

From: Sean Riley <[REDACTED]>
Sent: Tuesday, April 23, 2024 4:06 PM
To: Planning Commission
Subject: Coaches location

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 understand there is a meeting tonight about the new proposed Sheetz location. I would like to voice my opinion that we do not put a location here because of the park and the amount of traffic that would be caused by another gas station. The location would be better suited with a restaurant for families like a Roosters. Gahanna is lacking in family style restaurants in the downtown area. While I understand in need for a Sheetz gas station in the city near the highway or another location would be better.

Thank you,

Sean Riley

Sent from my iPhone

From: SHANNON&CHAD LANDRUM <[REDACTED]>
Sent: Tuesday, April 23, 2024 11:55 PM
To: Planning Commission
Subject: Concerned Citizen - Sheetz, Granville St.

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Planning Commission members;

My name is Shannon Landrum. I reside at 109 Shull Avenue with my husband and two (2) daughters. I feel obligated to reach out regarding the application submitted by Sheetz/developer to build a facility in the former Coaches location (230 Granville St). I am a youth soccer coach in the area and have team training tomorrow; therefore, I am unable to attend tomorrow's planning meeting. However, please consider this my objection to the proposed construction of Sheetz. As a resident of this community for 20-years, all of which have been spent on Shull Avenue, I am adamantly against the construction of Sheetz in this location. The proposed building is approximately 200-feet from multi-family housing, approximately 250-feet from single family housing, and adjoins Shull Park. Shull park is home to several youth activities from a skate park and roller hockey rink to numerous organized and community-based youth sports (soccer, t-ball, football, and more).

The installation of gasoline/diesel underground storage tanks (USTs) poses a concern for nearby water resources and residents. Based on the Bureau of Underground Storage Tank Regulations (BUSTR) website, of the approximately 170 listed/registered Sheetz facilities in Ohio, approximately 117 are listed as having some sort of petroleum incident and/or release. Should a spill occur either from over-filling of USTs from tanker trucks, a citizen overfilling their vehicle, or a leak in a UST/product piping/dispenser, petroleum impacts have the potential to adversely impact the Rocky Fork Creek and nearby residents via groundwater and/or vapor migration. Given the close proximity to residential dwellings, water resources, and youth activities, this location is not appropriate for a 24-hr gas station/c-store business. The increase in noise and light pollution would also adversely impact the residents along Shull Ave and Carpenter Rd.

Based on information provided Sheetz real estate, preferred criteria for their facilities include a site of 2-acres. This location is a little over 1-acre, based on the plans shared by local news channels; therefore, doesn't even fulfill their internal guidelines for lot size. It is also my understanding that the proposed land use does not meet the recent/forthcoming zoning changes made by the city.

Please do not approve the construction of Sheetz, it would forever change the landscape of the Granville Street area, and negatively impact the surrounding long time residents who enjoy the peaceful sights and sound from their backyards.

I appreciate your time, and happy to answer any questions.

Shannon Landrum
109 Shull Ave, Gahanna, OH

From: Tara Clayton <[REDACTED]>
Sent: Tuesday, April 23, 2024 10:15 PM
To: Planning Commission
Subject: Propose Sheetz Lincoln Circle

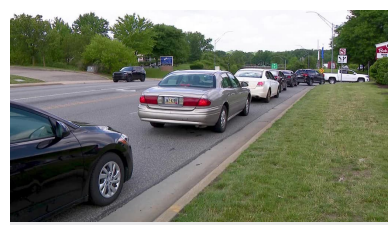
Follow Up Flag: Follow up
Flag Status: Completed

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Hello,

As a Gahanna resident and homeowner, I am writing in opposition to the proposed Sheetz on Granville St at Lincoln Center. It is irresponsible to place a gas station in front of a city park, adjacent to a creek, and next to our new library. This area of town does not need an additional gas station with Speedway, UDF, Kroger, and BP all located nearby and able to meet current demands.

This company runs promotions that will cause unnecessary traffic issues in an already congested area of the city. See the new articles articles from various states regarding their July 4th promotions. <https://abc6onyourside.com/amp/news/local/lines-stacking-up-for-special-gasoline-deal-at-sheetz-1776-gasoline-deal-independence-day-july-4-sheetz-line-up-columbus-community-discount-fuel>



Video: Huge lines as drivers try for cheap Sheetz gas
fox8.com

Sheetz Independence Day deal causes traffic across the Commonwealth
pahomepage.com



This property would be much better utilized for a family friendly restaurant or business that could benefit and align with the park and the library.

Thanks,
Tara Clayton

From: Taynor, Shari <[REDACTED]>
Sent: Wednesday, April 24, 2024 9:47 AM
To: Planning Commission
Subject: oppose Sheetz on Granville street

Follow Up Flag: Follow up
Flag Status: Completed

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Hello –
I wanted to email and let you know I OPPOSE the plan for a Sheetz to be added to the property located at 230 Granville St.

This street is already congested enough and it will not be a good addition to the city at that location.

Thank you,
Shari Taynor
546 Meadowsweet Place
Gahanna, OH 43230
[REDACTED]

Shari Taynor | Restaurant Division Controller
White Castle Management Co. | 555 Edgar Waldo Way | Columbus, Ohio 43215
P: 614.559.2634 | www.whitecastle.com



This email is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521, and is legally privileged and confidential. If the reader of this message is not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, the reader is hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by reply email and delete the message from your computer system. Thank you in advance for your cooperation.

From: Terri Marshall <[REDACTED]>
Sent: Monday, April 22, 2024 2:09 PM
To: Planning Commission
Subject: Sheets proposed location at former Coaches location

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 resided in Gahanna for past five years and appreciate the small town appeal with amenities. I am concerned that a Sheets or any gas station at the former Coaches location would create too much in/out traffic as well as disrupt the character of the streetscape, I urge the planning commission and City of Gahanna help Sheets find another location to preserve the quality of this area and keep traffic from becoming problematic.

Thank you,
Terri Marshall
433 Allinby Ct.
[REDACTED]

Sent from my iPhone

From: theeosu820 <[REDACTED]>
Sent: Wednesday, April 24, 2024 7:50 AM
To: Planning Commission
Subject: SHEETZ proposal

Follow Up Flag: Follow up
Flag Status: Completed

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I am vehemently against the proposed Sheetz location on 62 in the downtown area. Not only would it be an eyesore, but another congestion 62 doesn't need. I believe the increased traffic would attract more speeders down 62. If the city can't seem to control a 25mph stretch, what's to say it will decrease with a gas station? Please reconsider and find a different space for this project. We have ENOUGH banks and gas stations!

Thank you!

Sent from my T-Mobile 5G Device

From: Thomas A. Torr <[REDACTED]>
Sent: Tuesday, April 23, 2024 10:27 PM
To: Planning Commission
Subject: Proposed Sheetz Gas Station

Follow Up Flag: Follow up
Flag Status: Completed

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.

RE: 230 Granville Street

I urge Gahanna Planning Commission to NOT approve the proposed Sheetz at this location. I do favor Sheetz, but not at this location due to congestion, proximity to Shull Park and in general I not feel this is a viable location for this type of business.

Respectfully,

Thomas A Torr
249 Deer Meadow Dr, Gahanna, OH 43230
[REDACTED]

From: Tom Kneeland <[REDACTED]>
Sent: Wednesday, April 24, 2024 6:58 AM
To: Planning Commission
Cc: Mayor; Council
Subject: Granville Street development

Follow Up Flag: Follow up
Flag Status: Completed

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 Commissioners,

I appreciate your dedication to our community. Your job is equal to or sometimes harder than running the city. However, allowing a developer to apply and succeed in convincing our Administration, Council and statutory Boards and Commissions that a single development is appropriate in the last large area of Gahanna making up the last segment of the heart of our city is a tragedy. Instead of waiting for developers to approach the city, our leaders should be engaged with professionals to design and develop long-term plans that provide guiding principles so we don't have another situation similar to the area of Granville street called Strawberry Plaza that currently houses a post office, car wash and numerous other businesses in a misdirected, and development site nightmare.

The people of Gahanna deserve smart, well thought out and designed development plans for all areas of our city that will be welcoming, beautiful, and enhancing, especially in the heart of our city.

Please consider long-term affects, traffic, appropriateness, and just engage this plan with some common sense decisions. There are numerous examples of bad development on Granville street and Havens Corners that have caused the community to continue to voice their discontent, displeasure, and distrust with the work done by those elected and appointed to oversee and guide some of the most important areas of our city.

Thank you for your commitment to our city and home. I rest assured you will consider all legal options to make the right decision and I'm sure you share the same guiding principle I always tried to make decisions by - Just Do The Right Thing. Listen to that little person sitting on your shoulder that whispers in your ear when you're challenged with tough, and sometimes volatile decisions. Your decisions will impact our community for many years, decades and possibly centuries to come.

