

Subject:

FW: 5003 Morse Road

From: Barbara Anderson [REDACTED]
Sent: Thursday, August 18, 2022 2:04:16 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: 5003 Morse Road

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Please do not approve of the construction of the multi family buildings on 5003 Morse Rd.

As a 10 year resident of our quite Amberlea Village community, I'm concerned about the safety and privacy of my friends.

Thank you. Barb Anderson

Sent from my iPhone

From: Michael Arnot [REDACTED]
Sent: Tuesday, August 16, 2022 3:57 PM
To: Planning Commission
Subject: Planning Commission Mtg. - August 24th

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 Staff,

I have reviewed the Planning Commission Rules of Procedure in preparation for making a public comment at the August 24th meeting. I am assuming that the room used by the Commission is set up with a monitor or screen to provide digital presentations. I'm developing a set of slides (PowerPoint) to go with my public comment and wanted to see when you would need those in advance of the meeting. Would the day before be ok?

Thank you,

Michael Arnot
[REDACTED]
Gahanna, OH 43230
[REDACTED]

From: Michael Tamarkin
Sent: Friday, September 9, 2022 10:23 AM
To: Pam Ripley
Subject: Fwd: 5503 Morse Road - Zoning Change and Variances

Get [Outlook for iOS](#)

From: Michael Arnot [REDACTED]
Sent: Monday, August 22, 2022 11:11:05 AM
To: Michael Blackford <Michael.Blackford@gahanna.gov>
Cc: [REDACTED]
[REDACTED] Michael Greenberg <michael.greenberg@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>; Pam Ripley <pam.ripley@gahanna.gov>; Stephen Renner <Stephen.Renner@gahanna.gov>; Nancy McGregor <Nancy.Mcgregor@gahanna.gov>; Karen Angelou <Karen.Angelou@gahanna.gov>; Merisa Bowers <merisa.bowers@gahanna.gov>; Michael Schnetzer <Michael.Schnetzer@gahanna.gov>; Kaylee Padova <kaylee.padova@gahanna.gov>; Trenton Weaver <trenton.weaver@gahanna.gov>; Jeremy VanMeter <jeremy.vanmeter@gahanna.gov>; Laurie Jadwin <laurie.jadwin@gahanna.gov>
Subject: Re: 5503 Morse Road - Zoning Change and Variances

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Thank you for being available on Wednesday. 1:00 pm would work. I'll send you a calendar invite with a Zoom link today and include others who might be available to attend.

Best,
Michael

Michael Arnot
[REDACTED]
Gahanna, OH 43230
[REDACTED]

On Mon, Aug 22, 2022 at 5:20 AM Michael Blackford <Michael.Blackford@gahanna.gov> wrote:

Good morning,

I don't have any ability to meet until Wednesday afternoon. I can meet, virtually, for a ½ hour between 1:00-4:00 pm. Is there a time that works for you?

MICHAEL BLACKFORD
DIRECTOR OF PLANNING
Department of Planning



CITY OF GAHANNA
200 S. Hamilton Rd.
Gahanna, Ohio 43230
desk: 614.342.4029

michael.blackford@gahanna.gov
www.gahanna.gov



From: Michael Arnot [REDACTED]
Sent: Friday, August 19, 2022 4:43 PM
To: Michael Blackford <Michael.Blackford@gahanna.gov>
Cc: [REDACTED]

[REDACTED] Michael Greenberg <michael.greenberg@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>; Pam Ripley <pam.ripley@gahanna.gov>; Stephen Renner <Stephen.Renner@gahanna.gov>; Nancy McGregor <Nancy.Mcgregor@gahanna.gov>; Karen Angelou <Karen.Angelou@gahanna.gov>; Merisa Bowers <merisa.bowers@gahanna.gov>; Michael Schnetzer <Michael.Schnetzer@gahanna.gov>; Kaylee Padova <kaylee.padova@gahanna.gov>; Trenton Weaver <trenton.weaver@gahanna.gov>; Jeremy VanMeter <jeremy.vanmeter@gahanna.gov>; Laurie Jadwin <laurie.jadwin@gahanna.gov>
Subject: 5503 Morse Road - Zoning Change and Variances

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Dear Mr. Blackford,

A growing number of Gahanna residents in the communities surrounding 5503 Morse Road have questions on your recommendations to allow a large number of variances and exemptions to current standards for an applicant proposing to build high density housing on the site (Planning Commission Aug. 24th action items Z-0001-2022 and V-0023-2022). Areas that the community are interested in include why so many exceptions are needed and your basis for assessing that there would be no negative impacts on residents in the area.

