

From: Ed Douglass [REDACTED]  
Sent: Sunday, February 19, 2023 6:43 PM  
To: Planning Commission  
Subject: Variance V-0033-2022 - Sheetz Station

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Ladies and Gentlemen of the Gahanna Planning Commission:

Before final approval for the construction of a Sheetz Station on Johnstown and Morse Road is given, I hope you will consider the impact that it will have on properties in the vicinity of that location. Traffic is far from the single concern, though having a station as busy as Sheetz historically is, dumping traffic immediately to the West and South of the traffic circle at Morse and Johnstown Roads, most certainly seems like a nightmare waiting to happen. With the addition of the 251 apartments soon to be built, in addition to all the ones already located along almost the entire Columbus side of Morse road, plus the apartments already existing on the Gahanna side of Morse Road, you will certainly have the likelihood of several thousand vehicles, many of which will be commercial, entering that circle at all ours of the day and night.

It seems that such a station would have a negative impact on two fine restaurants located in Gahanna, The Barn and The Highbanks Distillery. I wouldn't think it in the interest of Gahanna to risk losing either of those very busy and respected businesses. Having it adjacent to a Goddard School would seem to pose some risk to their environment as well as that of Story Point Senior Living Complex.

All of these approvals being made by the City seem to ignore the very real possibility that values of surrounding properties may be adversely affected. There are several hundred privately owned residential properties located within a very few hundred feet of that proposed station. How likely would any of you be to buy a home that is close to a gas station?

I see a lot of development taking place in New Albany. Can you identify a single residential community in New Albany where they have allowed a gasoline station to be built? For that matter, have they allowed an apartment complex to be built in a residential community. I ask those questions because the implication seems to be that they are more considerate of their home owners.

I respectfully ask that you think about the long term consequences of these decisions..I don't want the very desirable neighborhood where I live to become undesirable and I really don't want to have to consider selling before that happens.

Thank you.

Sincerely,  
Edwin Douglass

[REDACTED]  
Gahanna, Ohio 43230

Subject:

FW: Variance V-0033-2022 - Sheetz Station

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From: Robert Egler [REDACTED]  
Sent: Tuesday, February 21, 2023 4:29 PM  
To: CouncilStaff <councilstaff@gahanna.gov>; Planning Commission <PlanningCommission@gahanna.gov>  
Subject: Fwd: Variance V-0033-2022 - Sheetz Station

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My wife and I are in complete agreement with the attached e-mail concerning the proposed Sheetz gas station. It makes no sense with the two nice restaurants, the Goddard daycare, all the residential property nearby.  
I'm sure none of you would want this near your homes!  
Sincerely, Robert and Susan Egler, [REDACTED] Gahanna, 43230