities grow. Preserving green space and the integrity and creation of thoughtful development needs to be of utmost importance so that we continue to be the inviting communities that invites families and businesses to grow and thrive.

Thank you for your consideration. Please reject the ordinance request for the proposed Sheetz.

Michelle Stoughton  
[REDACTED]

From: Pamela Whitelock <[REDACTED]>  
Sent: Tuesday, March 7, 2023 7:25 AM  
To: Planning Commission; Council  
Cc: Pam Whitelock  
Subject: VIP Input Re: Sheetz and Traffic Light on Morse

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Gahanna Planning Commission and City Officials,

We live on Sleeping Meadow Drive in Harrison Pond and, like everyone we know in the neighborhood, were shocked to just now be learning of the seemingly imminent plan to add a Sheetz gas station between Donato's Pizza and the Goddard School on Morse. Even more shocking was to learn that a traffic light is being planned less than 300 yards from the already heavily congested round-about at Morse/Johnstown Road. We are disappointed to also be learning that keeping residents uninformed and to not seek input from those to be most heavily impacted has been part of the plan, a plan that's already a "done deal."

As nice as the Sheetz stations are and as helpful as it might be to have one nearer Gahanna, the proposed location couldn't be more illogical or undesirable. Not counting the station at Giant Eagle, we already have 3 gas stations 3 minutes from the round-about! Further, anyone who follows the news recognizes the threats to safety that any 24/7 station generates. This one would be thrust in the middle of a small business strip center, housing for hundreds of families, housing for infirmed elderly...and worst of all... next to a pre-school! We find it unfathomable that anyone would even conceive of a traffic light near the round-about! All anyone has to do is observe morning commute traffic backed up there and, far worse, the awful congestion from 3-6 pm daily! Adding a traffic light would render chaos. We recommend you focus on cleaning up the round-about; it's the most unsightly in all of Franklin County and has been for a decade!

We understand the growth that Intel and other projects are generating and are delighted about it. We support Gahanna's vision for successful competition for residents, businesses, and visitors. BUT...not at the expense of those who have made growth to date possible and contributed to the positive reputation Gahanna has as a place to LIVE. Harrison Pond is one of the most desirable neighborhoods in the area. It's beauty, it's architectural and demographic diversity, its schools, its strong sense of community, and its safety are among the reasons we all want to call Gahanna home. The addition of a gas station and a traffic light undermines every bit of that.

We also understand politics, corporate power, and back-pats; all we had to do was experience the loss of decades of consistently superior trash collection by Rumpke. Now...another plan to make life worse, not better, for those whose opinions and best interests you are committed to represent.

Sincerely,

*Pamela Whitelock*

From: Kellie Toole Field <[REDACTED]>  
Sent: Tuesday, March 7, 2023 12:17 PM  
To: Planning Commission  
Cc: Council  
Subject: Meeting March 8th - Sheetz

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Dear Gahanna Planning Commission,

I've been a Gahanna resident for over 25 years. My family and I live in the Harrison Pond subdivision, right next to the proposed Sheetz location. I'm concerned there will be too many people in attendance for all speakers to be heard, so I'm sending this email in hopes to speed up the process.

1. I'm deeply concerned about a proposed light being installed on Morse Rd, 300 yards from the round-about. The round-about finally helped traffic flow through this intersection at peak times. Why not force a right turn? Use signage - "westbound traffic use round-about." I've personally seen it done near Rickenbacker Airport. I would imagine it will save money but also a lot of traffic nightmares. Or why not install another round-about?
2. Sheetz?! There are 4 gas stations one mile west - where they belong - in a highly commercialized area. The added light and sound pollution, especially at night, is going to hinder our quiet area and quite possibly lower our property values. Gas stations NEVER look good for a long period of time. Sheetz is unable to properly staff their other locations. This will only add to property neglect and CRIME. Will Gahanna have enough Police officers to increase patrol of this area?
3. The fact that I only heard about this in passing is inexcusable. The residence affected by this zoning change should have been notified.

Thank you for your time and I deeply hope the commission will stand up and do the right thing for the residents of Gahanna as well as neighboring municipalities.

Kellie and Mark Field  
[REDACTED]

From: Richard Whitelock [REDACTED]  
Sent: Tuesday, March 7, 2023 12:16 PM  
To: plannincommision@gahanna.gov; Council  
Cc: Dan Willis  
Subject: WHAT THE SHEETZ!!!!

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Councilman Trenton Weaver- please take special notice of the message below!!!!  
Mrs. Mayor- don't let this happen to "our" (yours and mine) neighborhood.

Have you duly elected members to represent the best interests of your constituents, their properties and interest lost your collective minds? When you come up for re-election, the only question I will ask you is "How did you vote of the Sheetz project."

Has the Fog of Winter clouded your common sense and sensibilities? And we haven't even had much of a winter to speak of. But come re-election time, you will either rest in the warmth of our collective sun or you will be on the outside looking in from the cold.