We would like to be able to meet with you prior to the Planning Commission meeting on the 24th to have an in depth discussion on your report that's more conducive to dialog than what may be possible during the Commission meeting. Please let us know if you're available at any of the following times for a 60 minute Zoom call:

Monday, August 22nd, anytime before 3:00 pm

Tuesday, August 23rd, anytime before 3:30 pm

We look forward to meeting with you and gaining a better understanding of your views on the application.

Sincerely,

Michael Arnot

██████████

Gahanna, OH 43230

██████████

Subject: FW: Opposition to Proposed Development at 5003 Morse Road

From: Nora Bolon [REDACTED]
Sent: Thursday, August 18, 2022 12:49:39 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Opposition to Proposed Development at 5003 Morse Road

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

August 18, 2022

Dear Michael Tamarkin

I am writing to you today in opposition of Z-0001-2022, V-0023-2022 and CU-006-2022.

As a resident of Amberlea Village Condominiums, the proposed 3 story high density residential development would greatly affect the peaceful living lifestyle of both Amberlea Village and Windward Trace Condominiums. I'm also concerned as to how this development of at least 12 three story buildings, a clubhouse, pool, 6 parking garages, hundreds of parking spaces and 4 ponds will impact the two nursing/assisted living facilities (StoryPoint and Sage Park) it will be sandwiched between.

It is my understanding that per the Department of Planning there are certain line items that need to be met and if not the Planning Commission will not grant the variance. One of the items per the Department of Planning variance request is: "will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvement in such neighborhood." This proposed massive apartment complex will certainly adversely affect Amberlea Village, Windward Trace, StoryPoint, and Sage Park.

We are a community of mostly retired long time Gahanna residents. I realize that development of this specific land may be inevitable, I'm asking that you, along with the other members of the Planning Commission, take into consideration the true demographics of this area. A one story condominium community may be a better fit for the area around that is currently developed.

Sincerely,

Nora Bolon

[REDACTED]
Gahanna OH 43230

Subject: FW: 5003 Morse Rd Re-Zoning Issue

From: Robert Booker [REDACTED]
Sent: Wednesday, August 17, 2022 9:20:30 PM
To: Michael Greenberg <michael.greenberg@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>
Subject: 5003 Morse Rd Re-Zoning Issue

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

TO: Members of the Planning Commission of Gahanna
FR: Robert and Cheryl Booker, residents of Gahanna

Greetings.

Please consider the adverse effect of the proposed 251-unit apartment development on the existing wooded area at 5003 Morse Rd. would have for the residents of Windward Trace and Amberlea Village Condominiums. The lack of prompt notification and sparse information before the steps of the re-zoning process is a great concern. It does appear this process was rushed and not very forthcoming.

Please have this proposal tabled until the full facts of it can be carefully examined. The negative impact for the residents of Windward Trace and Amberlea Village are far-reaching and should not be taken for granted. We believe this proposed development would be too much of a burden on our existing infrastructure. Our concerns are essential to the following:

- Safeguarding the communities of Windward Trace and Amberlea Village.
- Maintaining service levels for fire, police and emergency services.
- Maintaining public utilities and conveniences.
- Added transportation burdens on Morse Rd.
- The size and design of the development and visual encroachment issues.
- Eventual property value depreciation.

Gahanna is known for its rich greenspace and not as a densely populated city. Many of the residents of Windward Trace and Amberlea Village have worked their entire lives and retired. They have chosen to live here in this wonderful town and in our tranquil condominium communities. Please slow this process down and allow the residents time to have a voice in this matter. Thank you so very much!

Sincerely
Robert and Cheryl Booker
[REDACTED], Gahanna, OH 43230

Sent from [Mail](#) for Windows

From: Carolyn Burden [REDACTED]
Sent: Monday, August 22, 2022 9:24:43 PM
To: Michael Greenberg <michael.greenberg@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>
Subject: Gahanna Planning Commission - Z-0001-2022, V-0023-2022 and CU-0006-2022

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 a resident in Amberlea Village and have been for 17 years. I moved here first of all because I love Gahanna and also because of the location of Amberlea Village. The proximity to shopping while at the same time being a very quiet and peaceful area was very attractive to me.