--
Tom Kneeland
Retired Mayor - Gahanna
[REDACTED]

My Special Word - "Conscience"
Do you have Vision-Values-Faith

From: Crista Marbley <[REDACTED]>
Sent: Wednesday, April 24, 2024 1:31 PM
To: Planning Commission
Subject: Concerns Regarding Proposed Addition of Sheetz

Follow Up Flag: Follow up
Flag Status: Completed

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'm writing to express my concerns about the proposed location of a Sheetz on Granville St. While I enjoy Sheetz, I don't think this site is the best location. As a resident who is sincerely committed to preserving our community's integrity, I believe that such a development will jeopardize our town's distinct charm and character. First and foremost, the presence of a giant chain gas station would disrupt the charming ambiance, and our neighborhood takes pride in its small-town feel, which is defined by locally owned businesses (eg. Alpine) and a close-knit community spirit. Introducing a corporate chain gas station establishment in the center of the main thoroughfare would distract from the charm and character that make our community unique. I am concerned about the possibility for increased traffic congestion and safety issues caused by the proposed gas station. Our community already has delays in traffic at peak hours, and the addition of a large-scale development is likely to exacerbate the situation. The surge of vehicles and people using the gas station may endanger pedestrians and cyclist, risking the safety of our streets. It's worth noting that there are already gas stations near the planned location. With a Speedway four minutes away, United Dairy Farmers three minutes away, a BP two minutes away, and a Sheetz seven minutes away, it's questionable whether another gas station is genuinely needed in this location. The availability of alternatives within a short distance undermines the necessity of adding another gas station in such proximity. Instead of approving the proposed gas station development, I urge the Planning Commission to consider alternative uses for the space that would better serve the community's needs and priorities, such as creating more green space at Shull Park, adding additional pathways from Creekside to other locations, expanding parking facilities, or encouraging the growth of local businesses in the area. We should also consider other towns of comparable size, such as Westerville, to model our town's main area after. Let us prioritize the preservation of our community's charm, the safety of our residents, and the thoughtful use of our town's resources. Thank you for taking my concerns into consideration and for your commitment to serve the best interests of our community.

Sincerely,
Crista T. Marbley (she/her)

**Sent from my iPhone-please excuse typos and grammatical errors

From: Donny Murray <[REDACTED]>
Sent: Monday, April 22, 2024 10:10 PM
To: Planning Commission
Subject: Public Comment - 4/24 Meeting - Sheetz Lincoln Circle

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.

Commission,

My public comment is to urge you to **reject the application from Sheetz Lincoln Circle.**

We have a unique opportunity in Gahanna to reimagine the Granville St corridor between Mill St. and Hamilton road. This area can be a jewel of our community that connects the high school to Creekside, and numerous parks in between, with a higher density, walkable community. Adding a 24/7 gas station serves as the opposite of what this area could be and would not serve to create the community of the future for Gahanna. Change is inevitable, but positive change is not without the vision of a better future.

Thank you for your consideration,
Donny Murray
169 Rugby Ln, Columbus, OH 43230

--
Donny Murray
[REDACTED]

From: Donovan Shea <[REDACTED]>
Sent: Sunday, April 21, 2024 11:40 PM
To: Planning Commission
Subject: Opposition to proposed Sheetz Lincoln Circle development on April 24th 2024

Follow Up Flag: Follow up
Flag Status: Completed

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Dear Planning Commission,

I am writing to vehemently oppose the proposed Sheetz gas station on Granville Street. As a concerned resident and property owner in Gahanna, I am deeply troubled by the potential negative consequences this development could bring to our community.

The proposed Sheetz gas station not only raises significant ecological concerns, with the possibility of another gas leak in close proximity to a prior incident, but it also threatens to introduce 24-hour sources of light, noise, and pollution to our neighborhood. Such disruptions would undoubtedly detract from the quality of life for residents in the vicinity, disrupting sleep patterns and diminishing overall well-being.

Moreover, the presence of a 24-hour operation like Sheetz would likely attract nefarious individuals at night, further compromising the safety and security of our community. The potential for increased criminal activity and disturbances cannot be ignored, posing risks to both residents and visitors alike.

Additionally, the proposed Sheetz gas station aims to profit off tobacco sales, further exacerbating public health concerns. In a time where communities are striving to reduce tobacco usage and promote healthier lifestyles, the introduction of such establishments contradicts these efforts and sets a detrimental precedent.

Furthermore, the proposed development would inevitably lead to an increase in traffic on Granville Street, exacerbating congestion and safety concerns for pedestrians and motorists alike. The influx of vehicles associated with a 24-hour gas station would strain our already congested thoroughfare, further diminishing the quality of life for residents in our neighborhood.

In conclusion, I implore the City Planning Commission Board to carefully consider the myriad of concerns raised by residents regarding the proposed Sheetz gas station. Alternative developments that are more aligned with the character and needs of our community should be explored, prioritizing the well-being and safety of residents above all else. As we look forward over the next few decades, I believe that our community can do better than a gas station on our main thoroughfare.

Thank you for your attention to this urgent matter.

Sincerely,

Donovan Shea

From: Jessica Olinger <[REDACTED]>
Sent: Wednesday, April 24, 2024 3:16 PM
To: Planning Commission
Subject: Sheetz Opposal

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:

I would like to voice my opposition to the development plan of a Sheetz on Granville St. Downtown Gahanna has the potential to be an amazing, family-friendly, welcoming city center. This area does not need another gas station where people will be in and out every 5 minutes. What we do need is a restaurant with a nice patio or a deli with lunch options for students- something that will keep people in and around Creekside. Right now this area feels like a drive-thru. No one stops, there is no night life (even just past 8p), no reason to stay in town vs going up to New Albany or Westerville. I can walk to Creekside or Lincoln Cir, but based on what is currently there, as well as what is proposed (gas station), I would gladly drive the 15-20 min to a more community centered downtown. That hurts to say because Gahanna could be so much more. No to more gas stations. No to more apts in a small footprint. And no to more spas at Creekside.

Thank you for your time,
Jess Olinger
216 Brookhaven Dr N

From: Michelle Bretscher <[REDACTED]>
Sent: Tuesday, April 23, 2024 7:36 PM
To: Planning Commission
Subject: Sheetz

Follow Up Flag: Follow up
Flag Status: Completed

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Hello.

I would like to add my voice to those who oppose Sheetz at the Granville Street location. It would drive too much traffic, in a site next to the park where children play. There must be a better option for us. Our Olde Gahanna needs development, but this is not the right option for that space.

Thank you for your consideration.

Michelle Bretscher
149 Greenbank Road

From: Michelle ward <[REDACTED]>
Sent: Wednesday, April 24, 2024 6:02 AM
To: Planning Commission
Subject: Sheets

Follow Up Flag: Follow up
Flag Status: Completed

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I'm not opposed to Sheetz coming to Gahanna, but I do feel that the vacant lot at 181 combined with the PNC LOT would be better location. Recreate that area.

But there is a sheetz down the street by the airport, so not sure we need another one that close.
Sent from my iPhone

From: Molly Ward <[REDACTED]>
Sent: Wednesday, April 24, 2024 3:46 PM
To: Planning Commission
Subject: FPD-0005-2024- Sheetz- VOTE NO

Follow Up Flag: Follow up
Flag Status: Completed

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FPD-0005-2024 To consider a Final Development Plan Application for property located at 230 Granville St.; Parcel ID 025-004250; Current Zoning CC; Sheetz Lincoln Circle; D.W. Route, applicant

Hello-

I am writing to share my opposition to the proposed Sheetz location on Granville Street. My family has been in Gahanna since before it was Gahanna (aka Bridgeport). My family owned the Ward Dairy Farm located on the West Side near Agler and Stygler Roads as well as the Shulls who owned a significant amount of property on the east side of Big Walnut in the areas that are now Makenna Creek, The Academy, and other space along Cherry Bottom Road. I was a 5th generation graduate of the high school, and my son will be the 6th. I say this to say, Gahanna has been a place to raise a family, get a quality education, and engage in community for GENERATIONS. Adding a large corporation, like Sheetz, in the heart of our town will change the feel of our city. The Sheetz located at Hamilton Quarter has seen violence, car racing, and other criminal activity AND so have the UDFs located in Gahanna. We need to protect our community from increased unsafe behavior by minimizing locations for violence and criminal acts to occur.

While the physical safety of our community is my primary concern, I will also share that I am unsure about the ability of Granville St. to support the increased amount of traffic that would be generated by Sheetz as well as our ability as a city to maintain the 25mph speed limit which aids in keeping our community safe. The congestion that would occur for people attempting to turn left out of that space would be unmanageable during regular times and absurd during sports seasons when Shull Park is in use! The proposed location is simply not a fit for the needs of a gas station/convenience store like Sheetz OR the plans of our city.

I could go on; however, I know my comments will begin to sound like the many others that have been sent in. Please vote NO and protect our city.

Thank you!

Molly

Molly C. Ward, M.S.Ed.

From: Nancy Feeley <[REDACTED]>
Sent: Sunday, April 21, 2024 8:33 PM
To: Planning Commission
Subject: Sheetz

Follow Up Flag: Follow up
Flag Status: Completed

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Good evening,

As a long-time resident of Gahanna, I strongly oppose putting a Sheetz on Granville Street. Granville St is already an unattractive hodge-podge of businesses, unlike our neighbors in Westerville, Bexley, Grandview, Granville, etc. who have walkable, planned main streets.

There are already several gas stations in this same area in Gahanna; it is a totally unnecessary eyesore. It will also likely create even more congestion on an already congested route.

Please reject this application.

