

From: [rick/charlotte.leopard](#)
To: [Planning Commission](#)
Subject: Thank you
Date: Thursday, February 23, 2017 5:16:37 PM

Dear Planning Commission,

Thank you for voting against the inpatient Drug and Alcohol facility Access Health was proposing.

I realize that took many hours of your time and effort in an effort to be fair to all parties involved.

I am very pleased that our newest neighbor will not be an inpatient facility. Not sure what the outpatient facility will bring but only time will tell.

Thank you for all the hard work and especially listening to all the neighbors concerns.

Sincerely,
Charlotte Leopard

From: [Christine Unverzagt](#)
To: [Council](#)
Subject: Thank you
Date: Thursday, February 23, 2017 3:00:44 PM

Dear Council...

I genuinely want to thank each of you for your time, for your energy, for your honesty, and most of all for your collective wisdom regarding the potential Drug and Alcohol Rehabilitation Facility. By voting "no" to the Facility I felt our little street and neighborhoods were respected, that we truly matter to the City of Gahanna. Your decision has brought the feelings of relief to many.

Christine Unverzagt

From: [John](#)
To: [Planning Commission](#)
Cc: [Tom Kneeland](#)
Subject: Rehab center
Date: Saturday, January 21, 2017 4:52:19 PM
Attachments: [image002.png](#)

Recently, possibility of bringing a rehab center/facility next to my business which is located at 187 W. Johnstown Rd. come to my attention.

That is a bad idea. I do not want the type traffic it will bring into my neighborhood.

It's proximity to the Creekside and walking path also is concern.

Please do us a big favor and deny the permit

Thanks



John Aksel

President

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14895 Cline Road

Danville, OH 43014

January 18, 2017

Re: 121 James Road Rehab Project

Dear Commissioners of Gahanna, OH:

We own the property at 102 Orchard Dr. with our daughter, son-in-law, and two teenage grandchildren living there. They are Russell and Cheryl Halsey. Cheryl has forwarded to me information and a newspaper clipping on the project. While I would want to help individuals with these diseases improve their quality of life and be productive members of society, I have to think about the safety of my own grandchildren who are 13 & 14. Atty. Plank states that he guarantees security from those going out into the "yard", don't see how that can really happen without a high fence with a security gate.

If you have another meeting regarding this project, would like notice so that we can attend. The neighbors need more assurance that these residences won't be walking the nearby streets. Agree with the one neighbor who was concerned that this will affect property values.

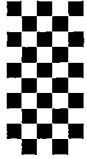
Thanks for your attention to this matter.

Sincerely,



Patricia A. Winterhalter

#740-599-7530



1/18/17

To:

Palmer 712 Commissioners

Fax 614-342-4100

From: Patricia Winterhalter

Fax & Home # 740-599-7530

Sending 11 copies
=

From: [Davis, Eric C.](#)
To: [Council](#)
Subject: Access Conditional Permit Issue
Date: Saturday, January 14, 2017 7:05:37 PM

Dear Gahanna City Council:

Please do not grant a conditional use permit to Access. While treating people who are addicted to drugs is a worthy pursuit, it should not be done in a residential area. There are several reasons.

1. Addicts, by definition, have lost control over their behavior. Therefore, they can't be trusted to follow laws or to act in the best interest of society.
2. Residential areas are zones where generally there is less security (e.g. fewer cameras and lower quality locks).
3. Additionally, there are more wooded areas to hide and more children around who need protection.
4. Conversely, if Access were to move to an industrial zone in Gahanna, none of these issues would be of concern. There, the company could serve the community without also putting it at risk.

Just imagine what would happen if an addict could not tolerate life inside and so decided to do whatever it took to get out and then anything necessary to procure drugs once out. This simply is too great a risk for a residential zone.

For all these reasons and more, please do not grant them a conditional use permit!

Sincerely,
Eric Davis
152 Creekside Green Drive

Hi Tom! Hey, I don't live in Gahanna but grew up there and graduated from Gahanna. I know Access Ohio is trying to get a drug and alcohol residential treatment center zoned where the old Bon-Ing Nursing Center was, on S. James Rd. I am very familiar with Access Ohio and worked for Access Ohio Dayton Psych Hospital last year as their DON in Dayton. They just opened, and was approved by OMHAS in Dayton, a residential treatment center. You do not want this in Gahanna!!! These are not lock down facilities and you will have heroin addicts in the streets, around the swimming pool, looking for housing since these are Medicaid only facilities -- on and on. I know Dr. Worman at the Gahanna Animal Hospital is concerned. If I can do anything at all to help keep this zoning from being approved, please let me know! Gahanna is in my heart. Jean Mathews-Mitchell, RN MSN (almost "Dr. Jean"). LOL