I am writing to the Planning and Zoning Commission today because of my concerns regarding the proposed development at 5503 Morse Road and my opposition to it. My concerns are many including: increased crime – maybe not from those living in apartments but those using surrounding area as a cut through; no longer a quiet community; sight lines created by apartment residents being able to see into condo units; safety of senior residents; high density - couldn't it be 2 stories instead of 3? - 1 Story condos? How will Gahanna Jefferson schools handle this? **What about the impact on our neighboring senior citizens at StoryPoint, Windward Trace, Sage and myself and neighbors in Amberlea Village.**

I've been told the proposed plans are for 13 3-story apartment buildings which could be at least 500 residents! Vehicle traffic (in and out) both at the apartment complex and roads will make a huge impact! Included are a Clubhouse, 4 ponds, a pool which would create tremendous pool activity and 6 garages! Lighting for this complex alone would be a huge concern for Amberlea and Windward Trace residents who face the apartments!

Also, my understanding is the buffer between Amberlea Village and the apartments is 25'. Maybe 50' with a fence and trees on a high mound would help for privacy for Amberlea Village and Windward Trace residents who are affected by this development

I would sincerely appreciate the commission take a close look at this proposed development and consider the 250 Gahanna residents that will be affected by your decision.

Thank you for your consideration in taking the time to read my concerns.

Sincerely,

Carolyn Burden
[REDACTED]
Gahanna, OH 43230

Subject: FW: Zoning change request for woods at 5003 Morse Road

From: Ed Douglass [REDACTED]
Sent: Wednesday, August 17, 2022 10:24:41 AM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Zoning change request for woods at 5003 Morse Road

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

Windward Trace is a condominium community of 104 units, most of which are occupied by senior citizens with many of them being widows or widowers. For years they have enjoyed the peaceful and secure environment that Windward Trace provides. The records will show that there has been virtually no crime in our community at all.

Now you are being asked by a developer to permit him/her to build a community of apartments consisting of 251 units plus related amenities. On each end of that development is a retirement community to the East and a Memory Care home to the West, for people afflicted with alzheimers and/or other maladies. As you can imagine, placing a development such as the one being considered in this environment is going to have a serious, negative impact on all.

Many of these residents have been taxpayers and supporters of programs and projects that have made Gahanna an appealing place in which to live and retire. They now find themselves in need of your help in letting them live out their remaining years in the environment in which they have lived, some for 20 or more years.

If you cannot justify denying the application for whatever reason, we hope we can depend upon you to help us make our currently existing communities safe and attractive. There may be ways to do that, but our preference would be to retain the single family dwelling zone that was established by those originating that plan.

We look forward to our future discussions regarding this application.

Thank you for your consideration. I am Edwin Douglass, a 17 years resident of Gahanna.

From: Robert Egler <[REDACTED]>
Sent: Sunday, August 21, 2022 3:15 PM
To: Pam Ripley; Kelly Wicker
Subject: REZONING OF 5503 MORSE RD.

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

Please be advised that my wife and I are 100% AGAINST the multi family rezoning proposed.
We live in the peaceful, quiet condos of Windward Trace and have a beautiful woods near us.
If apartments need to be built, build them away from residential areas, like you are doing on Morrison.

Jerzy & Regina Falkowski

August 18, 2022

[REDACTED]
Gahanna, Oh 43230

Karen Angelou, Councilwoman at Large
Michael Schnetzer, Councilman Ward 2
Michael Greenberg, Chair-Gahanna Planning Commission.

Dear Gahanna City Cancels,

We both, my spouse and myself are really surprised and frankly disturbed by the news about panned development of an apartment complex in the area of 5003 Morse Road and the north edge of Windward Trace.

As recently as of January 2022 we have moved from Cary, NC to Windward Trace (WWT) condominium complex hoping for quiet, friendly and comfortable retirement place, and till the very last week our wishes appeared to come through. WWT condominium complex consist of very well taken care, comfortable units, club house and a shallow pool. Demographic of WWT community representation is, in a great majority, advanced age retirees.

It is inconceivable for all of us as a tax paying citizen, that the new apartments development has been planned with out any consultation nor input from all of us, especially where such development appears to be conceived in very close proximity to our condominium complex. What's more, even Public Hearing Notice for this matter has not been issued...

There are several issues very concerning to all of us:

1. Apartments Construction would take several months which will bring heavy and noisy equipment as well as rather large construction crews. Implication of these are disturbances and security issues.
2. Environmental concerns: all fauna and flora leaving in our condominium will be lost. It is imperative that all the trees which form a living barrier from a north side of our complex will be saved. This would provide separation between WWT and a new apartment complex.
3. Apartment complex for 251 units will bring at least one thousand of new occupants with approximately two third located on second or third floors with a clear view on our units, which in case of lock of woods separation may invite unwanted consequences.