Sincerely,

Nancy Feeley
660 Fallow Ct
Gahanna OH. 43230

From: ryan becker <[REDACTED]>
Sent: Tuesday, April 23, 2024 5:35 AM
To: Planning Commission
Subject: Fwd: Sheetz on Granville Rd

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Sent from my iPhone

Begin forwarded message:

From: Penny Monahan <[REDACTED]>
Date: April 22, 2024 at 9:47:17 PM EDT
To: ryan becker <[REDACTED]>
Subject: Fwd: Sheetz on Granville Rd

Sent from my iPhone

Begin forwarded message:

From: Penny Monahan <[REDACTED]>
Date: April 22, 2024 at 6:32:13 PM EDT
To: planningcommission@gahanna.gov
Subject: Sheetz on Granville Rd

Dear Gahanna City Planning Commission,

I am writing to express my concerns regarding the recent application by Sheetz to take over the space formerly occupied by Coaches on Granville Street. As a resident deeply invested in the appeal and character of Gahanna, I believe approving this application would be detrimental to the unique charm of our city.

Granville Street stands out precisely because it avoids the flashy commercial signage and redundant businesses that plague other areas. It is home to cherished mom and pop establishments that contribute to the vibrant fabric of our community. Allowing Sheetz to set up shop here risks eroding the character that makes Granville Street so special.

Moreover, the proposed location of the Sheetz lot backing up to neglected park space presents an opportunity for a business to collaborate with the city and revitalize the area for the benefit of residents and visitors alike. It would be a shame to squander this potential by approving a development that does not align with the vision and values of our community.

I urge the City Planning Commission to consider the long-term implications of this decision and prioritize the preservation of Granville Street's unique identity. Let us work together to ensure that any development enhances, rather than diminishes, the appeal of Gahanna for generations to come.

Thank you for your attention to this matter.

Sincerely,

Penny Becker
Sent from my iPhone

From: Megan Brooks <[REDACTED]>
Sent: Wednesday, April 24, 2024 4:45 PM
To: Planning Commission
Subject: Sheetz gas 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.

Dear Gahanna City Planning Commission,

I am writing to express my concerns regarding the recent application by Sheetz to take over the space formerly occupied by Coaches on Granville Street. As a resident deeply invested in the appeal and character of Gahanna, I believe approving this application would be detrimental to the unique charm of our city.

Granville Street stands out precisely because it avoids the flashy commercial signage and redundant businesses that plague other areas. It is home to cherished mom and pop establishments that contribute to the vibrant fabric of our community. Allowing Sheetz to set up shop here risks eroding the character that makes Granville Street so special.

Moreover, the proposed location of the Sheetz lot backing up to neglected park space presents an opportunity for a business to collaborate with the city and revitalize the area for the benefit of residents and visitors alike. It would be a shame to squander this potential by approving a development that does not align with the vision and values of our community.

I urge the City Planning Commission to consider the long-term implications of this decision and prioritize the preservation of Granville Street's unique identity. Let us work together to ensure that any development enhances, rather than diminishes, the appeal of Gahanna for generations to come.

Thank you for your attention to this matter.

From: [REDACTED]
Sent: Wednesday, April 24, 2024 2:35 PM
To: Planning Commission
Subject: Proposed development for 230 Granville Street

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

My name is Carol Drobik and I have been a resident on Flint Ridge Drive for 40 years. As I am unable to attend the Planning Commission scheduled for this evening, I am sending you this email to voice my concerns, regarding a request for redevelopment of 230 Granville Street by the Sheetz corporation.

My concerns are as follows:

1. Congestion on Granville Street is already at a peak.
2. Why another gas station? We already have a UDF, Speedway, BP and Kroger within a very small area of Gahanna. And if anyone really wants to use Sheetz, there is one on the corner of Stelzer and East Johnstown, not far away at all.
3. Aesthetics - this part of Gahanna has already lost some of its charm, with the behemoth of the Lion car wash and then to add the behemoth of a Sheetz!

I guess Sheetz is just going down the line. They were denied in New Albany, so hey let's fry Gahanna!

Sincerely a concerned resident,
Carol Drobik

From: Abbey Weikert Rabon <[REDACTED]>
Sent: Wednesday, April 24, 2024 9:58 AM
To: Planning Commission
Subject: Sheetz Proposal

Follow Up Flag: Follow up
Flag Status: Completed

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Good Morning,

I am writing you as a resident of the neighborhood that borders the proposed Sheetz location. We recently moved to this neighborhood because it is quiet, safe and traffic is minimal. Locating a Sheetz along Shull Park where our children bike, play, skate and have athletic games is a terrible idea. Gas stations bring a considerable increase in crime to an area and this is not welcome. There is also no need for a convenience store-gas station in this location as BP and UDF are already at both ends of the street. The independently owned drive through located in that strip would like also suffer.

Had the planning committee evaluated the environmental impact of putting a gas station so close to the local stream? Disrupting the underground water table and ecosystem could be detrimental.

Traffic is already terrible on Granville and trying to get to 270/670 in the morning and evening can take a very long time. Had a traffic study been completed?

As the planning committee you need to think about the long term goals of Gahanna and all of the possible impacts of such a large structure as Sheetz. This location would only provide a handful of jobs and no extra convenience that we don't already have. I am in no way supporting this business moving into MY neighborhood.

Have you complete a traffic study? Environmental evaluation? Best location for the underground gas tanks? Emergency plan if they leak? I think a lot more needs to be done before moving forward. That land could be used for so many other things that would better support our community.

Very Respectfully,

Abbey Rabon
Gahanna Resident

From: Alani <[REDACTED]>
Sent: Tuesday, April 23, 2024 8:02 PM
To: Planning Commission
Subject: Sheetz

Follow Up Flag: Follow up
Flag Status: Completed

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To Whom it May Concern,

This is a letter to recommend the new Sheetz location at 230 Granville St. I understand there is a lot pushback in the community. Sheetz offers more than just gas! I personally have grandkids in Delaware Ohio. At least once a week they ask to go to Sheetz. They enjoy dining in, grabbing icecream! I enjoy the prices of food, gas and quick "needs". Please allow Sheetz to become an interval part of the growth in this beautiful city!

Alani N. Randall

From: Allyson Tate <[REDACTED]>
Sent: Tuesday, April 23, 2024 4:13 PM
To: Planning Commission
Subject: Vote No on Sheetz

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To whom it may concern:

As a resident actively involved in the Gahanna community, I urge you to vote NO on the proposed Sheetz location at the former Coach's site. While development in the area is crucial to the city's growth, Sheetz is not the right fit for this location. Not only would it detract from the character of our city and downtown area, but it would also worsen traffic congestion and lower the values of the neighboring homes. We should prioritize businesses that bring our community together in that particular area, those that support local endeavors, and enhance the city's character and green spaces. There are multiple other high-traffic areas that could accommodate a Sheetz in Gahanna, and I'm confident that the city could find the right spot in collaboration with the leaders of Sheetz.

I respectfully ask for your consideration as you vote.

Sincerely,
Allyson Tate

Sent from my iPhone

From: Anita Miller <[REDACTED]>
Sent: Wednesday, April 24, 2024 7:04 AM
To: Planning Commission
Subject: Final development plan application 230 Granville Street

Follow Up Flag: Follow up
Flag Status: Completed

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There is no room for a business such as Sheetz at 230 Granville St.. I am sure there are other locations that would be better suited to a Sheetz. The homes that are nearby and specifically the neighborhood behind that address would not benefit from this. It would be similar to the mess at the Shops at Rocky Fork on Hamilton Rd.. There is no benefit for the homeowners from, trash, animals looking for food, smells, noise, bright lights all night. I also think a Sheetz in this location would create more traffic and between Hunters Ridge shopping center, and the Shops at Rocky Fork and the mess on Morrison Road and Rocky Fork Drive S., then you move to the intersection at Hamilton and Granville, especially during morning and afternoon rush hours and high school start and end time. All of these reasons point to a no for a Sheetz in this area.

From: Ashley Riley <[REDACTED]>
Sent: Tuesday, April 23, 2024 4:09 PM
To: Planning Commission
Subject: Sheetz location

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:

I'd like to express my strong desire to not replace Coaches with a Sheetz location. That area is not a good spot for a gas station and I believe another restaurant is needed more than another gas station. I love Sheetz but would love another dining spot even more. That area of Gahanna needs more food options to help keep our residents in Gahanna to invest their money into it.

Thank you for your time and consideration.

Ashley

Sent from my iPhone

From: Beth Voigt <[REDACTED]>
Sent: Tuesday, April 23, 2024 10:50 PM
To: Planning Commission
Subject: Sheetz gas station

Follow Up Flag: Follow up
Flag Status: Completed

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Please do not put a gas station here:

FPD-0005-2024 To consider a Final Development Plan Application for property located at 230 Granville St.; Parcel ID 025-004250; Current Zoning CC; Sheetz Lincoln Circle; D.W. Route, applicant.

The traffic in this area will become too congested. Not to mention that would be three gas stations less than 2 miles apart. I feel our town would benefit greatly by having finer dining type restaurants, not more gas stations, nail salons, or pizza places.

