

**From:** [Jeff Spence](#)  
**To:** [Kim Banning](#); [Kayla Holbrook](#)  
**Cc:** [Mark Thomas](#); [Dennis Murphy](#)  
**Subject:** FW: Dayton field trip  
**Date:** Monday, January 30, 2017 1:26:13 PM  
**Attachments:** [facility.docx](#)  
[Access Energy doc.doc](#)  
[image001.png](#)

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Kim/Kayla:

Please see the attached report as requested from Lt. Murphy.

**JEFFREY B. SPENCE**  
DEPUTY CHIEF OF POLICE



Gahanna Division of Police  
460 Rocky Fork Boulevard  
Gahanna, Ohio 43230  
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**From:** Sheila Murphy  
**Sent:** Monday, January 30, 2017 8:51 AM  
**To:** Dennis Murphy <Dennis.Murphy@gahanna.gov>; Jeff Spence <Jeff.Spence@gahanna.gov>  
**Subject:** Dayton field trip

Below are comments from Sgt. Beaver he sent after doing a run history check for us. Attached are the pictures Blair took and a summary of the trip.

Dispatch Sgt. finally got back to me with the number of calls for service. Since 2000 there has been 563 calls for service at 2611 Wayne so roughly 35 calls per year. For DPD that is very low considering some facilities have that many in a month. If there is anything else you need let me know and I will try to dig it up



**Sergeant Matthew T. Beavers**

Detective Supervisor

Dayton Police Department

East Patrol Operations Division | City of Dayton

2721 Wayne Avenue | Dayton, Ohio 45420

Office 937.333.7450 | Fax 937.333.7385 | [www.daytonohio.gov](http://www.daytonohio.gov)

**LIEUTENANT SHEILA MURPHY #L48**

Administrative Bureau Commander



CITY OF GAHANNA

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Lt. Sheila Murphy  
Administrative Bureau  
Commander

**CITY OF GAHANNA  
DEPARTMENT OF PUBLIC SAFETY  
DIVISION OF POLICE**

**Memorandum**

To: Deputy Chief Spence C41  
From: Lt. S. Murphy L48  
Re: Access Energy facility  
Date: January 30, 2017

On Friday January 27, 2017 Detective Thomas and I drove to the Access Energy Rehab facility at 2611 S. Wayne Ave in Dayton, Ohio. Detective Thomas took several pictures of the facility from various angles to capture the proximity of houses in the area. The facility does look like an old hospital and as such, has a lot of open grassy area surrounding it. To the rear of the facility is a high school track which is approximately 50 yards from the rear parking lot. The high school itself is a short distance away from the track and Access Energy. The best way to describe the distance relationship would be our police department in relation to the high school with the track being by the senior center.

Detective Thomas and I spoke with the East Patrol Operations Division Detective Sergeant Matthew Beavers at his substation. He relayed to us the following estimated stats:

- 75% of the runs to the facility are medical to include drop offs, pick up and emergency admission forms (pink slips).
- There were a few instances of thefts to include stolen money in the facility
- Warrant arrests
- Mental health calls
- Telephone harassment
- Patient threatening staff with a shard of glass
- Assaults on staff by patients

Sgt. Beavers was asked if his sub is constantly going on calls to the facility and he indicated no. He furthered that the drain on police resources was due to driving patients to court dates, doctor's appointments and other appointments. He cautioned that our department should find out what requirements, if any, our facility will expect of us in this instances. He also wanted us to find out what type of security the facility would have and if it would be staffed by a security guard.

Sgt. Beavers stated the biggest problem we would face would stem from the in and out of patients not required to stay there. He cited domestic violence situations, people attempting to bring in contraband and OD's. Sgt. Beavers did not give the impression the facility had a substantial drain on the police resources.