In addition to our personal concerns, there are also evident objective issues, apparently not considered by either City Cancel or ignored by Planning Commission:

1. Creaming 521, 52 garages, retention ponds and a pool on a such limited space neighboring two already existing condominium complexes is not a brilliant idea; it requires extension of existing, already limited infrastructure. Given that additional population of at least one thousand tenants would need at least five hundred means of transportation crowding narrow roads and just one run-around, it is conceivable and highly probable that this exponentially increases occurrence of traffic delays and substantial increase probability of serious accidents.

2. Addition of such a large new population will require addition public schools children enrolment to already crowded, over populated existing schools.
3. Social aspect of influx of such substantial numbers of new population would increase already dense existing population and would most probably invite usual in such cases conflicts, as a result of lowering quality of life of existing aging population.

All in all, we are under impression that members of City Council let us down by not conducting public hearing in the matter of new apartment complex construction in our immediate neighborhood, therefore authoritatively deciding on quality of our life.

We all advice that on the other side of Morse as well as Jonestown roads there are far more spaces less conflicting and perhaps more easily adaptable for new apartments complex construction. We would like to inspire Mr. Scott R. Harper and Gahanna Planning Commission for looking for such spaces.

Regina & Jerzy Falkowski

Subject: FW: Please no to new development

From: YY [REDACTED]
Sent: Thursday, August 18, 2022 11:50:35 AM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Please no to new development

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,

To the Gahanna Planning Commission about your opposition to the proposed development at [5003 Morse Road](#).

We strongly oppose this development

We are already faced with the other apartment complex on the other side and we have had to install security lights and cameras because of illegal activity that goes on due to the complex

This new development would just cause more of the same and cause our property to diminish in value

Please no to this

Tammy Gardner

Mary Makkai

[REDACTED]
GAHANNA Ohio 43230

[Sent from Yahoo Mail for iPhone](#)

[Sent from Yahoo Mail for iPhone](#)

Subject: FW: 5003 Morse Rd development

From: Randal Goldsberry [REDACTED]
Sent: Thursday, August 18, 2022 12:00:10 PM
To: thomas.shaaka@gahanna.gov <thomas.shaaka@gahanna.gov>
Cc: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: 5003 Morse Rd development

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Good morning all.

- > I am voicing my opposition to the continued condensing of green space on Morse Rd.
- > I was raised in this north end and have seen continuous growth and condensing of any leftover piece of property.
- > This newest usage of space seems to be super dense. Traffic already is a nightmare everywhere in this area. Taking away yet another green space is not going to help anything but hinder the wildlife and traffic not to mention already stressed out nerves from all the Morse and Hamilton Roads extensions.
- > Please consider a more usable neighborhood alternative if that parcel has to be developed.
- > Thanks for listening.
- > Randal Goldsberry
- > [REDACTED]
- >
- >
- >

Subject: FW: Planning Commission Meeting on August 24, 2022

From: Ronn Householder [REDACTED]
Sent: Thursday, August 18, 2022 10:10:31 AM
To: Michael Greenberg <michael.greenberg@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>
Subject: Planning Commission Meeting on August 24, 2022

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 you to let you know that my wife and I do not want another apartment complex in our area. We are concerned about the following applications being presented to the Commission on August 24, 2022:

Z-0001-2022
V-0023-2022
CU-0006-2022

This project will directly affect us at Amberlea Village Condos. Our condo is in the northeast corner of Amberlea Village and would have an apartment building within 25 feet of the back of our condo if the project is approved.

Some of our greatest concerns are:

The construction phase and how they will protect our condo and property (needs to be an 8 foot barrier).
Buildings setback of only 25 feet and we feel that it should be at least 50 feet or more.
The type of barrier between the project and us should be a 6-8 foot brick wall to keep people from walking over to our property.
The height of the buildings (3 stories) with 251 apartments. We feel that the maximum should be 2 story with 150 apartments.
The increased number of cars and people in our area.
The increase traffic on Morse Road and Johnstown Road.
The people from the apartment complex using our condo area as a cut through to get to Rt 62 and the YMCA.
The potential increase in crime in the area and how would that be handled.
The number of trees that would have to be removed to build such a development (there wouldn't be any left).

There are many other concerns that we have about the development of the property at 5503 Morse Road for apartment use and feel that a better use of the property would be the building of Condos instead of apartment buildings.

We would like the applicant to be denied his request or at least change his request to address the height and density issue.

Thank you very much for your time in this very important matter.