Thank you for your consideration of this request.
Elizabeth Voigt

Sent from my iPhone

From: Beth Wayand <[REDACTED]>
Sent: Monday, April 22, 2024 6:41 PM
To: Planning Commission
Subject: Comments for 04/24/24 Planning Commission Meeting on the Sheetz Applications

Follow Up Flag: Follow up
Flag Status: Completed

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-

Please find following a list of concerns/consequences/problems I wanted to share regarding the Sheetz Applications at the 230 Granville St. site. I did read in the Agenda documents that the planning commission staff have recommended disapproval of all 3 applications submitted, but I also read that the planning commission board can still grant approval of any or all of the applications. So, I still wanted to share my concerns as a close neighbor to this location. If these comments can be submitted anonymously, I would appreciate that. But if not, I'd still like to submit these comments. Thanks

CONCERNS / CONSEQUENCES / PROBLEMS

Have there been any independent studies done on the impact to the following: environment, public safety, traffic, property value, etc.? Are they required? If no, will they be requested?

City/Corridor code: Was this recently updated to no auto related businesses along this corridor?

Neighborhood code: Is there such a thing? My concern is the close proximity to homes, Shull Park, & Rocky Fork Creek.

Environmental: Toxins/Air/Light/Noise pollution; spills & contamination, odors from the gas pumps & vehicles exhaust; open 24 hours so after hours nuisance from noise-cars/trucks, deliveries & lights; It was before my time in Gahanna, but wasn't there a gas/oil leak from a now gone gas station that was located across the street from this location? I feel that history would be a warning for the present.
Trash/Recycling-the cardboard recycling issue was brought up at the Workshop-have they addressed this?

Safety: Increased danger to pedestrians & cyclists crossing a driveway that will be busy; increased traffic congestion & danger (ignoring stop light & pedestrian signal) at Shull Ave. & Mill St. intersections; in too close proximity to Shull Park, & open 24 hours is an invite to increase crime in the area.

Real Estate: Potential decline in neighboring home values due to existence & close proximity to neighborhood access at Shull Ave.

Traffic: Increase on already congested main road at drive times which will be in addition to increase from the approved new Creekside development; increased cut through traffic in the neighborhood that's already been impacted by an uptick to cut through traffic; safety concern for cyclists & pedestrians - especially - but not limited to - the kids from the high school & Jefferson elementary.
We're just getting rolling on making this a more walkable community with link from Creekside to the redesigned library and beyond. I'd hate to see any steps forward be reversed and more with this.

Need: It's not like we are in a fuel desert in this area, so it doesn't seem a viable reason to allow them in.

Proximity of other gas stations: I can think of several stations close by just off the top of my head.....UDF at Granville/Olde Ridenour, Speedway at Granville/Stygler, BP at Granville/Hamilton/62, GetGo at Hamilton/Stoneridge, BP, Shell & Speedway at Hamilton/Morse. A search in a map app on my phone for gas stations nearby = 25+ then map search parameters cut off listing. 6 of these are within 1 mile; At least 15+ are within 2-3 miles - again map search parameters cut off listing.

Eliminate Competition: A last concern is language in Article I Easement section on the landowner limiting what businesses can go in on the adjoining owned lots. Maybe this is commonplace but it surprised me. Not only are they attempting to bully/force a way into places not appropriate - Morse & Johnstown denied earlier this year & now Granville St. with not a favorable reception at the Workshop - but are dictating what other businesses the citizens and city of Gahanna can enjoy in the future.

So in short - a hard no on this business at this location.

Thanks for your time and the opportunity for public input.

From: Brenda Hoffman <[REDACTED]>
Sent: Tuesday, April 23, 2024 6:47 PM
To: Planning Commission
Subject: FPD-0005-2024 To consider a Final Development Plan Application for property located at 230 Granville St.; Parcel ID 025-004250; Current Zoning CC; Sheetz Lincoln Circle; D.W. Route, applicant.

Follow Up Flag: Follow up
Flag Status: Completed

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,

I am writing in opposition of the final development plan for the location of a possible SHEETZ at 230 Granville Street, Parcel ID# 025-004250.

The residents of Gahanna deserve a better location for this gas station/convenience store/restaurant.

Gahanna has no shortage of gas stations.
Gahanna has no shortage of burger joints.
Gahanna DOES have a nice park and family space.

Granville Street an already busy, major thoroughfare and to congest it further by allowing this development and increased traffic that distracts from the park's intended use.

The presence of children and families utilizing Shull Park are going to be further complicated by exhaust and fumes and noise. Why would we as parents and caretakers want the increase in pollutant exhaust so close to a place where children are doing athletics, etc?

Please vote against this use in this location. This is not the best possible commercial use of this space. It will not beautify or increase our downtown & Creekside development.

FPD-0005-2024 To consider a Final Development Plan Application for property located at 230 Granville St.; Parcel ID 025-004250; Current Zoning CC; Sheetz Lincoln Circle; D.W. Route, applicant.

Brenda R. Hoffman
279 Highmeadow Drive
Gahanna, OH 43230

From: Brian Lenhart <[REDACTED]>
Sent: Tuesday, April 23, 2024 3:37 PM
To: Planning Commission
Subject: Proposed Sheetz Location - Granville St

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 emailing to express my opposition to the proposed Sheetz location on Granville Street. I sincerely hope the planning commission takes the concerns of its residents seriously, in that this is a bad location for a gas station/convenience store. I'm sure you understand all the negative impacts this will have on street traffic, pedestrians and those trying to access Shull Park. I can not think of one positive impact that Sheetz could possibly have on this community at this particular location, that outweighs any of the negative ones it would bring with it. If the goal is to create a community that people want to live, visit and work in, then we need something more than a gas station in the heart of our community.

Sincerely,
Brian Lenhart
Gahanna Resident since 2008

From: Bryan Taynor <[REDACTED]>
Sent: Wednesday, April 24, 2024 9:57 AM
To: Planning Commission
Subject: Final Development Plan Application for property located at 230 Granville St

Follow Up Flag: Follow up
Flag Status: Completed

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,

I am emailing to voice my opposition of the plan for the Sheetz location at 230 Cranville St. As a Gahanna resident, I feel this is not the proper location and would create unnecessary traffic congestion in the area.

Thank you,

From: Cait Masarik <[REDACTED]>
Sent: Wednesday, April 24, 2024 1:39 AM
To: Planning Commission
Subject: Public Comments-Sheetz Proposal

Follow Up Flag: Follow up
Flag Status: Completed

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,
My name is Cait Masarik and I live at 134 Douglas Drive.

I would like to see the Planning Commission deny the current proposal of a Sheetz location at the site of Lincoln Circle.

This location is not fit for a gas station as it is directly adjacent to a city park that has soccer fields and a skate park. In addition, it is neighboring our CML Gahanna branch. These both attract a lot of children as well as pedestrians, non-vehicular and vehicular traffic. Approving this gas station in the proposed location would only increase vehicular traffic in an already high-traffic area and endangering all non-vehicular users.

The city is also working on a new multi-use trail that will connect the high school, library and Creekside. The location of this multi-use trail will also be in the vicinity of Lincoln circle and will only increase the amount of people in the area on foot, bicycles and other non-vehicle transportation.

The current location of this Sheetz as proposed should be denied. There are other more suitable locations within Gahanna that could and should be considered over this location at Lincoln Circle.

Thank you for your consideration,
Cait Masarik

From: CG Hoffman <[REDACTED]>
Sent: Tuesday, April 23, 2024 7:59 PM
To: Planning Commission
Subject: OPPOSED to FPD-0005-2024

Follow Up Flag: Follow up
Flag Status: Completed

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,

I am writing in opposition of the final development plan for the location of a possible SHEETZ at 230 Granville St., Parcel ID 025-004250

It is absolutely essential to understand that placing this proposed commercial construction in the proposed location is a terrible idea. What are the City Planners thinking?? This is absolutely a recipe for disaster.

We as residents already battle traffic and crowds. We have seen SO many mistakes that have not benefited us by poor planning. We all know what happens at Raising Canes, and football games and trying to get in and out on a simple run to the lovely new library. Why would you further burden us with the traffic that just even Google's Waze will send off the interstate to us??

We need family, positive growth. We have more than 15 gas stations around us! What about the NPDES and storm water goals we've set out to achieve? What about the gas spills and oil & grease? Has anyone looked at this company's track record? We already struggle with a small but growing police force that isn't available when we call. I never thought I'd have ever heard from a Dispatcher that they had no one to send, but it happened this year!

This is TOO CLOSE to a park used by children & families for teams and other uses on an already busy main artery to our City. These places need to stay out by the interstate. This is NOT going to enhance Creekside. This is NOT beautification. This is another source of trash and a place for crowds that don't care about more than cheap gas and hamburgers. They need to not be in our down town area. This is not a revenue source- this is going to demand more resources in already short supply.

Please let Sheetz find a better spot, that is not in such close proximity to Shull Park.

Thank you,
Carroll G Hoffman
279 Highmeadow Drive
Gahanna, OH 43230

FPD-0005-2024 To consider a Final Development Plan Application for property located at 230 Granville St.; Parcel ID 025-004250; Current Zoning CC; Sheetz Lincoln Circle; D.W. Route, applicant. Sincerely, Brenda R. Hoffman 279 Highmeadow Drive Gahanna, OH 43230

From: Colleen E. Sauer <[REDACTED]>
Sent: Monday, April 22, 2024 1:48 PM
To: Planning Commission
Subject: Concerns Regarding the Sheetz Application for Granville Street Location

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 City Planning Commission,

I am writing to express my concerns regarding the recent application by Sheetz to take over the space formerly occupied by Coaches on Granville Street. As a resident deeply invested in the appeal and character of Gahanna, I believe approving this application would be detrimental to the unique charm of our city.