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*Entrance area at rear of facility.*

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*Entrance area at rear of facility. We do not believe those are cameras but are lights.*

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*Overall of facility (one side).*

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*High school track at the edge of the facility. This angle is the rear of the facility to the track.*

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*One angle of facility.*

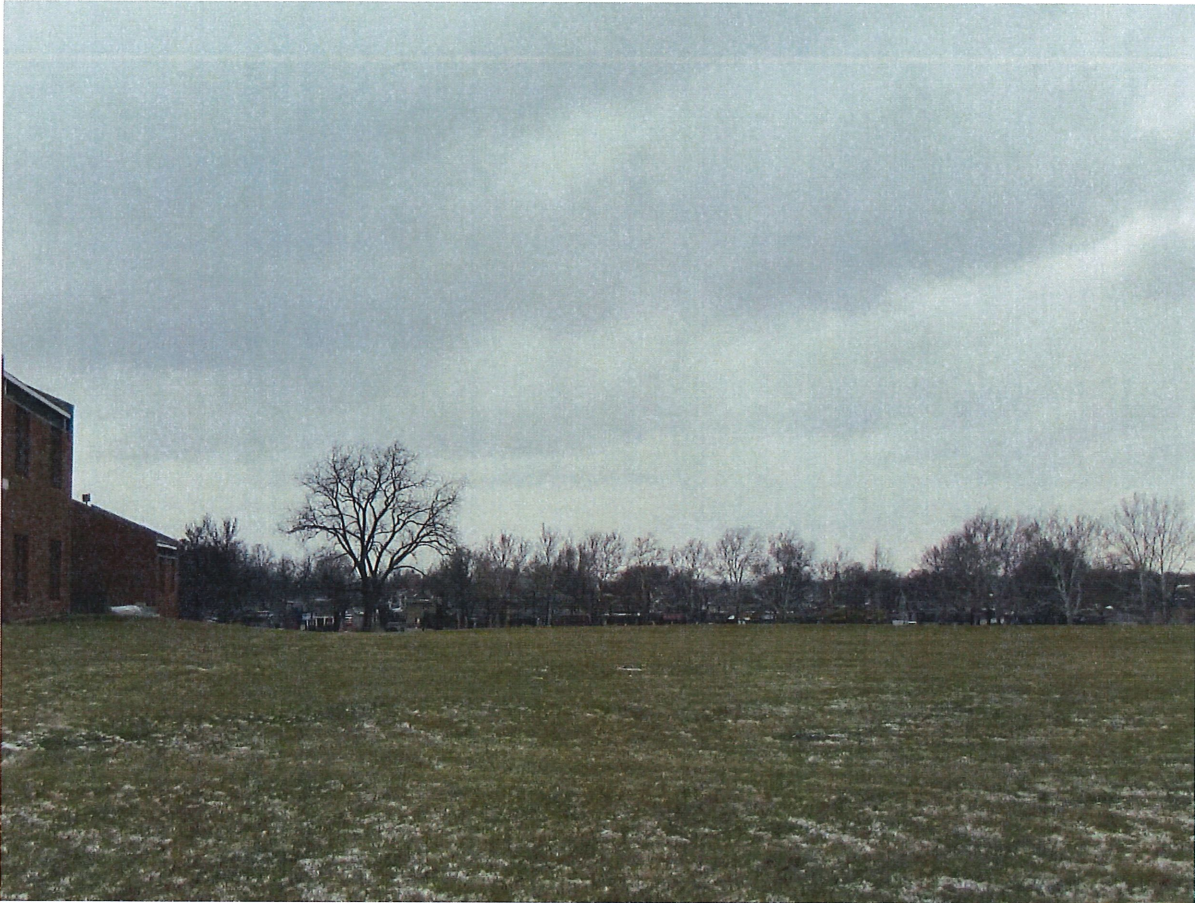
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*Angle showing proximity of facility to houses on the perimeter.*

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*Proximity of houses to the facility.*

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*Angle from rear of facility towards the rear of the police sub. Not pictured is high school towards left of frame.*