Your constituents,

Kenneth and Vicky Householder

[REDACTED]
Gahanna, OH 43230

Sent from [Mail](#) for Windows

Subject: FW: Morse Rd multi family rezoning

From: Mary Beth Huffman [REDACTED]
Sent: Monday, August 22, 2022 12:43:56 PM
To: James Mako <james.mako@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Michael Greenberg <michael.greenberg@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>
Subject: Fwd: Morse Rd multi family rezoning

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

From: Mary Beth Huffman [REDACTED]
Date: Fri, Aug 19, 2022 at 6:45 PM
Subject: Morse Rd multi family rezoning
To: <tom.wester@gahanna.gov>

Dear Mr. Wester,
My name is Mary Beth Huffman and my husband, Dennis and I have lived in Windward Trace for the past seven years. We love it here and enjoy living in Gahanna. We have always known that eventually the woods directly behind our condo would be sold and developed and our biggest fear was three story apartments. We would be giving up so much privacy with three stories right up against our property. Dennis and I both feel that something in line with the other facilities along that stretch would be more appropriate. Such as medical or office park, smaller low rise apartments or condo community. Anything but three stories that abuts our property. This community means a lot to us and our neighbors. We love the surrounding area also and would like it to maintain a small town feel. The congestion will be awful not to mention looking directly at a three story building up against us. I realize on the north side of Morse Rd there are large three story apartments but I believe that is Columbus and we were hoping Gahanna would like to maintain the look of the south side of the road. I know Storypoint is two stories but is nicely done and does not seem to be so tall. It also is a different type of facility with not a lot of traffic. We would also like to see some type of barrier along the back of the proposed development such as elevated landscaping and attractive brick wall. I urge you to consider the things I've brought forth here. I love the community and Gahanna and would like to stay here.

Thank you.
Mary Beth Huffman
[REDACTED]
Gahanna, OH 43230

Subject: FW: Z-0001, V-0023-2022 and CU-0006-2022

From: ANTICA JANAKIEVSKI [REDACTED]
Sent: Sunday, August 21, 2022 2:57:53 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Z-0001, V-0023-2022 and CU-0006-2022

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 you today in opposition of Z-0001, V-0023-2022 and CU-0006-2022

As a resident of Amberlea Village Condominiums, the proposed 3 story high density residential development will intrude upon the peaceful settings of both Amberlea Village and Windward Trace Condominiums.

The proposed development at 5503 Morse Road, which include 13-3 story buildings, a Clubhouse, pool, 4 ponds, and 6 garages. There is definitely enormous concern of noise, traffic congestion, potential increase in crime, bad sight lines into Amberlea Village and the destruction of mature woods and displaced animals that this construction would produce.

"NO SUCH CONSTRUCTION WILL TAKE PLACE"! The woods and the animals will remain within our two communities untouched! They are part of God's plan! The final determination comes from God, Not from the greedy builder. No more destruction of our land.

Thank you
Antica Janakievski - Amberlea Village Condominiums
[Sent from Yahoo Mail on Android](#)

Subject: FW: Amberlea Village Condominiums

From: [REDACTED]
Sent: Friday, August 19, 2022 5:19:22 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Amberlea Village Condominiums

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 Commissioner Tamarkin:

I am writing today in opposition of Z-0001-2022, V-0023-2022 and CU-0006-2022.

I am a fairly new resident of the Amberlea Village Community and am dismayed at the proposed 3 story high density residential development. While it may not directly affect my condominium, I know that it would adversely affect others in my community. As proposed, the sight lines this development would create would look directly into those condos. That probability aside, there is also a major concern for the amount of noise, traffic, potential increase in crime and destruction of mature woods and displaced animals.

While I realize progress is inevitable, I'm sure there are other solutions that would ameliorate the problems mentioned above.

Sincerely,

Lois Kamnitzer

[REDACTED]
Gahanna, Ohio 43230

[REDACTED]

From: Kaplan, Brad <bkaplan@ulmer.com>
Sent: Monday, August 22, 2022 9:45 AM
To: Planning Commission
Cc: [REDACTED]
Subject: Rezoning Application for 5503 Morse Road; Parcel 025-011219

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.

Chairman Greenberg:

I am writing to you in connection with the Rezoning Application for the above captioned property ("Subject Property") as I am unable to attend the public hearing on August 24, 2022. You may read this email communication into the record if you so choose.

I submit the comments below in my capacity as both trustee of the 1990 Irrevocable Sunshine One Grantor Trust, dated October 1, 2013 ("Trust") which is the owner of record of 781 Windward Lane, Gahanna, Ohio ("Adjacent Property") and as counsel for the beneficiaries of the Trust.

We have read the Rezoning Application for the Subject Property with particular interest as the Subject Property is immediately north to the Adjacent Property which will be directly impacted by the development of the Subject Property. Therefore, we have standing to submit these comments and we trust that you will take these comments into consideration when voting on the Rezoning Application.