Granville Street stands out precisely because it avoids the flashy commercial signage and redundant businesses that plague other areas. It is home to cherished mom and pop establishments that contribute to the vibrant fabric of our community. Allowing Sheetz to set up shop here risks eroding the character that makes Granville Street so special.

Moreover, the proposed location of the Sheetz lot backing up to neglected park space presents an opportunity for a business to collaborate with the city and revitalize the area for the benefit of residents and visitors alike. It would be a shame to squander this potential by approving a development that does not align with the vision and values of our community.

I urge the City Planning Commission to consider the long-term implications of this decision and prioritize the preservation of Granville Street's unique identity. Let us work together to ensure that any development enhances, rather than diminishes, the appeal of Gahanna for generations to come.

Thank you for your attention to this matter.

Sincerely,

Colleen Sauer

From: Erin Ryan <[REDACTED]>
Sent: Monday, April 22, 2024 5:16 PM
To: Planning Commission
Subject: Sheetz on Granville

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,

I am writing to express my strong opposition to the proposed Sheetz establishment on Granville Street. As a resident and concerned citizen, I believe this development would have negative impacts on our community and the character of our neighborhood.

The traffic concerns alone warrant denial of this development proposal, as Sheetz establishments typically attract a high volume of traffic that could exacerbate congestion on local roads and pose potential dangers to pedestrians and children in the area.

Furthermore, I urge the planning commission to consider alternative locations for such developments that are more suitable and aligned with the community's interests and values. Preserving the unique character of Granville Street and maintaining a balance between commercial interests and residential quality of life should be paramount in any decision regarding new developments.

Thank you for considering my views on this matter. I respectfully request that the planning commission carefully evaluate the potential consequences of approving the Sheetz on Granville Street and prioritize the well-being of our community.

Thanks.
Erin Ryan
1059 Reece Ridge Dr
Gahanna, OH 43230

From: [REDACTED]
Sent: Wednesday, April 24, 2024 5:53 AM
To: Planning Commission
Subject: Sheetz

Follow Up Flag: Follow up
Flag Status: Completed

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'm writing to request a more open zoning policy – allow the Sheetz. Allow private entities to use their land as they see fit, within reason, without any meetings or approvals from party apparatchiks. Allow housing parcels to be divided & granny cottages to be built on residential properties. Allow apartment construction without undue bureaucracy, which always leads to bribes and corruption in all municipalities everywhere.

Citizens are now buying our property back from the State about once every 50 years (in property taxes), and cannot even use it as we see fit – we're renters, at the mercy of the State.

If only the citizens got as riled up about tax increases, increasing public spending, and 'public-private partnerships', as they do about a gas station proposal, we would not be spending 40% of GDP/economic output, on government spending in the United States (combined federal, State, and local spending).

Housing costs are out of control because of overly restrictive zoning. The history of the City and private developers, is one of corruption and negligence (look at the corrupt land deals with Mo Dion of 20 years ago, the shoddy construction of Creekside, the garage that was sold to the public as 'paying for itself', etc). So we certainly do not need any more central planning. New businesses bring jobs and tax revenue. The more hurdles that are set up for business and development, the less attractive the City is to corporations.

-Frank Seipel, 50 year resident

From: Jessica Laparo <[REDACTED]>
Sent: Monday, April 22, 2024 3:14 PM
To: Planning Commission
Subject: Concerns

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 City Planning Commission,

I am writing to express my concerns regarding the recent application by Sheetz to take over the space formerly occupied by Coaches on Granville Street. As a resident deeply invested in the appeal and character of Gahanna, I believe approving this application would be detrimental to the unique charm of our city.

Granville Street stands out precisely because it avoids the flashy commercial signage and redundant businesses that plague other areas. It is home to cherished mom and pop establishments that contribute to the vibrant fabric of our community. Allowing Sheetz to set up shop here risks eroding the character that makes Granville Street so special.

Moreover, the proposed location of the Sheetz lot backing up to neglected park space presents an opportunity for a business to collaborate with the city and revitalize the area for the benefit of residents and visitors alike. It would be a shame to squander this potential by approving a development that does not align with the vision and values of our community.

I urge the City Planning Commission to consider the long-term implications of this decision and prioritize the preservation of Granville Street's unique identity. Let us work together to ensure that any development enhances, rather than diminishes, the appeal of Gahanna for generations to come.

Thank you for your attention to this matter.

Jessica Laparo

From: jim mcgregor <[REDACTED]>
Sent: Monday, April 22, 2024 8:12 AM
To: Planning Commission
Cc: Jeremy VanMeter
Subject: Sheetz proposed business

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.

Commissioners,

Many years ago I had the privilege of meeting with Mr. David Shull, representing one of the founding families of Gahanna. He and I walked the last property they owned in the City. Mr. Shull talked of the wonderful summers when the family would reunite at their grandparents farm. The field, between Sycamore Creek and Rocky Fork Creek, was the playground for the many cousins. He cherished the memories. Mr. Shull wanted the future children of Gahanna to have the same joyous opportunity that he and his cousins experienced. The Shull family donated the field to the children of Gahanna and it is now known as Shull Park.

In flood events, every few years, Sycamore Creek and Rocky Fork Creek join together and form a lake and the park disappears under two to three feet of water. The flood waters are stored there until the storm abates. This protects the lower shopping center from flooding and decreases the energy of the flood waters. That is critical to protecting the Gramercy Park neighborhood where many homes abut the Rocky Fork and Big Walnut Creeks. The high banks are of shale and therefore weak. Erosion is a problem and the storage of upstream flood waters helps to protect those fragile banks.

The Sheetz Corporation now proposes a gas station and store adjacent to Shull Park. The Sheetz stations are well designed and I hope we will have one of their stores in Gahanna someday. But adjacent to Shull Park is not an appropriate place.

Shull Park bustles with children coming to and leaving athletic games. Bicycles, foot traffic and cars hurry about the grounds. Present adjacent business activities are busy at lunch and after work, but generally quiescent at other times. A fuel station draws a constant turbulence of traffic. This is incompatible with the safety of the children.

Our Development Department can help the Sheetz Corporation to find a more appropriate location within Gahanna. We welcome their presence in our business community. But protecting the safety of our children and avoiding further traffic turbulence at this busy intersection should be the top priority of the City.

Is it possible to have this read into the record under hearing of visitors? I will be out of state on Wednesday.

Thank you so much for your consideration,

Jim McGregor
180 Academy Court
Gahanna, Ohio

From: Julia <[REDACTED]>
Sent: Wednesday, April 24, 2024 11:21 AM
To: Planning Commission
Subject: Sheetz

Follow Up Flag: Follow up
Flag Status: Completed

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 am writing as a concerned citizen of Gahanna. I have lived here for 4 years, I love Gahanna and would like to stay, but myself and all my neighbors are concerned about the Sheetz proposed to be built on Granville Rd. This road is already only 25 mph, with lots of lights, and already has major traffic congestion. Adding a Sheetz in that location would cause further traffic delays and backups waiting for cars to pull in and out of it. I do not think it will bring good business to that area of town. I think it would also block or hinder people from using the park behind that area. Another gas station is not needed there, and I am afraid it will ruin local establishments and make the commute for a lot of people who live here even worse. I do not know anyone who is in support of this being a good location for another big chain business. Please listen to the voices of those who actually live here and will be affected by this.

From: Kristine Kring <[REDACTED]>
Sent: Tuesday, April 23, 2024 10:13 PM
To: Planning Commission
Subject: Sheetz and new businesses in general

Follow Up Flag: Follow up
Flag Status: Completed

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 stop entertaining Sheetz in our community. We have plenty of gas stations. We have plenty of banks too. These establishments are not bringing any culture, excitement or real value to our community. New Albany and the Hamilton Quarter area are doing things right. We need shopping, both chain and small retail and quality food. Other fun, social and family friendly businesses too, both indoor and outdoor. Please do the right thing before it's too late and we're stuck with these poor decisions and structures. If you look at social media, the majority of respondents do not want these unnecessary and redundant businesses here. Please listen to the citizens!

Sent from my iPhone

From: Laura Brewer <[REDACTED]>
Sent: Tuesday, April 23, 2024 7:40 PM
To: Planning Commission
Subject: 230 Granville St

Follow Up Flag: Follow up
Flag Status: Completed

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.

As a home owner in Gahanna for the last 14 years, I'm taking this opportunity to share with the planning commission that a sheetz gas station at the proposed location would be a disaster. Please consider your impact on the community in which we live.

We have said NO. This is not the city we want you to build. Please stop.

Laura Brewer

From: Linda Mustric <[REDACTED]>
Sent: Tuesday, April 23, 2024 9:12 PM
To: Planning Commission
Subject: Sheetz

Follow Up Flag: Follow up
Flag Status: Completed

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.

Nobody wants a Sheetz on Granville street. Please listen to citizens. NO to Sheetz.

[Yahoo Mail: Search, Organize, Conquer](#)

From: Maura O'Donnell <[REDACTED]>
Sent: Wednesday, April 24, 2024 3:42 PM
To: Planning Commission
Subject: Deny Sheetz Application for Granville Street

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.