A Sheetz theft magnet in the midst of our neighborhood doesn't cause you concern? Added traffic on an infrastructure that can't handle current demand in the mornings and late afternoons doesn't cause you concern? A school adjacent to volatile gas tanks and a site ripe for armed burglaries and hostage taking don't concern you? Lets buy a case of beer from Sheetz and drink it in their parking lot Sunday morning around 1:30 AM. Nothing bad can ever come from that potential time bomb.

Or, let's buy some liquor at the adjacent liquor store, rob the Sheetz store a gun point, run over to the Goodard School for Children located next door, take a couple of kids hostage and then take refuge in the Senior Center and have an all-out gun fight on Morse Road Corral. Let's burn it to the ground just for the heck of it. Or get drunk and wipe out our roundabout for the 100th time this year. I especially like it when drunk drivers knock the faux light poles over and block Morse Avenue and cops give chase through Harrison Pond with sirens and lights, and maybe even guns a blazing.

Have you Council Members lost your collective minds? What the Sheetz is going on in your minds, not to mention your conscious?

What could this proposed installation add to the comfort and protection of property values to the residents you represent? Maybe you are suffering from the Fog of Winter. But let me remind you that you have never experienced a winter that you potentially will if you support this stack of Sheetz in our lovely and valuable HOA known as Harrison Pond.

Why don't you go ahead and propose a trailer park on one of our green spaces? Sheetz and trailer parks go hand in hand. They bring out the worse known elements of the human condition towards theft and killings. Maybe we can become like SE Columbus and average 2 deaths a weekend. in Harrison Pond.

Get your head screwed on right and vote "NO" on the proposed Morse Rd. construction of a pile of Sheetz.

What the Sheetz is wrong with you duly elected representatives. That means you represent our collective wishes and not your singularly one opinion.

Richard E. Whitelock  
[REDACTED]

From: Sheila Khosh-Phillips [REDACTED]  
Sent: Tuesday, March 7, 2023 12:13 PM  
To: John Hicks; Thom Shapaka; Michael Tamarkin; Michael Suriano; Michael Greenberg; Tom Wester; Planning Commission; CouncilStaff  
Subject: Sheetz in Gahanna/New Albany area

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

I hope this email finds you and your families all doing well. My name is Sheila Phillips, my husband Dale and I are long-time residents of Planter's Grove ( 22 years). We chose this area specifically for the schools, low crime, safety of our children, beautiful community, etc. We recently learned that a Sheetz gas station is planning on being built behind Highbanks Distillery. We're not saying a gas station is not needed, but we are asking that the location be moved. We are perplexed as to why Sheetz wants "this" particular location. A residential area? This is never a good idea, as it will affect property values for those in Gahanna, New Albany, and surrounding communities. We already have crime issues with the LifeStyle community apartments/condos. Routinely, helicopters circle that area, and it's very unsettling. Adding Sheetz will only increase the potential for greater crime, especially with hours of operation (24/7), when other businesses close around 10/11pm. There is a concern around overall safety for children, the flow of the roundabout, (adding lights, makes this worse) etc. So we ask, why this specific location? Why not down the road towards Hamilton Rd, where businesses are located? Lights are already in place? etc..If a gas station is permitted to go into this specific area, what's to preclude future residential zoning to become commercial; thereby, turning this entire area into another Hamilton Rd?. Gahanna still benefits financially from all of the tax revenue, even if moved away from the residential area. We would bet that no one in the Mayor's office, City Council, or any other government official would find a gas station, by their homes, acceptable. Keeping this entire area safe affects everything. We ask that the gas station location be moved, where Gahanna still benefits from all of the revenues, but it doesn't affect residents, in 3 communities, negatively. Thank you for your time and attention to this critical matter.

Regards, Sheila and Dale Phillips  
Planter's Grove, New Albany

Sheila Khosh Phillips  
[REDACTED]

From: Richard Whitelock <[REDACTED]>  
Sent: Tuesday, March 7, 2023 11:21 AM  
To: Council  
Subject: SHEETZ CONVENIENCE STORE DEVELOPMENT ON MORSEAT HWY 62

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You must stop this proposed development in its tracks. There is no need, nor adequate infra-structure in place to support proposed development.

Total lack of adequate planning and assessment of current needs to support such construction are totally lacking.

I am requesting that all Council Members, specifically Trenton Weaver, put a stop to this insanity.

No Sheetz in our neighborhood!

Richard Whitelock  
Harrison Pond District 4  
[REDACTED]

From: Steve Epps [REDACTED]  
Sent: Tuesday, March 7, 2023 1:10 PM  
To: Planning Commission; Council  
Subject: No to Sheetz @ Morse & Johnstown

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we are not in favor of the planned location for the new Sheetz convenience store near the traffic circle of Morse Road and Johnstown Road and Gahanna. It seems that a more detailed traffic study was not done and with the growth in our area, it will be a very predictable traffic bottleneck in that area. At busy times Morse Road in Johnstown still gets backed up there without having a convenience store to further make it worse. This should be reassessed in a different location found that will not cause this problem.