We are disappointed with the proposed density of the project for the Subject Property. We understand that development is inevitable, but you as the overseer of land use in our community should understand that the interests of existing owners is paramount. New owners and developers should be respectful of existing owners and use every effort to minimize the impact of their development on existing owners. Specifically, we note the following items which we trust that you will take into consideration as you discuss the development and Rezoning Application of the Subject Property:

- Overall Density:** The overall proposed density of the development of the Subject Property is too much and needs to be reduced. We are concerned that the proposed development will bring excessive noise and light pollution to the Adjacent Property where currently there is none. Scarcity improves property values in communities. The owners of the Subject Property should not be permitted to squeeze excessive marginal units into the development. There can be no other purpose than maximizing their profits at the expense of the Adjacent Property and our neighbors.
- Natural Screening:** The Subject Property is currently a wooded parcel. In its current condition all of the noise and light from Morse Road is screened and buffered by the woods. We believe that the natural screening needs to remain in sufficient depth to provide a screen from both the noise and light created by the proposed development of the Subject Property. In lieu of retaining the natural screening of the woods, the applicant should agree to install and maintain both a screening fence and a berm of sufficient height along the property line of the Subject Property and the Adjacent Property.
- Location of Improvements:** The proposed improvements are too close the property line between the Subject Property and the Adjacent Property and need to be moved closer to the north portion of the Subject Property along Morse Road. The 25 foot setback is not sufficient and needs to be greatly expanded. We would be amenable to the relocation of the two retention ponds to the south side of the Subject Property behind a natural screen. This would give both the owners to the south of the Subject Property and the developer of the Subject Property reasonable accommodations to address each of their interests.
- Height of Improvements:** The proposed 3 story buildings along the south side of the Subject Property needs to be reduced to 2 story buildings. The taller buildings should be moved to the Morse Road side of the Subject Property.

As we study the development of the Subject Property, we have no doubt that great thought and consideration of the adjacent properties has not been a consideration at all. Otherwise, we would not need to write to you objecting to the same.

I am available to discuss the issues raised in this email and I will make an effort to attend the meeting via Zoom is the same is afforded to me.

Respectfully,

Bradley D. Kaplan



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Subject: FW: Proposed Development at 5300 Morse road
Attachments: 08462272-569D-4DDB-B410-FB1D9C31D4A9.jpeg; 485CD83E-C7E3-4EB6-A32B-C479F5E07ED2.jpeg

From: [REDACTED]
Sent: Wednesday, August 17, 2022 8:00:01 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Proposed Development at 5300 Morse road

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

Michael,
I live at Windward Trace Condominium right behind the proposed Development at 5300 Morse road,
Please why put a Apartment Complex of 251 apartments on a street that the speed limit is 45 miles
with no stop light, and close by is the roundabout along with a Senior Home. and Alzheimer unit, on other side of it. Also in thee Zoning letter it states their trying to save some trees why not save all of them along
our Property line.
Did you really do your job? I thought it was zoned for single stories Apartments ,Not 3 Stories with 4 Ponds with no fence around each Pond , how unsafe is that, and Security is another issue what if someone parks
their car and comes on our side and helps them self to whatever, You get my Idea!
What about us the People who live at Windward Trace, my Husband and I brought it for the privacy, just look at thee pictures I am sending , Now tell me would you love to have Apartments behind you instead of
Beautiful Trees I bet you wouldn't,
Also what about the Animals that live their? your taking their homes away, how would you like if your Home was taking away, and or will the animals just die .
Please but yourself in our place and rethink of what your proposing to do with that Land (space)
Thanks for your time
Mrs Knotts
[REDACTED]
Gahanna Ohio
43230





Subject: FW: Proposed Development, 5503 Morse Rd.

From: kathy levi [REDACTED]

Sent: Tuesday, August 23, 2022 1:25:21 PM

To: Michael Greenberg <michael.greenberg@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>;

Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>

Subject: Proposed Development, 5503 Morse Rd.

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

Dear Sirs-

I am a resident of Amberlea Condos. I realize that the proposed development at 5503 Morse Rd. Is probably inevitable. I am wondering if a one story condo community may be a better fit for the area around it that is currently developed.

I appreciate your consideration.

Sincerely-

Kathy Levi

[REDACTED]

Sent from my iPhone

Subject: FW: Z-0001-2022, CU-0006-2022, V-0023-2022

From: Debora Matthaes [REDACTED]
Sent: Monday, August 22, 2022 8:26:03 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Z-0001-2022, CU-0006-2022, V-0023-2022

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I am writing to you today in opposition to the 5503 Morse Road #14 Project.