Tom -- Also, you could compare this proposed facility to Woodhaven Residential in Dayton. Jim Venters owns that for profit facility and I was the first Director of Nursing for that facility in 2014. They are located in the old St. Elizabeth Hospital in Dayton. Also, the recently approved Access Ohio Residential Treatment Center, owned by Dr. John Johnson who wants to open in the old Bon-Ing building, is located in the old Twin Valley Dayton Psych Hospital which he purchased. The grounds are much broader there and his for profit psych hospital is attached to the residential treatment center. I was the Director of Nursing at the psych hospital portion of the Dayton facility last year and often times patients either seeking admission or being released were standing around at the entrance on Wayne Ave in Dayton, lingering, meeting in groups, calling for rides, etc. A Medicaid facility where many homeless people come for heroin treatment would be detrimental to old Gahanna. Please let me know if I can help. I know Dr. Worman and we have had conversations about the possibility of Medicaid, homeless patients seeking treatment from heroin and opioid dependence in his backyard. Rightfully so, he is concerned some will think he has narcotics in the vet hospital and anticipates possible break-ins. My concern is for the neighborhood. Parkside is a subacute detox which is totally different from a residential treatment center. The proposed Access Ohio is not a lockdown facility and not in the best interest of the neighborhood. Thanks. Jean

From: [Ed Herbst](#)
To: [Planning Commission](#)
Subject: Access Energy
Date: Thursday, February 09, 2017 10:50:40 AM

Good Morning,

My name is George Herbst and I live at 138 Creekside Green Dr Gahanna OH 43230. I have been unable to attend the last few meetings concerning Access Energy. I understand the decision has been postponed and another meeting scheduled for Feb 22. I will not be able to attend this meeting and would like to express my concerns.

Our neighbors met with the attorney and two employees at the location November 29th. I have followed the communications and find several inconsistencies from our meeting until now. I would like to outline those now.

1. We were told if a person wants to leave, a member of the staff will drive them away from the location. Looking at the notes, it appears the Dayton Police are doing some if not all of removals.

What agency would be involved here? Especially since they will be serving Franklin and surrounding communities.

2. We were told the Dayton facility has not had a crime problem, yet the notes reflect fights with staff. In one instance broken glass was used as a weapon. They also have an average of 35 calls a year to the Dayton police.

3. They mentioned the proximity of homes to the Dayton location was very similar to Gahanna. The pictures taken by the police show that is not true. Certainly none show a home within 75 feet of a building exit as in my condo.

As a person that has managed people my entire life, there is no way they can deliver on all the promises they have made concerning staffing levels, response time when someone try's to open a door, and keeping traffic to a minimum. Especially if this is going to be a combination outcall and intake facility.

One last thing that bothers me is that the Attorney has several times told us that the building will be an outcall facility regardless of this decision. To me that seems more like a threat than a company that wants to be part of our community. Which by the way not one word has been spoken on what they can do to make our neighborhood a better place.

Thank you for reading and hearing my comments

George Herbst.

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From: [Donna Trotter](#)
To: [Planning Commission](#)
Subject: CU-0009-2016 Access Energy Conditional Use Application
Date: Thursday, February 09, 2017 4:14:28 PM

Dear Planning Commission Members:

I attended the Planning Commission Hearing last night, only to find out that Access has been granted yet another extension. I am very frustrated, as this nightmare has been going on for six months. If I heard correctly, they are supposedly adding yet more conditions to their application. Obviously, they will say or promise anything to get their conditional use request approved. I'm sorry but their credibility is shaky at best. Previously they claimed the proximity of homes to the Dayton location was very similar to ours. The pictures taken by the police show that is not true. They told us if a person wanted to leave they were transported away by staff members. But it appears they are using the Dayton police for taxi service. They mentioned that they have very few calls to the police, yet the records show 35 a year. Some of the calls involved theft of money and attacks on staff.

They speak as though their residential clients are model citizens because they have "voluntarily" committed to their treatment center. As a mother of a 45 year old adult addict (whose 1st residential treatment program was at the age of 14), I believe I have a little bit of insight on this issue. It is rare for an addict to "volunteer" for treatment and if their lips are moving, they are lying. They are master manipulators and will say anything they think you want to hear to avoid consequences such as jail, losing their job, divorce, child custody/visitation, or just being disowned by their entire family. Sometimes they are merely looking for room and board if they are fortunate enough to have health insurance.

Mr. Plank and the Access staff try to calm safety concerns by ensuring their client will have already been through "detox" at a hospital or other facility. What they fail to repeat is that "detox" simply means they have not put drugs or alcohol into their system for a maximum of 7 days. All detox gives you is a "dry drunk" (as they call it in Alcoholics Anonymous and Narcotics Anonymous) prone to make bad impulsive decisions out of pure desperation for an immediate fix. They are nowhere near healthy physically or more importantly mentally. It takes more than 30 to 180 days for an addict to make amends and get their priorities in order. Having as many as 70 addicts embedded in a residential neighborhood is a disaster waiting to happen.