Please take this into consideration before you vote!

Steve & Michelle Epps  
Gahanna residents

Sent from my iPhone

From: Richard Whitelock [REDACTED]  
Sent: Tuesday, March 7, 2023 10:40 AM  
To: planningcommision@gahanna.gov; Council; trentonweaver@gahanna.gov; Dan Willis  
Subject: Proposed Convenience Store at Morse and SR 62

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Respectfully, this is a no brainer. Besides becoming a permanent detriment to our surrounding neighborhood, the consideration of this construction should be tabled, denied, canned.

Morse Road cannot handle current traffic demands. The proposed construction of over 3,000 apartments directly west of this proposed construction will literally sink our infrastructure and turn Morse into a permanent parking lot. The City can't keep the roundabout at Morse and SR 62 under good repair. Lamp posts are knocked out on a regular basis. The rubber attachments to the round about are always knocked out, traffic in lined up and at a near stop in the morning and afternoon rush hours and the roads and infrastructure are inadequate currently for requirements already in place.

A convenience store location distracts far more than it contributes to the economic and social well being of our neighborhood. I can see it now. A couple of thugs get hopped up on liquor from the adjacent liquor store. They walk 100 yards to the proposed Sheetz and rob the store at gun point. They take hostages and refuge at next door Goddard School for Children. When flushed out by the cops, they go another 100 yards to the retirement center and kill a couple of senior citizens. Meanwhile the police and ambulances can't get to the scene of the crime because the roads are blocked with traffic that can't move. Traffic is now blocked as far as Cleveland Avenue to the east and Newark to the east.

This is what you want? I think not!! And, specifically Councilman Trenton Weaver, if you allow this construction to go forward and expect that I and other neighbors in Harrison Pond will support your re-election campaign Councilman Weaver, I suggest you make application for employment at the new construction as soon as they open because there is no way we will vote for you a second time. And take the mayor with you if she supports the construction.

Richard E. Whitelock  
[REDACTED]  
New Albany (Gahanna), OH



From: Richard Whitelock [REDACTED]  
Sent: Tuesday, March 7, 2023 1:36 PM  
To: Council; Planning Commission  
Cc: Dan Willis; bekywhittington@gahanna.gov; johnwelcome@ymail.com  
Subject: SHEETZ, ARMED ROBBERIES AND DRUG ACTIVITY GO HAND IN HAND AT THE EXPENSE OF THE COMMUNITY

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To Mayor Jadwin and all the City Councils involved,

Sheetz was the site of three (3) murders from October 30th, December 16th, and March 3rd in the Columbus area. Sheetz is a neighbor that just "keeps on giving." Let's get behind neighborhood murders!! If it looks like a duck, walks like a duck and squawks like a duck, attention council members, it's a damn duck!

At the BZ-BA Meeting held on January 23rd, 2023, all public input was deleted from the 127 pages of minutes. I guess the Planning Commission does not want public opinion to be a part of the regular meeting minutes. That way they can claim, "We didn't know that." Is it going to be your way or the highway? I think not! The Sheetz has hit the fan on this community project.

Leaking in ground gas tanks in proximity of Rocky Fork and Big Walnut Creeks are an environmental disaster just waiting to happen. A leak from the gas tanks can potentially cause an environmental disaster of epic proportions for the citizens of Gahanna. It all goes down stream just like Sheetz. Another East Palentine just waiting to happen. The only difference being we have been forewarned of this environmental disaster that can happen at any time to Gahanna if this proposed business site is approved.

Being open 24/7, known for robberies and drug activities, murders when police surveillance is at its minimum. Let see, we have a liquor store, a beer garden, a proposed Sheetz, the Goddard School for young kids, and a Senior Center. All we need now is a medical examiner and morgue to handle the increased business this combination of alcohol and robberies are going to contribute to our community.

Are you going to approve of this potential environmental and societal disasters by not standing up for our rights as citizens of Harrison Pond specifically and Gahanna in general? Your choice today- our choice come next election period. And we will remember your vote and support.

Let's disapprove a business that is open 24/7, attracts robbers and drug users and sells alcohol by the case. This is a formula for a community disaster.

The time to act is today- right now. Stop Sheetz in its tracks.