As a resident of Amberlea Village Condominiums, this project with 13 3-story buildings would intrude on our quality of life and the peaceful surroundings we now enjoy.

This project does not allow for a very big buffer between the communities and our privacy will be breached with 3 story apartments looking down into our homes. I am concerned with the potential for increased traffic, crime, and noise this may bring, as well as sight lines disrupted.

Please consider we have to live with this decision now and for years to come through a construction phase.

Sincerely,

Debora & Terry Matthaes
[REDACTED]
Gahanna, OH 43230

From: Michael Tamarkin
Sent: Friday, September 9, 2022 10:12 AM
To: Pam Ripley
Subject: Fwd: Gahanna Planning Commission - Z-0001-2022, V-0023-2022 and CU-0006-2022.

Get [Outlook for iOS](#)

From: Leo McCann [REDACTED]
Sent: Wednesday, August 17, 2022 10:58:26 AM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: Gahanna Planning Commission - Z-0001-2022, V-0023-2022 and CU-0006-2022.

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.

Mr. Tamarkin,

I am writing to you today in opposition of Z-0001-2022, V-0023-2022 and CU-0006-2022.

As a resident of Amberlea Village Condominiums, the proposed 3 story high density residential development would intrude upon the peaceful setting of both Amberlea Village and Windward Trace Condominiums. The sight lines this development would create would look directly into our Unit Owners residences. The noise and dust during the construction phase would impact our current elderly residents and continue with the residents of the apartments after the construction phase is completed.

The proposed development at 5003 Morse Road which would include 13 3-story buildings, a Clubhouse, pool, 4 ponds and 6 garages. There is definitely a concern for the amount of noise, traffic, potential increase in crime, bad sight lines into Amberlea Village and the destruction of mature woods and displaced animals that this construction would produce.

While I realize that development of this specific land may be inevitable, I am wondering if a one story condominium community may be a better fit for the area around it that is currently developed. To the West of the proposed development is a one story assisted living facility and one story Amberlea Village condominiums. To the South, a one story condominium, Windward Trace. To the East is a two story assisted living facility. To the North, across Morse Road is a two story apartment complex.

As a resident, I am one of the many that have to live with this decision now, and for years to come through a construction phase. This will affect over 250 Gahanna residents.

I appreciate your consideration for the residents of Gahanna, and for a thoughtful decision of this proposed development.

Sincerely,

Leo
& Crystal McCann
[REDACTED]

Gahanna,
Ohio
43230
[REDACTED]

From: MARGARET MEACHAM [REDACTED]
Sent: Wednesday, August 17, 2022 7:27:55 PM
To: Michael Greenberg <michael.greenberg@gahanna.gov>; John Hicks <John.Hicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>
Subject: Development on Morse Road Adjacent to Windward Trace Condominiums

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 Member,

Our names are Margaret and Barbara Meacham. We have resided at [REDACTED] in the Windward Trace Condominiums for over 20 years. We are appalled about the news we have received regarding plans to build a new apartment complex in the area north of our community, off of Morse Road. I urge you to to vote against this proposal.

At present, the property is zoned for single family dwellings. This would be acceptable. It would even be bearable if two story apartments were constructed, with landscaping, berms, walls and/or fences that would buffer our homes against the new buildings, roads and parking. Instead, the proposal that is being voted on now will have no barrier between the two communities. Transient residents on the third floors of these proposed apartments would be able to look into our patios, garages and even in some cases, our windows. The noise, smell and traffic generated by this development will be intolerable to us. I believe the value of our properties will plummet.

Please vote against this proposal. Thank you for your consideration on this issue.

Sincerely,

Margaret and Barbara Meacham
[REDACTED]
[REDACTED]
[REDACTED]

Subject: FW: 5003 Morse Road - possible development of 251 Apartment Complex

From: Patricia Nelson [REDACTED]
Sent: Sunday, August 21, 2022 5:53:48 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: 5003 Morse Road - possible development of 251 Apartment Complex

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

I live at [REDACTED] in Windward Trace Condos which is just south of 5003 Morse Road. I love Windward Trace condo complex,
I like seeing the deer, squirrels, birds and bunny.

I just received a notice that you are planning to vote on zoning change for 5003 Morse Road which is right North of Windward Trace.

I am worried that if you go ahead with this zoning change, we will have security issues since we won't know if the people coming into our development are supposed to be here.

I will miss the trees that will be taken down in order to put up this apartment complex. You will be chasing away all the deer, squirrels, birds, turkey vultures and bunnies.

I am worried about the noise and dust the construction will make .and if the apartments are higher than our condos then everyone see into our complex to see what we are doing.