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*Angle taken from facility to houses on the edge of property to show distance relationship.*

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*Main entrance to the facility.*

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*Driveway access to the facility. This was taken from the side yard of a house at edge of facility property to show distance relationship.*

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*From back of police sub. High school on the right  
and Access Energy on the left.*

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*From back of police sub. High school on right of picture and Access Energy on the left.*



200 SOUTH HAMILTON ROAD  
FAX: (614) 342-4100



GAHANNA, OHIO 43230-2996  
TELEPHONE: (614) 342-4090

PLANNING COMMISSION  
[www.gahanna.gov](http://www.gahanna.gov)

February 3, 2017

City of Gahanna  
Division of Police  
460 Rocky Fork Boulevard  
Gahanna, Ohio 43230

Dear Chief Murphy, Deputy Chief Spence, Lieutenant Murphy, and Detective Thomas:

In order to gather as much information as possible for the Access Energy Conditional Use Application, I requested that our Police Department reach out to the Dayton Police Department to inquire about the number and type of calls dispatched to the Dayton Access Energy facility.

I would like to take this opportunity to express a heartfelt thank you for the time and effort you put into the research. A special thank you to Lieutenant Murphy and Detective Thomas for driving to the Dayton, Ohio site, for taking photographs, and for speaking with the Dayton Police Department.

The work involved in gathering this information was exceptional. I believe this will truly make a difference for the Commission members in determining if this use should be permitted in the City of Gahanna. It is gratifying to know that our Police Department has individuals who are willing to go above and beyond.

Sincerely,

A handwritten signature in blue ink that reads "Bobbie Burba". The signature is fluid and cursive.

Bobbie Burba  
Chair, Planning Commission  
*on behalf of the 2017 Planning Commission*

**From:** [Bonnie Gard](#)  
**To:** [Kayla Holbrook](#)  
**Subject:** FW: 349 Olde Ridenour Rd  
**Date:** Tuesday, January 24, 2017 2:21:02 PM

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For PC FYI

**BONNIE GARD**

Planning & Zoning Administrator  
Department of Public Service  
Division of Building & Zoning



CITY OF GAHANNA

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**From:** Stephen E. Welsh [mailto:[welshs@mifflin-oh.gov](mailto:welshs@mifflin-oh.gov)]  
**Sent:** Tuesday, January 24, 2017 1:55 PM  
**To:** Bonnie Gard <[Bonnie.Gard@gahanna.gov](mailto:Bonnie.Gard@gahanna.gov)>  
**Subject:** FW: 349 Olde Ridenour Rd

Bonnie, attached is the email from the MECC on the number of runs that went to Parkside last year.

Steve

Steve Welsh  
Fire Marshal  
Mifflin Township Division of Fire  
485 Rocky Fork Blvd.  
Gahanna, OH 43230  
(614) 471-0542 Office  
(614) 679-4078 Cell  
[welshs@mifflin-oh.gov](mailto:welshs@mifflin-oh.gov)

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**From:** Keith Higgins  
**Sent:** Thursday, January 19, 2017 3:37 PM  
**To:** Stephen E. Welsh  
**Subject:** 349 Olde RIdenour Rd

Steve,

There were 111 runs there last year and so 4 time so far this year.

Regards,

*Capt. Keith Higgins*

**Capt. Keith Higgins**

**MetropolitanEmergency Communications Center**

**81 Mill St. Suite 211**

**Gahanna, Oh. 43230**

**(614) 536-0058 work**

**(614) 428-7956 fax**

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**From:** [Barbara Painter](#)  
**To:** [Kayla Holbrook](#)  
**Cc:** [Donald Plank](#)  
**Subject:** 121 James Rd - received 1.17.2017  
**Date:** Wednesday, January 18, 2017 12:52:06 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image010.png](#)  
[image014.png](#)  
[image006.png](#)  
[image007.png](#)

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Ms. Holbrook,

Per Mr. Plank:

Kayla,

In response to Mr. Wester's questions:

1. At startup, the facility will house approximately twenty (20) to twenty-four (24) residents. Those residents will be equally divided between the women's wing and the men's wing. In order to accommodate the initial population, approximately \$200,000 in upgrades will need to be done.
2. Upon full operation, approximately seventy (70) residents will be housed at the facility, equally divided between the women's wing and the men's wing. Access Energy has budgeted \$1,000,000 for total improvements (that number includes the initial \$200,000 in upgrades).
3. Although not asked, it should be noted that when fully operational, the facility will employ approximately 100 persons divided among three shifts.

