

From: [Shirley Lange](#)
To: [Planning Commission](#)
Subject: Proposal for Hamilton Towne Centre development
Date: Tuesday, October 09, 2018 9:20:29 PM

Planning Commission Members, City of Gahanna:

We are unable to attend the Planning Commission meeting being held on Wednesday, October 10, 2018, so we would like to express our concerns about the proposed Hamilton Towne Centre development. We are residents of the Woods at Shagbark and our address is 1174 Sanctuary Pl., Gahanna, OH 43230. These concerns include:

- 1) The proposed height of some of the buildings (3-4 stories), which is greatly out of proportion with the other buildings in the area;
- 2) The potential for greatly increased noise around the clock, given the inclusion of a hotel in the planned development, again in comparison to other retailers in the area who are closed at night;
- 3) Light pollution due to the excessive height & size of the proposed buildings;
- 4) Increased risk of exacerbating the existing drainage and flooding issues in the Woods at Shagbark neighborhood;
- 5) Safety and security issues associated with extra pedestrian and vehicular traffic around the proposed development, which will undoubtedly add to the already overly congested traffic patterns; and
- 6) Potential lack of adequate buffer zones/landscaping/setbacks in relation to the Woods at Shagbark that will negatively impact our property values, aesthetics, and environment.

Our condo unit has already experienced two significant floods in the 3+ years we have lived in this community. At a meeting last week with 2 of the city engineers, it was acknowledged by them that our flooding issue is the result of an inadequate system in place to drain the runoff from the YMCA behind our development. The proposed Hamilton Towne Centre development, with its multiple parking lots and large footprint buildings, appears to place the opposite side of the Woods at Shagbark in the same danger as our units located at the back. We ask that you give very thoughtful consideration to the residents of our community, as well as our neighbors in the surrounding areas, all of whom will be negatively impacted by the approval of this proposed development as it stands currently.

Thank you in advance for your consideration of this matter.

Shirley J. Lange & Kristen J. Elliott
1174 Sanctuary Pl, Gahanna, OH 43230
614.323.5376; 614.323.7794; 614.478.8776

Sent from my iPad

From: [Gail Thomas](#)
To: [Planning Commission](#); [CouncilStaff](#); [Mayor](#)
Cc: [Stacia Collins](#); [John Thomas](#)
Subject: Hamilton Town Center Development
Date: Wednesday, October 10, 2018 1:31:28 PM

We are unable to attend tonight's planing commission meeting re: proposed Hamilton Towne Center. We live at 280 Villa Oaks Lane, Gahanna, OH 43230 and are extremely concerned about the kind of traffic this multi-purpose development will cause. It is already a difficult maneuver to exit and enter our condo complex. There are certain precautions a planning/development commission can endeavor to make certain all in our neighborhood will be treated fairly and respectfully and we beg you to consider all that may apply. Peoples lives could be at stake.

Gail and John Thomas
280 Villa Oaks Lane
Gahanna, OH 43230
614-929-8190

sherimanager12@aol.com

To the Gahanna Planning Commission:

Those of us who reside at the *Woods at Shagbark* are quite worried about the proposed development on N. Hamilton Road. This anticipated commercial development will certainly impact our peaceful condo community.

Just to be clear, we are not against all projected development in this area, but we are troubled about the addition of a major 4-story hotel. We absolutely do not want to see a hotel in this area because of the following concerns:

1. Increased noise (especially car horns)
2. Increased car and truck traffic and congestion (which continues to be an existing issue)
3. Bright Lights
4. Improper or inconsistent use of building materials or architectural designs that may affect the look and feel of our community
5. Increased possibility of crime activity including robbery and assault
6. Decreased value of our property. All of us know that there's a strong possibility, by having commercial development around homes and condos, that property values can decrease.

We would like to strongly recommend that the newly developed area have a separation barrier between the common condo property and the development. This should be a high wooden or brick fence and trees to insure the safety and privacy of our residents. Many of us walk the grounds to exercise and visit with neighbors. It is important that, as a gated community, we can continue to feel safe and secure.

Thank you,
Dr. Richard and Sheri Sherman

From: [Tom Wester](#)
To: [Krystal Gonchar](#)
Subject: Fwd: Hamilton Towne Centre - 4550 & 4574 N. Hamilton Rd.
Date: Thursday, November 15, 2018 8:47:51 PM

Krystal please forward to PC members and Shane. Thanks Tom
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From: Keith Webster <keithwbstr750@gmail.com>
Sent: Friday, November 2, 2018 2:51 PM
To: Tom Wester
Subject: Hamilton Towne Centre - 4550 & 4574 N. Hamilton Rd.

Dear Mr. Wester,

I'm contacting you as chair of the Gahanna Planning Commission with concerns regarding the proposed rezoning of the above plots to Mixed Use CX-1.