Members of the Planning Commission,

I am writing to ask you to deny Sheetz's Conditional Use, Design Review, and Final Development Plan applications for Granville street.

I plan on speaking today during the Planning Commission meeting but wanted to send you my thoughts in writing with sources as well as including areas that I don't believe I'll have time to cover during the meeting.

The proposed Sheetz doesn't meet Land Use Plans and the mixed-use code that will be in effect starting May 1. I bring these up as the Land Use Plan and new code reflect the desires of the residents of Gahanna.

I like many others purchased my house in 2022. After looking into many areas across Columbus, I chose Gahanna and my neighborhood specifically for its proximity to walking and bike paths, parks, the library, Creekside district, and for the community. My husband and I walk on Granville almost every day either during our daily walk, to go to the library, or to visit other businesses along this street. During my walks, I often see students, teenagers, and families also walking to the public library, the high school, Shull park, and Creekside.

Sheetz in this location makes me fear for our safety due to the increased vehicle traffic on an already busy street. This traffic isn't just traffic along the street. I mean vehicles at the site, at that crosswalk, at the area to get to the park. Sheetz would require tanker trucks carrying fuel to drive on a street that otherwise doesn't see many semi-trucks. I don't want to fight for space against these tankers and I don't want to see teens and families fight them either.

Increased traffic, semi-trucks, and an auto-focused business all go against the land use plan, new zoning code, and the spirit of what residents desire. Putting a gas station here will deter the area's ability to create the Gahanna residents' vision for a safe, walkable community. This land is much more suited for businesses that are set to a human scale and that are preferably locally owned. Meaning that real people are able to easily walk up and enjoy the facility that is focused on serving them, not their cars.

We all know that Gas Stations sell tobacco and vape products. Sheetz states that in addition to vehicle fueling, they'll be focusing on food service and being a resource for people on the go. I was at the Gahanna Litter Clean Up last Saturday. I picked up too many cigarette butts to count. I believe Sheetz in this location will increase litter of cigarettes, plastic drink bottles, food containers, and more caused by "people on the go" who aren't from Gahanna or don't care about the community. The area has many flood zones around it, which will cause that litter to be put into our waterways and into Shull Park.

Again Sheetz states that they will be a resource for on the go people. Putting a gas station like Sheetz in this location will turn this area into a through-fare, with people only stopping for minutes to get gas. I and I'm sure others want to see Gahanna continue to become a destination. Other businesses would be more able to encourage this with human scale buildings and offerings. Destinations like these (human scale), are more inviting and pleasant for people which causes them to stick around longer and to spend money at not only that site, but the surrounding areas as well. Meaning more economic stimulation for more of Gahanna without the risk of safety concerns.

In addition, Strong Towns, a nonprofit advocacy organization, show mixed-use development generates more tax income per acre compared to single-use suburban buildings.

<https://www.strongtowns.org/journal/2017/1/29/the-cost-of-auto-orientation-rerun>

<https://www.strongtowns.org/journal/2019/10/8/the-power-of-information-equity>

<https://www.strongtowns.org/journal/2018/10/19/value-per-acre-analysis-a-how-to-for-beginners>

This video talks about how a newly built single-use building on a block that met all the codes and standards a city set, but earned the town less than a mixed-use higher density block. <https://www.youtube.com/watch?v=AGniiC-kIM>

Sheetz states in their application that they've designed the Sheetz location to support the needs of the Gahanna community. They can't accomplish this because a gas station doesn't fit the needs of the community here. We already have gas stations up the street on the corner of either end of Granville. A new food service business at this location, that wants to serve the community shouldn't be set so far back on the lot away from that very community.

I am against this proposed Sheetz site as it is inappropriate for the area due to safety, Land Use Plans, and other undesirable affects. I know that there is something better out there for us, the residents of Gahanna. I implore the commission to deny Sheetz's applications and allow businesses better suited for the location to find their home here and to grow in Gahanna.

If this also comes up for an appeal to the Board of Zoning & Building Appeals, I please ask you to convey residents' thoughts to the board on our behalf. A gas station is not appropriate Conditional Use for this area.

I must reiterate that it is not just Sheetz that is inappropriate here. It is all gas stations or businesses that do not put the pedestrian person first.

Please do what you can to deny these applications and do so in a way that does not allow for an appeal from Sheetz. I watched a recording of the Planning Commission meeting from March 8, 2023 and I am concerned what may happen if Sheetz is allowed an appeal.

Thank you for your time,
Maura O'Donnell
278 Rivers End Road, Gahanna

From: Nancy Smith <[REDACTED]>
Sent: Monday, April 22, 2024 11:39 AM
To: Planning Commission
Subject: Sheetz on Granville

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 oppose a Gas station, such as Sheetz at this location, as it is too close to Shull Park, where children play, and another gas station is not needed in this vicinity. This land could be used for a much better purpose, that does not create all day traffic in and out of the location every 10 minutes.

Nancy Smith
299 Rivers End Rd

From: Natalie Miller <[REDACTED]>
Sent: Tuesday, April 23, 2024 3:49 PM
To: Planning Commission
Subject: Sheetz application(s) for location at 230 Granville St (closed Coaches location)

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,

I would like to state my strong objections to a Sheetz being permitted to build at the 230 Granville St/closed Coaches location. This is a totally inappropriate location for a giant gas station. This is a slower residential street, not an exit off a major freeway.

There have to be any number of more suitable locations, more toward the airport or Tech Center Drive, as an example, that would suit this purpose. We certainly don't need a giant gas station on this street, near a library and a park, leading to traffic nightmares, trash, pollution and potential crime.

Thank you for your time.


Natalie Miller
291 Adamson Drive | Gahanna, OH 43230
[REDACTED]

From: Novecia Custis <[REDACTED]>
Sent: Wednesday, April 24, 2024 1:42 PM
To: Planning Commission
Subject: Proposed Sheetz on Granville

Follow Up Flag: Follow up
Flag Status: Completed

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As a resident of Gahanna, I oppose the approval of building a Sheetz on Granville in the middle of our city. Granville can't tolerate the extra traffic congestion that always accompanies a business like Sheetz. The area is very residential and small business focused, with walking to the addresses encouraged by the present infrastructure.

I have no problem with Sheetz as a business. I have a loyalty account with them. However, the location is a hard NO.

There are better suited sites for such a robust business that caters to car and truck traffic, e.g. Tech Center near I-270 as one that comes readily to mind. Their business would surely thrive much better with viability from a highway rather than a congested 4 lane street with 25 MPH speed limits. Just getting the pumps fueled constantly with big tankers will cause expedient damage to the roads and curbs as the truckers do their best to get into the tight spaces there.

I recommend that the company seek out a partnership with Gahanna gov't to locate a suitable site within Gahanna that works for the city AND the business. One side making plans without the other's input is doomed to failure. Let's not have a "strike 3" in the future for Sheetz coming to our area.

Novecia V. Custis

[REDACTED]

From: Patricia Kovacs <[REDACTED]>
Sent: Tuesday, April 23, 2024 8:21 AM
To: Planning Commission
Subject: Comment on Sheetz application on Granville St

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,

I ask that the Planning Commission do not approve the Sheetz application on Granville St. My concern is the amount of traffic that a Sheetz would bring to Granville St. This would impact the safety of our residents, particularly those who walk or bike. The location is also adjacent to Shull Park, where children gather. I ride a bicycle on Johnstown Rd and observed a significant increase in traffic when the Sheetz was added at Stelzer Rd. When Sheetz was planning a location at Johnstown & Morse Rd, a representative from Sheetz told city council that Sheetz does not increase traffic but that is far from the truth. Most pedestrian and bicyclist crashes occur at intersections.

We have only 2 east/west roads through Gahanna: Granville St and Morse Rd. The traffic jams during rush hour are already difficult and as more and more development is added east of Gahanna, it just gets worse. We see traffic backups at the DQ on warm days and with a Sheetz, we will see backups every day.

There are other locations that Sheetz can be located in Gahanna, including Hamilton or Morrison and they should be located somewhere besides downtown Gahanna.

Patricia Kovacs

Foxboro neighborhood

From: Penny Monahan <[REDACTED]>
Sent: Monday, April 22, 2024 6:32 PM
To: Planning Commission
Subject: Sheetz on Granville Rd

Follow Up Flag: Follow up
Flag Status: Completed

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 City Planning Commission,

I am writing to express my concerns regarding the recent application by Sheetz to take over the space formerly occupied by Coaches on Granville Street. As a resident deeply invested in the appeal and character of Gahanna, I believe approving this application would be detrimental to the unique charm of our city.

Granville Street stands out precisely because it avoids the flashy commercial signage and redundant businesses that plague other areas. It is home to cherished mom and pop establishments that contribute to the vibrant fabric of our community. Allowing Sheetz to set up shop here risks eroding the character that makes Granville Street so special.

Moreover, the proposed location of the Sheetz lot backing up to neglected park space presents an opportunity for a business to collaborate with the city and revitalize the area for the benefit of residents and visitors alike. It would be a shame to squander this potential by approving a development that does not align with the vision and values of our community.

I urge the City Planning Commission to consider the long-term implications of this decision and prioritize the preservation of Granville Street's unique identity. Let us work together to ensure that any development enhances, rather than diminishes, the appeal of Gahanna for generations to come.