Richard Whitelock  
[REDACTED]

Harrison Pond

From: Teresa Skobrak [REDACTED]  
Sent: Tuesday, March 7, 2023 2:52 PM  
To: Planning Commission  
Subject: Planned sheetz on Morse Re near roundabout

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We live in Harrison Pond. Traffic in the mornings and evenings (commute time) is very heavy and it is difficult to get out of our neighborhood due to the back up of traffic. Once we make it onto Morse Rd. (Often when someone lets us in), the traffic is slow to get through the roundabout due to the amount of traffic during commute time. We are very concerned that allowing a SheetZ to be located next to Donatos will greatly add to the traffic congestion as customers try to get in and out of SheetZ. Furthermore, placing a traffic light before the traffic circle, defeats the traffic flow within the circle...as traffic starts and stops interfering with flow. One thing to consider(even without SheetZ) is to add back the extra lanes on the existing circle. There were originally turn lanes which were blocked (probably) due to multiple accidents. This was the first traffic circle in the area and people didn't understand how to use them. Thank you. Teresa and Robert Skobrak [REDACTED]

Sent from my iPhone

From: Jannifer Davis-Cordts  
Sent: Tuesday, March 7, 2023 1:55 PM  
To: planningcommission@ghanna.gov; Council  
Subject: Proposed Sheetz (Gahanna)

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission and City Council,

Regarding the proposed Sheetz gas station development on Morse Road, we, as 20 year residents of Harrison Pond, business owners and tax payers, are vehemently opposed to this project proceeding! Only recently have we learned of this proposed site use, likely because all efforts are made to keep items like this out of the public view until it is too late. What makes us as citizens hold this view is that after reading the transcripts from January, it is apparent that according to council representing Sheetz, our opinion, as those who live in the neighborhood are discounted as merely "lay" opinions and only they as counsel for Sheetz, hold information or opinions that are of value. As far as we can see, no council member objected to that characterization. If that is the case, then it suggests that the only reason you hold public discourse is to run the charade of public engagement so that you have plausible deniability once the rubber-stamped, back-room deal is approved.

With that being said, the publics' concern about Land Use guidelines, increased traffic, noise and light pollution, proximity to daycare and eldercare, increased crime leading to lower quality of living and reductions in property value are legitimate! Not to mention the potential environmental issues that could arise being that this parcel sits across from and above the Rocky Fork Creek which Runs into Big Walnut Creek and watershed. Considering the recent East Palestine environmental disaster, we are keenly aware of the risks petroleum storage tanks can have, should a leak or explosion occur. This doesn't even consider what will seep into the creek from the natural rain and snow run off from the parking lot!

Recently, there have been 3 murders at Sheetz gas stations in the Columbus area on 10/30/22. 12/16/22 and 3/3/23. Imagine!..that's just the murders being reported and not all of the accompanying crime that lead up to these events! Is that what we want in Gahanna? Is that what you as a council want to be known for approving? Although Sheetz' attorney can dismiss these claims as merely anecdotal, 3 lifeless bodies via murder occurring between 12am and 4:30 am have one common denominator....24/7 Sheetz Gas Stations!

In the news today, Speedway of Columbus, a 24/7 gas station similar to Sheetz, is now loudly playing classical music to deter loitering and the homeless who inhabit their property. This is now eliciting noise complaints from surrounding neighbors. This illustrates that these types of 24/7 establishments attract undesirable events and reduce the quality of living for those of us who pay significant taxes to live in a safe and pleasant neighborhood. This Sheetz development is an unnecessary business since we have several gas stations and grocery establishments within a small radius. While we as residents understand that things around us will change, this is not the change we are paying for with our taxes or voting for in the future.

We sincerely hope that our legitimate concerns are addressed by the denial of this proposed site use by Sheetz.

Residents and tax paying voters,  
Peter and Jannifer Cordts

JANNIFER DAVIS-CORDTS,  
CEO / MANAGING PARTNER

S4(X) GLOBAL, LLC  
[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]



From: Laurie Pordum <[REDACTED]>  
Sent: Tuesday, March 7, 2023 3:39 PM  
To: John Hicks; Michael Greenberg; Thom Shapaka; Michael Tamarkin; Michael Suriano; Tom Wester; Planning Commission; Council Staff  
Subject: FDP-0009-2022 To consider a Final Development Plan Application for property located on Johnstown and Morse Roads; Parcel IDs: 025-011244, 025-011243 and 025-011226; Current Zoning NC; Sheetz Gahanna; Sarah Gold, applicant.

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Good Afternoon,

I hope this email finds you well. My name is Laurie Pordum. My husband Christopher and I are long-time residents of Planter's Grove in New Albany. We have lived here for almost 15 years. We chose this area for the schools, low crime, safety of our children, beautiful community and surrounding areas, etc. We have loved living and raising our family here. We would like this email to be considered at the committee meeting on Wednesday, March 8.