I, and many others who live in The Woods At Shagbark, have grave concerns about the effect the rezoning may have on our community. While we recognize that those properties WILL be redeveloped, we are apprehensive about what a CX-1 will allow and the problems it would bring. These concerns include:

- 1) INCREASED TRAFFIC ON HAMILTON RD - ESPECIALLY NORTHBOUND;
- 2) HEIGHT OF BUILDINGS;
- 3) POTENTIAL LACK OF BUFFER ZONE BETWEEN US & NEW BUILDINGS;
- 4) INCREASED NIGHTTIME NOISE & LIGHT SPILL

TRAFFIC PROBLEMS

During the past several years the increased traffic on Hamilton Road has been a bear for us to contend with. We realize that Gahanna can do little to ease the congestion approaching the Morse Road intersection. Just as with water issues that impacted us and people south a few years ago, Columbus hasn't addressed what happens on the roads to people traveling north from government facilities south of us after work or the northbound traffic on weekends. At Stoneridge & Hamilton at these times we can hardly make a right turn onto Hamilton northbound because of the snarled traffic in our intersection. Cars at the Morse traffic lights back up so much we have to take sometimes dangerous decisions to either make the turn or go straight into Stoneridge Plaza. Thanks to Dottie Franey responding to entreaties to do something, **some** cars will pay attention to the DO NOT BLOCK INTERSECTION signs that have been installed but,

naturally, **most drivers don't pay any attention to them and still block the intersection.**

If Gahanna allows a high density development - such as the one proposed for 4550 & 4574 N. Hamilton Road - this will negatively affect an already bad traffic situation.

NEW BUILDINGS' HEIGHTS

Any buildings on the above two plots will abut our community. The CX-1 designation would allow for a many-story hotel to be built next door to us. Since our condos are two-story, such a building would overlook residents who live on Shagbark Road and would have a detrimental effect on their living quality as well as the values of their homes. And, if their values decrease all of our values will decrease and our tax rates will drop accordingly thereby decreasing the revenue the city derives from our community.

BUFFER ZONES, INCREASED NOISE & LIGHT SPILL

Developers usually make use of every square foot of space available so the likelihood of a meaningful buffer zone between our community and Hamilton Towne Centre is marginal. Can we anticipate all the trees on 4550 & 4574 being felled? And, if they are, that filter will be removed and we will be faced with the attendant problems of more nighttime noise and light spill. The later can be rectified by the city, of course, but as we found when the detention basin was built a number of years ago, it takes someone at City Hall who cares to make sure such problems are remedied.

In conclusion, given that development of those two lots and the lot south (which was taken off the developer's re-zoning request) will likely bring in a fistful of dollars to the city coffers, we cannot be naive about any proposed development. *We do expect our concerns not to be taken lightly however.* Many of us have spent a number of years in homes here and are stakeholders in what Gahanna has to offer: small town values that mesh with advances in city living. We don't have to ape what other communities elect to do and we haven't done so to date. We can only trust that it will stay that way.

Thank you for taking time to read this.

Respectfully,

Keith Webster
1223 Sanctuary Place.

From: [Barbara Collier](#)
To: [Krystal Gonchar](#)
Subject: Fwd: Letter we sent to members
Date: Tuesday, December 04, 2018 12:46:41 PM

FROM:feel free to read at the meeting - if you like since we can't be there

Barbara Collier Kaylor
Kenneth L.
Kaylor
30-18
1223 Shagbark Road
Gahanna Ohio 43230

11-

For the attention of:
Thomas Wester and John Hicks

RE: Zoning / Planning Application: Z-0002-2018 - Parcel ID: 025-010281 & 025-011245

Dear Sir/ Madam,

We are writing in connection with the above zoning application for the 3.58 + acres on N. Hamilton. We live directly behind the site in question. While we are supportive of development, we oppose 'over sized', or irregular development for the area.

We, the local residential community, have been advised the developer wants to build a hotel that is several stories high, along with other commercial stores. This type of development would indeed bring tax money to the city of Gahanna, but would also, take away from the neighborhood charm, significantly lower the property value of homes in the area, subject our community to noise, safety issues and create additional traffic, in an area where congestion already exist.

Today the lots are setting dormant, with large trees that block the traffic on Hamilton Road, from the neighborhood directly behind the community, Woods Of Shagbark. We, like other neighbors, do not want to look at a high rise hotel with a parking lot and dumpsters.

At this point, none of us are sure of all the plans the developer is asking for. *Prior* to approving any zoning change request, we respectfully ask the Planning Commission to require complete disclosure of all plans for this site as well as an overlay of the property so *that all development is transparent*. One of many reasons for requiring FULL DISCLOSURE OF ALL PLANS, is to determine the inadequacy of access lanes, apart from Hamilton Road, to accommodate even a small increase in traffic. Does a hotel in this area even make sense? Wouldn't this type of development be more appropriate closer to a freeway? Please consider the true impact of this zoning request. We are willing to work with the developer but we desire to keep property values from falling, as well as keeping our neighborhood private, safe and quiet. PLEASE don't pass any zoning request for the area without 'all pertinent' information from the developer. PLEASE request from the developer an overlay and all COMPLETE factual details.

Respectfully,

Barbara Collier Kaylor and Kenneth L. Kaylor
614-778-8489

CC: Mayor Tom Kneeland, R. Duff, B. Burba, Joe Keehner, D. Shepherd, M. Suriano, K. Gonchar

If I take the wings of the morning & dwell in the uttermost parts of the sea, even
there your hand shall lead me, and your right hand shall hold me

Psalm 139:9-10

Barb Collier Kaylor 614.778.8489

NEED A VACATION?
TAKE A PEEK AT THE BEACH!

Island Vista

<https://youtu.be/4ehfS2QZbpA>

Beach Cove 1625

<https://youtu.be/vHTHwhskt8Q>

Beach Cove 901

<https://youtu.be/y17eHdzBQTo>

Beach Cove 704

<https://www.youtube.com/watch?v=93j-Y5nw0SI>

Beach Cove 520

<http://www.youtube.com/watch?v=NU9lf-JpbPE>

Beach Cove 321

<https://www.youtube.com/watch?v=NU9lf-JpbPE>

Margate L02

<http://www.youtube.com/watch>

Sent from my iPhone