



City of Gahanna

200 South Hamilton Road
Gahanna, Ohio 43230

Record of Action

Conditional Use: CU-0009-2016

File Number: CU-0009-2016

To consider an amended Conditional Use Application to allow a residential drug and alcohol rehabilitation facility in a Community Commercial (CC) zoning district, for property located at 121 James Road and 175 W. Johnstown Road; Parcel ID No.s 025-000855, 025-000798, 025-000890; Access Ohio LLC; Donald T. Plank, applicant.

(Original Application/version 1: Advertised in the RFE on 9/22/2016 and 12/1/2016)

The City of Gahanna Planning Commission met on 2/22/2017 to consider along with other business, a Conditional Use application, CU-0009-2016.

A motion was made by Burba, seconded by Hicks to approve the application, contingent upon the attached conditions. The motion failed.

The Conditional Use Application was **DENIED**.

Please consider this an official copy of the Record of Action for this Conditional Use application. You may request a hard copy of this Record of Action to be mailed to you by contacting the City of Gahanna Council office at 614-342-4090.

Kayla Holbrook, Deputy Clerk of
Council

February 22, 2017

Date Certified

CU-0009-2016 CONDITIONS:

1. That the building located at 175 West Johnstown Road (Parcel ID Nos. 025-000798, 025-000890) will be operated solely as an outpatient facility providing therapeutic intervention for clients by appointment only.
2. That the building located at 121 James Road (the "Residential Facility"; Parcel ID No. 025-000855) will be operated as a residential facility providing intense therapy and counseling in a residential setting for clients.
3. That both facilities will be operated by a state licensed provider of treatment for persons afflicted with drug and alcohol addiction.
4. That clients are permitted to stay for up to consecutive 180 days at the Residential Facility, Parcel ID No. 025-000855.
5. At the Residential Facility, Parcel ID No. 025-000855, smoking shall be permitted only at the existing patio area in the northwest, and shall be specified as a designated smoking area.
6. There shall be no outdoor group or other activity permitted between the hours of 8:00 p.m. and 8:00 a.m at the Residential Facility, Parcel ID No. 025-000855.
7. There shall be a fence along the property lines as submitted in the application.
8. The existing access drive to and from James Road will be closed to all traffic except emergency vehicles and occasional maintenance and contractor vehicles, within 2 years from the date of granting the zoning certificate for the Residential Facility, Parcel ID No. 025-000855, provided that a traffic impact/access study, approved by the City of Gahanna, concludes that West Johnstown Road is the appropriate means for ingress and egress for the site.
9. The state licensed provider, of the Residential Facility, Parcel ID No. 025-000855, shall:
 - a) There shall be no person under the age of 18 permitted to be a resident.
 - b) There shall be no person with an outstanding arrest warrant, or pending criminal charges, permitted to be a resident.
 - c) No person with a felony criminal record involving serious physical harm within the last five (5) years shall be permitted to be a resident.
 - d) There shall be no person identified as a sex offender under Ohio Revised Code permitted to be a resident.
 - e) That all prospective residents will have successfully completed a minimum of a 7 day detox before being admitted to the Residential Facility.
 - f) That all residents are drug tested when they enter the program and when they return from any offsite/chaperoned appointments.
 - g) That all residents are given unscheduled urine tests approximately 4 times a week and rooms are periodically searched.
10. There shall be no drug safe zone on the site.
11. That residents of the Residential Facility are not permitted to have vehicles at the site.
12. Staff shall monitor the yard area of the Residential Facility, Parcel ID No. 025-000855, before and during the period a resident is permitted to use the yard.
13. That there will be an unarmed licensed security officer at the Residential Facility, Parcel ID No. 025-000855, at all times.
14. That the facilities are required to have the required signage prohibiting concealed carry on the site.
15. That all doors at the Residential Facility, Parcel ID No. 025-000855, will be alarmed with locks that have a 30 second delay between alarm and opening.
16. Law enforcement services will not be used to transport residents to and from routine and non-emergency offsite appointments.
17. Residents of the Residential Facility shall not be permitted to leave the facility between the hours of 8:00 p.m. and 8:00 a.m.