Thank you for your attention to this matter.

Sincerely,

Penny Becker
Sent from my iPhone

From: [REDACTED]
Sent: Tuesday, April 23, 2024 8:07 PM
To: Planning Commission
Subject: FPD-0005-2024 To consider a Final Development Plan Application for property located at 230 Granville St.; Parcel ID 025-004250; Current

Follow Up Flag: Follow up
Flag Status: Completed

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 is my belief as a long time gahanna resident that the area on Granville St. being considered for another Sheetz gas station does not have enough frontage available, will slow down traffic considerably in that area and will interfere with the park being planned by the Gahanna Branch of the Columbus Metropolitan Library that will run behind the Golden China strip mall and will improve that area of town. The projected project will also impact the soccer fields and skate park. It would be better for the community if the light on Granville at the library would have the covering removed from the turn lights and these be turned on. Also if you want to really improve Gahanna, try removed the debris in front of the barrier walls by 270 because that definitively does decrease the impression of Gahanna as a vibrant, forward-looking community.

Lucinda Mizer

[Sent from AOL on Android](#)

From: Rachel G. <[REDACTED]>
Sent: Tuesday, April 23, 2024 10:15 PM
To: Planning Commission
Subject: Parcel ID 025-004250

Follow Up Flag: Follow up
Flag Status: Completed

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 consider not approving the Sheets at this location. It is located by Shull park's floodplain that young kids utilize for soccer. Gas leakage could have severe implications on this environment. It is also flanked on either side to Rocky Fork and its tributary.

This property has long been an establishment for the citizens of Gahanna by the citizens of Gahanna. Let's keep this area classy. Adding a gas station is not the answer. It is far from the freeways with drivers passing 1-3 gas stations before getting to this location.

Deny this proposal for a Sheets on Granville.

- Rachel Gonzalez

From: [REDACTED]
Sent: Tuesday, April 23, 2024 11:57 PM
To: Planning Commission
Subject: Sheetz in Gahanna

Follow Up Flag: Follow up
Flag Status: Completed

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 writing to you as a concerned citizen. My name is Rob Ward, my family has lived in Gahanna for 200 years. I love this town, I love the history, I love the community, but I despise the latest trend that has been going on to destroy what Gahanna is. This idea to drop a Sheetz into the middle of town is one of the worst idea's in the long sad history of bad ideas.

Let us start with the practical aspect of it. It will destroy traffic in the area. Drive by any sheetz at random times of the day, the pumps are full and people are lined up trying to get in and out. Granville street is not set up to handle that. Who is going to pay to change the intersection to adjust for the flow? Who wants to sit in traffic because of a gas station? No one.

What does Sheetz bring to Gahanna that we do not already have? NOTHING.

Sheetz talks about how they will light the parking lot.... it is already lit,

Sheetz talks about how they will bring in jobs.... we already have gas stations that can't find workers,

Sheetz talks about bringing food and convinces, we already have fast food

You drive down any street in town and you can find a gas station, a convenience store, and fast food. What does it cost Gahanna?

Simple,

it furthers the destruction of what Gahanna is. We are not Groveport, Whitehall, or Grove City. WE are not dominated by chain restaurants, and tacky gas stations. We are a classier town than that. Was coaches the peak of fine dining? No. But it wasn't a truck stop. It was a place the community could gather, listen to music, and enjoy a warm summer evening.

Gahanna is losing those places, and slapping a cookie cutter stop and Rob in the middle of town is not going to stop that.

Do you really want to be responsible for turning a City as PROUD as Gahanna into a something as forgettable as Whitehall?

When I think of Gahanna I think of the sanctuary, the two houses in front of creekside, the cafe creekside, the Grill, the sound of baseball being played at Jefferson Elementary, and of course the proud Gahanna Lions.

No one remembers a place because they have a gas station standing in front of a skate park.

I have always been struck by, even with the size of Gahanna, how it feels like a small town. It feels like home. We are losing that. A big blow came when Gahanna Hardware, a spot where I bought bolts and nails to build forts as a kid, shuttered its doors. That piece of small town life is gone, and if you have ever gone to a real hardware store compared to a box store you will know the frustration.

What is proposed is replacing local watering hole with.... a gas station.... that would be like replacing a the sanctuary with a White Castles.

We have lost a lot recently, but let us not forget we have built a new library, and high school, why would we then want to cap off this revitalization with a gas station... with gas station food.... I can think of no valid reason to allow a Sheetz to be dropped into that spot.

Just know if you vote to approve this stupidity, you will find yourselves out of a job come election season, and while we may be rid of the stupidity that led to this, we will be stuck with this disaster.

Think ahead... in 20 years do you want your crowning achievement to be a stop and Rob, or helping to preserve the integrity of Gahanna. Do you want your town to be a classy place to be proud of, or just another buz through truck stop on the way to down town.

I and my family are against this plan, and I want you to vote no.

The choice is yours.

From: Sandy Guhl <[REDACTED]>
Sent: Wednesday, April 24, 2024 7:07 AM
To: Planning Commission
Subject: Proposed Sheetz on Granville

Follow Up Flag: Follow up
Flag Status: Completed

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.

A no vote for Sheetz, please!

It will bring increased traffic and a risk of safety to our children. Also, not the type of business we need for our downtown.

Thank you!
Sandy Guhl

--
null

From: Sarah Mill <[REDACTED]>
Sent: Wednesday, April 24, 2024 7:45 AM
To: Planning Commission
Subject: Regarding FPD-0005-2024

Follow Up Flag: Follow up
Flag Status: Completed

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 Commission,

I have owned a home and resided in Gahanna for over 12 years. My family chose to establish itself here due to many desirable characteristics of the city including its "small town" feel, community events and park land, and established greenspaces and growing trail network. Our first home was within walking distance to Shull Park, which we frequently visited as neighbors and later took our children for soccer practices and to play.

The Granville Street corridor welcomes residents and guests into the community and serves as a main thoroughfare. Desirable businesses include smaller restaurants and retail shops as well as public spaces like Shull Park, connecting trails, the library, and the Rocky Fork and Sycamore Run tributaries of Big Walnut Creek.

My opinion is that our planning commission should emphasize projects that support this aesthetic and refrain from permitting large-scale convenience businesses that will further congest traffic, decrease the safe walkability of the area, and increase pollution from noise, lights, fumes, and fuel. Residents and visitors already have a multitude of options for fuel and fast food a short distance away on Hamilton Rd., Morse Rd., and Stelzer Rd.

Please deny the proposal for a Sheetz gas station and convenience store at 230 Granville St.

Sincerely,

Sarah Mill
1055 Arcaro Dr.
Gahanna, OH 43230

From: Sarah Stepp <[REDACTED]>
Sent: Tuesday, April 23, 2024 11:34 PM
To: Planning Commission
Subject: Sheetz- in favor

Follow Up Flag: Follow up
Flag Status: Completed

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.

Per a fb call to action, this is just a quick email to say our household is in favor of the Lincoln Circle Sheetz proposal. As a family that lives a block away (just across the field), and my husband works for the parks dept, which would literally make that Sheetz a halfway point from our home to his work, we are in favor of progress. And for all the kids that walk that route home and needs snacks, or drive and want a gas station on the right side of the road to avoid left hand turns by new drivers, this is a great location!!
Onward! Or something
Sarah and Ben Stepp
206 Lintner Street
Sent from my iPhone

From: Scott McLaughlin <[REDACTED]>
Sent: Monday, April 22, 2024 1:52 PM
To: Planning Commission
Subject: Wednesday 4/24 Agenda

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,

A brief note to the Planning Commission regarding the potential Sheetz location on Granville St. near Shull Park. While I'm sure pros and cons will be weighed, please review the feedback being shared publicly which is heavy on the con side. The location would add congestion near a community park raising the possibility of an accident involving a pedestrian. Shull park is used for youth sports, and it just isn't work the tax revenue. I'm sure we can find a better place for the Sheetz at another time, but this just isn't it.

Thank you and best wishes,

Scott McLaughlin

From: Tara Lockard <[REDACTED]>
Sent: Wednesday, April 24, 2024 5:00 PM
To: Planning Commission
Subject: Sheetz on Granville

Follow Up Flag: Follow up
Flag Status: Completed

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 would like to state my option to say no to build Sheetz on Granville.

It is not something I would like to see happen due to the high level of traffic on that road already. It is way too busy, and there are plenty of gas stations nearby within just a few mile radius, including a Sheetz gas station already on Johnstown road just a few miles away.

Most importantly we have a lot of kids walking around that area to and from school, walking to the library, swimming pool and to places like Rita's. Also it could be hazardous as gas stations could potentially leak, and have spills that could impact the environment.

Instead we need to think of what would bring more charm, and family activity to the area like Uptown Westerville and New Albany has done so well over the years.

Thanks,
Tara Dunn

FPD-0005-2024 To consider a Final Development Plan Application for property located at 230 Granville St.; Parcel ID 025-004250; Current Zoning CC; Sheetz Lincoln Circle; D.W. Route, applicant.

Sent from my iPhone

From: Ryan March <[REDACTED]>
Sent: Wednesday, April 24, 2024 5:02 PM
To: Planning Commission
Subject: Deny Sheets Application for Granville Street

Follow Up Flag: Follow up
Flag Status: Completed

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.