Thank you,

Don Plank

*Barbara Painter, Secretary to:*  
Donald T. Plank, Esq.  
David Watkins, Esq.  
Christopher R. Kessler, Esq.

***NOTE: We've Moved!***

***New Temporary Address:***

**Plank Law Firm, LPA**  
423 E. Town St., FL 2  
Columbus, OH 43215



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Fax: 614-228-1790  
[bpainter@planklaw.com](mailto:bpainter@planklaw.com)  
[www.planklaw.com](http://www.planklaw.com)

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**From:** Kayla Holbrook [<mailto:Kayla.Holbrook@gahanna.gov>]  
**Sent:** Tuesday, January 17, 2017 1:00 PM  
**To:** Donald Plank; [patty.parsley@accessoh.net](mailto:patty.parsley@accessoh.net)  
**Cc:** Planning Commission  
**Subject:** FW: 121 James Rd - received 1.17.2017

Hi Mr. Plank –

One of Planning Commission members is unable to attend the Workshop Meeting tomorrow but had the following questions. Are you able to respond to these and I can communicate your response to the Commission?

- Above and beyond the cost associated with acquiring the property what capital improvements are planned for the facility prior to opening?
- What is the average projected number of overnight residents on any given day?

Thank you.

**Kayla Holbrook**  
*Deputy Clerk of Council*

  
CITY OF GAHANNA  
200 S. Hamilton Rd. Gahanna, OH 43230  
614.342.4090  
[kayla.holbrook@gahanna.gov](mailto:kayla.holbrook@gahanna.gov)

COUNCIL OFFICE MEETING AGENDAS & MINUTES 

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**From:** Tom Wester  
**Sent:** Tuesday, January 17, 2017 11:57 AM  
**To:** Kayla Holbrook <[Kayla.Holbrook@gahanna.gov](mailto:Kayla.Holbrook@gahanna.gov)>

**Cc:** Bobbie Burba <[Bobbie.Burba@gahanna.gov](mailto:Bobbie.Burba@gahanna.gov)>

**Subject:** Re: 121 James Rd - received 1.17.2017

Kayla, thanks for the info. While I will not be available for tomorrow's work shop I have two (2) questions I would like to have answered.

Above and beyond the cost associated with acquiring the property what capital improvements are planned for the facility prior to opening?

What is the average projected number of overnight residents on any given day?

Thanks

Tom

Sent from my iPad

On Jan 17, 2017, at 11:31 AM, Kayla Holbrook <[Kayla.Holbrook@gahanna.gov](mailto:Kayla.Holbrook@gahanna.gov)> wrote:

Good afternoon, all –

Please see the attached letter received today from Don Plank with Plank Law Firm for CU-0009-2016, 121 James Road, Access Energy – the proposed drug and alcohol rehabilitation facility. I've also attached this to the file for view in your iPads.

See you all tomorrow.

**Kayla Holbrook**

*Deputy Clerk of Council*

<[image001.png](#)>

200 S. Hamilton Rd. Gahanna, OH 43230

<[image003.png](#)> 614.342.4090

<[image005.png](#)> [kayla.holbrook@gahanna.gov](mailto:kayla.holbrook@gahanna.gov)

<[image007.jpg](#)>

<[image008.png](#)>

<121 James Rd - Plank Law Firm Letter recieved 1.17.2017.pdf>