We have recently learned that a 16 pump, 6,000+ sq ft Sheetz gas station with drive-thru is being considered behind Highbanks Distillery. We're not naive, and understand that with all of the economic growth there will be continued development. However, we are unclear as to why this particular business, which is most commonly found in close proximity to the highway, is being considered in such a residential area. The current businesses are zoned residential commercial. They are small and all close by 10:00pm. We do not understand why the Gahanna zoning board felt it justifiable to change the zoning to community commercial. An establishment that is open 24/7 in a neighborhood that essentially shuts down at 10:00pm is inviting increased noise, increased light, increased traffic, and potential crime into our neighborhoods. Additionally, if this motion is allowed to pass, what will preclude future residential zoning from becoming commercial, turning the entire area into another Hamilton Road corridor? I would bet that no one on the zoning commission or planning committee would find this acceptable or welcome it into their front yards.

Furthermore, we understand that Sheetz presented a several hundred page traffic study to back their desire to place a money saving traffic signal 0.2 miles from the existing roundabout at Albany Chase Drive and Morse Road. The existing roundabout was constructed in 2008 due to traffic backing up at that intersection's traffic signal. Since its construction, the area's population has grown significantly and is projected to increase further in the coming years. Currently, during busy times, the circle will back up with westbound travelers on Morse Road. Why would we even consider the placement of a traffic signal which will only exacerbate the problem with repetitive disruption of traffic flow? Research shows that circles are preferable to signals with regard to traffic flow, safety, and effect on the environment. A traffic circle reduces the number of potential conflicts at an intersection from 32 to 8. This is something to seriously consider as the proposed entrance is shared with an existing day care center. We believe a traffic circle is the only acceptable option.

The traffic study references the high rate of accidents at the Morse/62 circle as a reason to place a signal rather than another circle. Per W. Fritz Crosier, Franklin county's chief deputy of engineering: "In the first three full years of operation, from 2008 to 2010, there were approximately 125 crashes at the intersection...the high number of crashes was most likely attributed to the fact that it was one of the first roundabouts in this part of Franklin County. Drivers were, generally, unfamiliar with roundabouts." From 2015 to 2017, 21 crashes were recorded, with only two of these involving injuries. In the past year, there were more accidents recorded on Morse Road between the existing circles on Reynoldsburg New Albany Road and Rt 62 by drivers attempting to turn left than in the circle itself. According to the Ohio Department of Transportation, "Roundabouts are a safer alternative to traffic signals and stop signs. The tight circle of a roundabout forces drivers to slow down, and the most severe types of intersection crashes — right-angle, left-turn and head-on collisions — are unlikely. Roundabouts **improve traffic flow** and are better for the environment." Studies by the Insurance Institute for Highway Safety show that roundabouts provide a: 90 percent reduction in fatal crashes; 76 percent reduction in injury crashes; 30 to 40 percent reduction in pedestrian crashes.

Although downplayed by Sheetz, their business has the potential to increase vehicle traffic by 33%. At the February meeting it was presented differently, "Laurent said to reiterate, gas stations in general along with Sheetz developments generate a lot of what's called pass by traffic... by national data, 2/3 of the cars that will come from this site are going to be people that are already on Morse Road or already on Johnstown Road." As development continues, one can assume cars will soon be joined by frequent tractor trailers as Sheetz has asked for special variances for the proposed site, one being asking for the 8' clearance to be increased to 18'. With a 24/7 gas station this will be occurring day and night. Has anyone performed a traffic study looking at the rate of traffic accidents before and after a Sheetz was constructed? I would hazard that the number of accidents on Dublin-Granville Road increased as that Sheetz failed to consider people approaching from the east requiring a left turn.

Finally, Sheetz has been asking for several variances with regard to signage placement/size/number, clearance heights, garbage placement, and landscaping. We feel that this is a red flag. If the proposed site really was in keeping with the feel of the neighborhood and would not affect residents negatively, would they have to ask for a change in zoning and so many exceptions to the rules? One of the most concerning of these is the request for a reduced setback, placing their signage closer to the road. This is a serious safety issue. The residents of Gahanna and New Albany are active. We ride our bikes, rollerblade, run, and walk along these roadways and this allowance would be detrimental to public welfare.

A Sheetz gas station on the corner of Morse Road and Rt 62 will have several undesirable effects. The proposed development is out of character when compared to existing structures. This is a residential area, not a 24/7 neon sign neighborhood. Sheetz will increase noise, increase light pollution, increase traffic (not limited to automobiles), decrease safety and privacy, decrease home values, and change the whole feel of our neighborhood. There are already 5 gas stations within 2 miles of this site and 9 within 5 miles. That's approximately 2 per mile! Do we really live in a society that will forego responsibility and respect for convenience? Please vote no on FDP-0009-2022.

Regards,

Laurie Pordum & Christopher McKee  
[REDACTED]  
[REDACTED]

From: Krista Valin <[REDACTED]>  
Sent: Tuesday, March 7, 2023 4:47 PM  
To: Planning Commission  
Cc: council@gahanna.gov  
Subject: Opposition to Sheetz on Morse Rd.