What about traffic on Morse Road, it is already busy, this will make it worse.

I don't agree with zoning change from one family to multi-family development

Patti Nelson

Subject: FW: the proposed development at 5003 Morse Road

From: Debra Rose [REDACTED]
Sent: Sunday, August 21, 2022 1:28:11 PM
To: Michael Tamarkin <michael.tamarkin@gahanna.gov>
Subject: the proposed development at 5003 Morse Road

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

I am writing to you in opposition of the new development of apartments being submitted to the city of Gahanna's planning commission.

The proposed development at 5003 Morse Road includes 13 3-story buildings, a ClubHouse, pool, 4 ponds and 6 garages. The set back to Amberlea Village is 25' and builds right up to 3 of Amberlea Village buildings. The entire site takes up all 14 acres of the current woods.

The concern is the amount of noise, traffic, potential increase in crime, taking down fully mature woods, displaced animals and very unattractive sightlines.

I moved to Gahanna because of the quiet neighborhood feel that it has. The building of these apartments would completely erase that community feeling. The high density use of the property seems excessive. One of the reasons I chose Amberlea Village was because I can look out my window and see the trees. It is so peaceful. This is very important to me. I cannot imagine I will have the same feeling looking at a three story apartment building.

I appreciate your consideration for the long lasting affects this will have on Gahanna residents.

Sincerely,
Debbie Rose

[REDACTED]
Gahanna, Ohio
43230

[REDACTED]

From: nathan thomas [REDACTED]
Sent: Tuesday, August 23, 2022 8:55:08 PM
To: Michael Greenberg <michael.greenberg@gahanna.gov>
Cc: johnhicks@gahanna.gov <johnhicks@gahanna.gov>; Thom Shapaka <thom.shapaka@gahanna.gov>; Michael Tamarkin <michael.tamarkin@gahanna.gov>; Michael Suriano <Michael.Suriano@gahanna.gov>; Tom Wester <Tom.Wester@gahanna.gov>; James Mako <james.mako@gahanna.gov>
Subject: Planning Commission Meeting 8/24/2022

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.

From: Katherine Thomas
[REDACTED]
Gahanna OH 43230

I am writing to you who are a member of the Gahanna Planning Commission. I ask that you take a minute to read my note. I am MOST concerned about the proposed development of the land at 5503 Morse Road. The proposed plan is just not appropriate for the lot.

One need only review the number of variances the builder has requested to know that that is true.

For example,

The lot is too small for the number of apartment units proposed. So, instead, the builder wants to mitigate 2 wetland areas and build 3 story buildings containing 8 units each in an area where one-story condos currently exist. He has given NO concern to those of us who already reside here. Three story buildings in the middle of one-story homes produces an eyesore, not something that is "compatible with the area" as the Staff Report says. Our city code has guidelines that can and should prevent this from occurring.

I am also very concerned about the increased traffic on Morse Road so close to the roundabout at Morse and 62. Traffic already backs up during rush hour at the roundabout. This will add potentially up to 900 people trying to come and go, possibly nearly 500 cars coming and going. There will be children and school buses. This is a HUGE number of people/cars/traffic being added to the area. I am not sure the area needs such increased density.

This list goes on and on.

Given the number of exceptions you are being asked to allow, I am asking that, at the least, you vote to **delay approval** of this request.

Those of us living in the area would like:

- an opportunity to understand the reasoning behind the stamp of approval that City Staff has given this project,
- a chance to examine other options,
- a chance to work with the Planning Commission to come to some sort of compromise on what goes right next to our property and what gets added to the already busy traffic on Morse Road.

Thank you for giving my request due consideration.

Subject: FW: Morse Road land development

From: Joe Whittlatch [REDACTED]
Sent: Friday, August 19, 2022 4:08:11 PM
To: John Hicks <John.Hicks@gahanna.gov>
Cc: Thom Shapaka <thom.shapaka@gahanna.gov>
Subject: Morse Road land development

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 Sirs,

My wife and I are residents of Windward trace condominium community on Johnstown Road, just south of Morse Road. The proposed development of the property on Morse Road, which adjoins our development, gives a serious cause for concern. We feel that the environmental impact will be very negative, losing precious green space and natural habitat for local wildlife. Also, this high density proposed apartment complex will create added noise and increase traffic in our area, not to speak of it being a potential eyesore for those in our community who will be living immediately adjacent to the new property development.

We would ask that you strongly consider denying the development rezoning as it is currently proposed. Thank you for your consideration in this matter.

Doctor & Mrs. Joseph Whittlatch [REDACTED], Gahanna, Ohio.

Sent from my iPad