Members of the Planning Commission,

I wish to convey to you my thoughts on the Sheetz's application for a location on Granville Street. I strongly oppose this and ask you to deny their applications.

Their application resulted in staff's recommendation against the gas station as it does not comply with the Conditional Use for this Community Commercial area. The Land Use Plan makes recommendations for a reason and we should follow it. The new zoning code has been built under the feedback from the Gahanna community about what kind of town they want to live in. This zoning code would not allow for a Sheetz to be placed on Granville Street. I am in favor enacting the new zoning code quickly as I believe it more accurately represents what I and Gahanna residents wish for the area.

Economically, this type of development represents a net loss this for this area of Gahanna. Higher density developments and businesses are shown to deliver more revenue for the city as well as for other businesses in the area. When there are more and better businesses, citizens will be more likely to patronize the area. Also consider how adding a gas station and convenience store here will affect property values and the future desirability of the area. I do not believe that many future business that would move in under the new zoning code would do so if a gas station occupies that area.

As a local resident who walks Granville street every day, I am concerned for my own safety and that of others. Many families, groups, and couples travel this area on foot, bike, or in a vehicle. A gas station will induce more vehicle traffic to Granville Street as well as its surrounding roads and intersections. The application includes a line about providing connection between Creekside and Hamilton road. This is a fallacy. I do not believe that there are currently Gahanna residents that would like to walk along Granville Street but avoid it because a Sheetz does not exist. Adding more cars, trucks, and tankers to the driveway, traffic light, and crosswalk directly attached to the property will become only a hinderance for existing and future foot traffic.

I wish to see businesses here that follow the new zoning code and Land Use Plan recommendations. It is not just Sheetz that is inappropriate here. It is all gas stations or businesses that do not put the pedestrian person first.

Please deny Sheetz's applications. Thank you for your time.

Ryan March
278 Rivers End Road, Gahanna

Ryan

From: Mickey Peters <[REDACTED]>
Sent: Wednesday, April 24, 2024 5:46 PM
To: Planning Commission
Subject: FPD-0005-2024 Sheetz Development Plan - Concerns Regarding Proposed Sheetz Gas Station Location

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.

Dear City Planning Commission,

As a concerned citizen, I feel compelled to share my thoughts regarding the proposed location for a new Sheetz gas station at 230 Granville St and Lincoln Circle.

While I appreciate the potential convenience a new Sheetz could offer to our community, I have reservations about its proposed placement. My main concern is the impact it may have on the already challenging traffic situation in the area, particularly around the US Post Office on Lincoln Circle.

The limited parking and heavy traffic on Granville St make accessing the Post Office difficult, and many drivers already exceed the speed limit, posing safety risks. Introducing another gas station may worsen these issues and discourage pedestrian and cyclist activity in the area.

I believe there are likely better-suited locations for the Sheetz gas station that would not exacerbate existing traffic problems or contribute to the saturation of gas stations in our city.

I urge you to reconsider the proposed location and explore alternatives that prioritize the safety and convenience of all residents while promoting sustainable transportation options.

Thank you for considering my concerns. I trust that you will take them into account as you make decisions regarding this important matter.

Sincerely,

Mickey Peters
Gahanna Resident

From: Era McMahon <[REDACTED]>
Sent: Wednesday, April 24, 2024 5:52 PM
To: Planning Commission
Subject: Say NO to Sheetz, please vote No on this business

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.

Hi,
My name is Era McMahon and we moved to Gahanna 10 years ago because we liked the community, the location, the ease of access of getting around, the diversity of the community, and the overall look of the city.

Sheetz is not appropriate for Gahanna. Not only because there is another one on Stelzer but also because there are currently 2 other gas stations within a 1/4 mile radius and more within a 1 mile radius. Gas stations are also synonymous with vagrants, overflowing trash containers, dirty sidewalks, and a lack of community inclusion & involvement. We are seriously looking at moving out of Gahanna because taxes keep increasing and if Sheetz is approved by you then that will be the turning point for us leaving.

There is no reason to have another gas station in Gahanna. Please decline this offer and look at other business opportunities that will build-up the community, distinguishing it from other cities; we do NOT want to look like Whitehall.

Thank you,
Era McMahon
589 Ridenour Rd, Columbus, OH 43230
[REDACTED]

From: Karen Burford <[REDACTED]>
Sent: Wednesday, April 24, 2024 5:54 PM
To: Planning Commission
Subject: Sheetz

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.

Hello Planning Commission Members,

Thank you for all the work you do. I would like to voice my opinion on the proposal from Sheetz to build on Granville St. in front of Shull Park. Please vote this down.

I have no problem at all with Sheetz, and would welcome one in Gahanna, but not on Granville Street. (Even though the BP is close, at least it is on Hamilton Road.) It is not the kind of neighborhood for any gas station, particularly one that is open 24 hours a day.. I know I am echoing others in listing problems of it being in this location, but to be brief, my biggest objections are: the proximity to Shull Park is dangerous for kids and families with the addition of traffic; and it would be a detriment to a 25mph area that is meant to be walkable.

Again, I have nothing against having a Sheetz in Gahanna. But it should be in a different location, such as anywhere on Hamilton, on the non-residential end of Stylger/Agler, on Morrison, across from Pizzuro Park or elsewhere on Tech Center Drive.

Thank you,

--
Karen Burford, Gahanna Resident

 Virus-free. www.avast.com

From: Siobhan Wolf <[REDACTED]>
Sent: Wednesday, April 24, 2024 6:29 PM
To: Planning Commission
Subject: No To Sheetz

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.

I am writing to express my extreme disagreement to putting a Sheetz on Granville Street in the location that was previously Rick's Coaches.

This location cannot handle the traffic congestion that a Sheetz would bring. I like Sheetz just fine but the amount of congestion associated with them is not right for downtown Gahanna. The developer claims that Sheetz would open up the area to Shull Park and Creekside, but I strongly disagree. The park access would be inhibited by Sheetz traffic and this location is too far from Creekside to make any difference to that area.

I do not believe that this is the type of land use that we as Gahanna residents want for the Granville Street area. More suitable would be non-chain restaurants with a family feel or a location hosting an arcade for the young adults (non-drinking age) or some other type of entertainment.

Thank you for your time. I strongly recommend that you deny the approval for construction of a Sheetz on Granville Street in Gahanna.

Sincerely,
Siobhan Wolf Shaffer
900 Leaflock Ct, Gahanna, OH 43230

From: Kathleen Shaner <[REDACTED]>
Sent: Wednesday, April 24, 2024 6:51 PM
To: Planning Commission
Subject: Sheetz

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.

Please do not allow a Sheetz in proposed spot in Gahanna near the park.

This is a terrible spot. Also an eyesore for our beautiful downtown.

Long time resident

Kathleen Shaner

Sent from my iPhone

From: Daniel Loftus <[REDACTED]>
Sent: Wednesday, April 24, 2024 7:04 PM
To: Planning Commission
Subject: Sheets

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.

Please no Sheets in Coaches building. Really don't want one in Gahanna, seems like they bring the wrong crowd after hours. Aka gun violence.

Michelle Loftus

From: Mayors Office
Sent: Wednesday, April 24, 2024 8:42 PM
To: Jeremy VanMeter; Sophia McGuire
Subject: FW: Opposition to proposed Sheetz location on Granville Street

Follow Up Flag: Follow up
Flag Status: Flagged

Jeremy and Sophia,

Below is an email that I received from a resident regarding the Sheetz project on this evening's agenda. I am forwarding this to you so that you have it for your record as well.

Thank you.

LAURIE JADWIN
Mayor



City of Gahanna
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4047 (Desk)
614.653.3727 (Cell)
Laurie.Jadwin@gahanna.gov
www.gahanna.gov



From: [REDACTED] >
Sent: Tuesday, April 23, 2024 9:55 AM
To: Mayors Office <Mayors.Office@gahanna.gov>
Subject: Opposition to proposed Sheetz location on Granville Street

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.

This email is to express my opposition to the proposed Sheetz location on Granville Street. I have been a Gahanna resident for 47 years and own my home on Haversham Drive. My reason for the opposition is:

- We don't need another convenience store or gas station in Gahanna.
- The proposed location is next to a Park where children and their families come and go every day and therefore it would be an unsafe situation.
- The proposed location is also close to the library where children and their families come and go every day by walking or bicycling. It would be an unsafe situation.
- It is very close to a residential area.
- There would be additional traffic coming and going onto Granville Street which is already a busy street.

Thank you for considering my opposition.

Karen L Jones
543 Haversham Drive
Gahanna OH 43230

Sent from my iPhone

[Sent from the all new AOL app for iOS](#)

From: Walt Middleton <[REDACTED]>
Sent: Thursday, April 25, 2024 12:55 AM
To: Planning Commission
Subject: Sheets

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.

As a resident of Gahanna for 20 of years now and a parent of two daughters in Gahanna schools. I would like to voice my opinion on the proposed building of a Sheets gas station in the heart of Gahanna on Granville St. I find it a poor location both for the city and for Sheets as a company. Having gas station adjacent to a park and on an already congested road of 25mph. Would do nothing but cause more issues. I do not want to see a gas station of that size located there.

Thank you.
Walt Middleton