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To whom it may concern,

As a 16 year resident of the Creekway Courts neighborhood located off Shull Rd. near the Johnstown Rd./Morse Rd. roundabout, I am writing to you to express my opposition to the proposed plans for a Sheetz gas station to be built between the Goddard School and High Bank Distillery on Morse Rd. There is absolutely no need for it!

In regard to someone needing gas for their car, there are 5 gas stations just about 1 mile down the road from the proposed location of Sheetz. Speedway, Shell, and BP are right on the corner of Morse Rd. and N. Hamilton, while Meijer and Giant Eagle Get Go are just a little bit further north or south on N. Hamilton. That is PLENTY of gas for anyone in this area!

Besides there being no need for another gas station, as a resident who travels Morse Rd. quite frequently, I am already imagining the traffic jams that Sheetz will cause. The roundabout was such a helpful answer to our community's traffic situation! While it has greatly improved things, traffic is still an issue. Dealing with all of the cars going in and out of Sheetz would likely create even more back ups and traffic jams in this area. Please also keep in mind that many of the residents who live in my neighborhood and Harrison Pond need to turn left to get out of the neighborhood. It is already tricky at times. We don't want it getting even worse!

Lastly, and most importantly to me, is the fact that building a Sheetz gas station would completely ruin the calm, picturesque, and residential feel of the area. As a homeowner, I place a lot of value on living in an area of town that is removed from the hustle and bustle. Much has changed over the 16 years that I have lived here...things seem to keep creeping in. What was once woods in 2006 is now a daycare, a nursing home, an assisted living facility, doctor's offices, and condos. If something needs to fill the empty space where Sheetz would like to go, please consider something similar to the things just listed. PLEASE DO NOT ALLOW A SHEETZ GAS STATION TO BE BUILT ON THAT PROPERTY!!!

Thank you so much for your time.

Sincerely,  
Krista Valin

[REDACTED]  
Gahanna, OH 43230

From: Kurt Hilliard <[REDACTED]>  
Sent: Tuesday, March 7, 2023 6:20 PM  
To: Planning Commission  
Subject: Sheetz

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

It has been no surprise that Sheetz is trying to build yet another gas station. There is absolutely no reason to have a gas station this close to nice community homes. Such stations will only cause more traffic problems and unnecessary noise. Please draw the line and not allow a Sheetz near Rt 62 and Morse road.

Sent from my iPhone

From: [REDACTED]  
Sent: Tuesday, March 7, 2023 11:02 PM  
To: Planning Commission; Council  
Cc: 'Cindy Grimme'  
Subject: Sheetz Commentary for Public Meeting

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March 7, 2023

City of Gahanna  
Planning Commission and City Council  
Gahanna City Hall  
200 S. Hamilton Road  
Gahanna, OH 43230

Ladies and Gentlemen of the Gahanna Planning Commission and City Council Members,

This correspondence documents my view of the Sheetz agenda items (V-0033-2022 and FDP-0009-2022) slated for tomorrow's Planning Commission Public Meeting. Allowing Sheetz to build another Gas Station and Convenience Store on the parcels mentioned in their applications would be a huge detriment to Gahanna residents in the neighboring vicinity. Please consider the following points before making any decisions regarding the applications of Sheetz locating at Morse Road and East Johnstown Road:

1. A Sheetz facility at the proposed location, operating on a 24-hour/7-day basis, would impact the area with a tremendous increase traffic in an already safety-strained area near the Morse/Johnstown roundabout. This increased traffic will become a nuisance to the nearby homes, senior living center, daycare school, and the two existing upscale restaurants (all of which do NOT operate on a 24/7 basis). The increased traffic would be utilizing the nearby streets which are proudly designated as Gahanna's frequently used bike trail. Looking at Sheetz's newest location on Dublin-Granville Road and Hamilton (Near BJ's and Target)—it has already presented itself as traffic nightmare with its multiple egresses, traffic violations, and shared driveways. We do not need more traffic nightmares in our town.
2. Locating a 24/7 gas station so close to the resident homes, daycare facility, and senior living center as previously mentioned would also present possible environmental risks. The possible environmental risks would be increased light pollution at night and noise pollution around the clock. These two risks alone could drastically bring down the value of residential homes in the northeast area of Gahanna. There is also the risk of surface level spills and underground storage tank leakage at gas stations. This could affect the soil, waterways, and air quality. We should not place one so close to the Rocky Fork Creek – which runs just yards away on the other side of Johnstown Road and throughout our city.
3. Sheetz is proposing this location for another facility when there already exists two Sheetz locations less than 5 miles each from my home (9905 Johnstown Road and 6229 East Dublin-Granville Road). Plus, there are three other nearby Sheetz locations for Gahanna residents to choose near the Airport, on Cassidy, and in Reynoldsburg. Why does Gahanna need a SIXTH Sheetz location within a short driving distance? All other Franklin County townships have only one or two Sheetz within their city limits...such as Hilliard (1), Grove City (1), Groveport (2), Reynoldsburg (2), Westerville (2), Powell (1) and Columbus (2). Seems to me that Sheetz is getting a bit zealous with their expansion efforts at the expense of Gahanna's safe, quiet, and attractive image.

Looking at other premier municipalities within Franklin County, such as New Albany, Dublin, and Westerville, they plan their parcels very carefully. They place their 24/7 gas stations near other businesses in centralized commercial locations with easy access. They do NOT locate directly adjacent to their day care facilities, senior living centers, residential homes, or bike trails. These zoning practices help maintain the homes values and make their community desirable to live in. Let's have the City of Gahanna do the same by locating Sheetz elsewhere - near other large commercial businesses; not next to places people call "home".

Thank you for your consideration of this very important matter.

Best regards,

John Grimme  
[REDACTED]  
Gahanna, OH 43230

From: Amanda Samijlenko <[REDACTED]>  
Sent: Wednesday, March 8, 2023 10:47 AM  
To: Planning Commission  
Subject: Sheetz Gas Station & Light on Morse

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

As a resident of Harrison Pond; I am vehemently against this proposal. We have 4 gas stations right at Morse & Hamilton; another one sandwiched between family neighborhoods is ridiculous.

If it must go in, don't congest traffic by putting in a traffic light; that will be extremely dangerous as there is a roundabout right there. That was the reason all the roundabouts when in - to keep traffic moving. This would be a huge step backwards and would also threaten the safety of our neighborhood.

Please vote against this - it's simply not necessary and brings great risk of ruining several neighborhoods and create traffic accidents!

Amanda Samijlenko

Sent from my iPhone



From: Samijlenko, Gregory <[REDACTED]>  
Sent: Wednesday, March 8, 2023 11:29 AM  
To: Planning Commission  
Subject: BZA-0001-2022 Sheets near Johnstown and Morse Road

Follow Up Flag: Follow up  
Flag Status: Flagged

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Hello Gahanna Planning Commission,

I live at [REDACTED] and I strongly oppose building a Sheetz gas station near Johnstown and Morse Roads. Placing a traffic light near the roundabout (less than 300 yards away) will significantly worsen traffic. VOTE AGAINST THIS PORPOSAL.

Thank you,

Greg Samijlenko, PharmD, BCPS  
Neuro Oncology Clinical Generalist Pharmacist

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

From: Rose <[REDACTED]>  
Sent: Wednesday, March 8, 2023 3:45 PM  
To: Planning Commission  
Subject: SHEETZ PROJECT - just say NO

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live in ward 4 of Gahanna & just learned of this gas station plan last week. I contacted my Council Rep who basically says this is a done deal due to an appeal.

Nonetheless, I wish to express that this is a bad move by Sheetz and whoever let this get through the zoning & planning process in Gahanna.

A massive gas station full of noise, fumes & traffic congestion does not fit in this retail space where an upscale dining establishment like The Barn is across the street & has outdoor seating space. Ditto for Highbanks Distillery.

There is an inherent safety concern here & its hard not to have noticed that several recent gas station shootings have been at Sheetz. This will be near residential communities & a daycare.

Finally, why do we need a gas station here when there's literally one on every corner at Morse & Hamilton. And why do we want this massive gas station when we're moving toward electric vehicles.

This is a bad deal for the residents of ward 4.

Please stop this.

Emma Rose Tackett  
[REDACTED]

From: Ronald Mayer <[REDACTED]>  
Sent: Wednesday, March 8, 2023 4:33 PM  
To: Planning Commission; Council  
Cc: Susan Mayer  
Subject: Sheetz at Morse and Route 62

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Planning Commission and City Council,

Let me be clear,

You spent millions on a roundabout to stop head on and rear end accidents. Now a traffic light near the roundabout? That makes no sense. There will be accidents!

Two Sheetz stations have had a fatal shooting? Will this one be the third? If so, the blood is on your hands!

Will people eating on the patio at The Barn and the patio at the High Bank Distillery want to smell gas fumes from cars and trucks and trash from Sheetz? Do you want the two businesses to fail? I don't think so.

Will the Goddard School children enjoy the noise and smells from the Sheetz gas station? I don't think so! Selling out our residential area is a disgrace and none of you would like a Sheetz so close to your home!

Why put it at Morse and Route 62? Can you give Gahanna and nearby New Albany residents ONE good reason? I don't think so.

Please STOP this bad decision! And one more question. Why was this all kept a secret?

Ronald F. Mayer

[REDACTED]

Gahanna

From: Kathleen Shaner <[REDACTED]>  
Sent: Wednesday, March 8, 2023 5:36 PM  
To: Planning Commission; Council  
Subject: Potential Traffic Light on Morse rd. for Sheetz gas station  
Importance: High

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To members of Gahanna city council and planning commission,

My husband and I have resided in Gahanna since 2005. I currently reside in Harrison Pond. I recently became aware of the new Sheetz gas station that is planned to be constructed in Gahanna off Morse Rd. (between Hamilton and 62). While my husband and I are not opposed to construction of this gas station we are not happy with the idea of putting in a light for this gas station on Morse road so close to the current round about (Hamilton Rd/62). This round about frequently backs up in morning rush hour and evening rush hour and that alone can be frustrating. If you allow a stop light so close on Hamilton road that will only add to this already existing traffic issue.

Please do not approve a light for this gas station. My family as well as many of our neighbors are already frustrated by the current backup that occurs on that round about at certain hours of the day and your traffic study must be flawed if it did not show the negative impacts that a light would add to that. I am sure our own Gahanna Mayor (who resides in Harrison pond) can attest to the constant back up of that round about during morning and evening rush hour. It only seems to be a growing issue as traffic coming from the east continues to get heavier each month with all the increased development coming from the east. New homes and condos just up the road not to mention what is yet to come development wise from the east.

Feels like an obvious error putting a stop light in so close to that busy round about. Was the study performed recently and was it done during peak hours?

Kind regards,

Kathleen Shaner

From: Mandy Yost Hickey [REDACTED]  
Sent: Wednesday, March 8, 2023 8:53 AM  
To: Pam Ripley; Michael Suriano; Thom Shapaka; Michael Tamarkin; John Hicks; Michael Greenberg; Tom Wester  
Subject: Proposed Sheetz near Morse and Johnstown Roads

Follow Up Flag: Follow up  
Flag Status: Flagged

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Planning Commission members,

I am asking you to please vote against allowing Sheetz to build on this parcel of land. I am a Jefferson Township resident living less than half a mile from this location, with children attending Gahanna schools, and I pay Gahanna taxes through my Gahanna-based employer. My neighbors directly across the street live in Gahanna. I grew up in Gahanna just a mile away from my current home and chose to raise my family here because of my positive experiences. We love walking to the Barn and Donatos. We buy plants for our garden every year at Growing Solutions. These businesses are a boon to this area and have only added to the appeal of our charming, family-oriented neighborhood.

A 24-hour gas station with a drive-thru is the wrong fit for this quiet, residential area. The other businesses close by around 10 or 11 p.m. at the latest. The lights and constant traffic spilling out into both Johnstown and Morse Roads are not what this area needs, especially when there are several other gas stations within a mile. I know this parcel has been empty for some time, but it's worth waiting for something more in character with the surrounding businesses and neighborhood.

I've read your comments on the available meeting minutes and see that you agreed that this business was not the right fit for this location. I don't understand what happened between the time these comments were made and Sheetz returned to the agenda, but I hope that you stand by your original, correct decision that this is not the right business for this location.

Thank you for your consideration,  
Amanda Yost Hickey  
[REDACTED]

From: Mary Yost <[REDACTED]>  
Sent: Wednesday, March 8, 2023 10:59 AM  
To: Pam Ripley; Michael Suriano; Thom Shapaka; Michael Tamarkin; John Hicks; Michael Greenberg; Tom Wester  
Subject: Tonight's Sheetz gas station hearing

CAUTION: This email originated from outside the City of Gahanna. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning Commission Members,

I have been a Gahanna resident since high school, graduating in 1970. I have bought three Gahanna homes over the years – on Uxbridge Ave., Riva Ridge Blvd. and now Mechwart Place.

My children attended High Point Elementary and Middle School East before graduating from Gahanna Lincoln, where I was proud to be inducted into the school's Hall of Fame several years ago.

My church is Peace Lutheran, where I taught Sunday school, my children were confirmed and I was married to my second husband there after being widowed from my first husband, who was a Gahanna police officer for 25 years. Now retired from careers in journalism and public affairs, I served as a poll worker at Peace in the last general election.

In short, I am intimately familiar with the neighborhood that will be negatively affected if you reject your initial and correct finding that putting a Sheetz gas station at the corner of Morse and Johnstown Rds. is a bad idea.

Actually, I can't think of a worse fit for this intersection.

The traffic circle at Morse and Johnstown works well to keep bottlenecks from forming. And the long-awaited completion of roadwork along Morse east of Hamilton is finally relieving congestion there. But adding the 24-hour traffic of a Sheetz and then putting a traffic light on Morse just west of the circle at Johnstown Rd. will certainly create nightmarish backups and ruin the traffic flow coming through the circle.

Nor is there a pressing need for any kind of gas station at this intersection, let alone one with something of a cult following. There are already three gas stations at Morse and Hamilton, and there are already Sheetz stations just up Hamilton Rd. at 161 and down Johnstown Rd. at Stelzer Rd.

Please hold true to your original assessment that a Sheetz station at the corner of Morse and Johnstown Rds. is a bad fit. You were right in that determination, and I hope you will be right in your upcoming reconsideration.

Sincerely,

Mary Yost  
[REDACTED]  
Gahanna  
[REDACTED]