Traffic is another concern. Currently the 3 way stop at W. Johnstown Rd and Old Ridenour Rd is already a hazard during rush hours. This congestion is further increased by additional traffic due to functions at Creekside Plaza or Veteran's Park. Traffic from Access outpatients, staff and visitors will greatly increase this congestion. Relocating the access drive from James Road to Old Ridenour Road will further complicate the current hazardous conditions.

Believe me, I know how important rehabilitation facilities are to saving lives and mending the affected families. It is not the facility or the program that I oppose. It is simply the location. Even if my daughter was offered a free residential treatment program, I wouldn't want her in my neighborhood. I have spent the last 15 years raising my grandson and shielding him from the drama and dysfunction caused by her addiction. It has proven to be the correct choice as he is a good student and a productive law abiding citizen. Please vote "no" and give all the children in this neighborhood that same opportunity.

Sincerely,

Donna Trotter

156 Creekside Green Dr.

From: [Garry and Marianne DeVictor](#)
To: [Planning Commission](#)
Subject: FW: Access Energy Conditional Use Application
Date: Friday, February 10, 2017 11:44:47 AM

Dear Planning Commission Members:

We are forwarding for your consideration an email which was recently sent to Councilman Stephen Renner expressing our concerns regarding the Access Conditional Use Application CU-0009-2016. We strongly feel that this location in very close proximity to homes and small businesses is totally inappropriate for a Residential Drug and Alcohol Treatment Facility and traffic from Inpatient Visitors, Inpatient Staff and Outpatient visitors and staff will add to the already heavy congestion on West Johnstown Rd during rush hours.

Respectfully,

Garry and Marianne DeVictor

From: Garry and Marianne DeVictor [mailto:dvictors@columbus.rr.com]
Sent: Wednesday, January 25, 2017 12:38 PM
To: 'stephen.renner@gahanna.gov'
Subject: Access Energy Conditional Use Application

Councilman Renner:

We reside at 134 Creekside Green Dr in a condo located less than 100 feet from 121 James Road where the building owned by Access Ohio is located. As you are aware they propose to operate a residential drug and alcohol treatment facility at the location and are requesting that the Planning Commission consider a Conditional Use Application for that purpose.

We have attended meetings with Access representatives and the Gahanna Planning Commission regarding this application and are very concerned that allowing the operation of this facility in this location is still being considered. Unfortunately we are escaping the Ohio weather for 3 months and are unable to attend future Planning Commission hearings so are taking this opportunity to express our concerns to you.

The impact on the location of a Drug and Alcohol treatment facility so close to the homes of many Gahanna residents and businesses (including Gahanna Animal Hospital and The Pub) has been emphasized by many other citizens and we certainly echo their concerns about the impact on safety, quality of life and property values. However, we have heard minimal discussion about the impact on daily traffic on W. Johnstown Rd. From approximately 4:00 pm until sometimes as late as 7:00 pm traffic on eastbound W. Johnstown Rd is very congested between the 270 exit east to Old Ridenour Rd. This congestion is further increased by additional traffic due to functions at Creekside Plaza or Veteran's Park for example. Currently the 3 way stop at W. Johnstown Rd and Old Ridenour Rd is already a hazard during rush hours. Traffic from Access outpatients, staff and visitors will greatly exacerbate this congestion. As an example of the impact of this congestion, It frequently will take us 15 minutes to drive from our home to Creekside Plaza restaurants during this time. This

congestion affects all citizens traveling on this section of W. Johnstown Rd.

We thank you for consideration of our concerns.

Respectfully,

Garry and Marianne DeVictor

From: nurseprac1@aol.com
To: [Planning Commission](#)
Cc: NursePrac1@aol.com
Subject: Letter against allowing CU for drug and alcohol residential treatment center
Date: Monday, February 13, 2017 11:39:26 AM
Attachments: [Access Treatment Center - Gahanna.docx](#)

Planning Commission:

Even though I have presented issues to Mayor Tom Kneeland previously, I would like to submit further concerns in the form of a letter. Please find my letter attached to this email. I appreciate your consideration in this matter.

Thank you!

Jean Mathews-Mitchell

Former long-term resident of Gahanna

February 10, 2016

RE: CU-0009-2016

Although residential, non-medical treatment centers for drug addicts are often desirable, they can more importantly have a more intense effect on the surrounding area in which they seek conditional use zoning.

A previously presented letter from **Plank Law Firm lists “the facts about the Drug and Alcohol Treatment facilities at 121 James Road ...” in Attachment #21 received 1/17/17.**

A few concerns about the listed “facts” are discussed below:

- Even though clients will have undergone at least a 7 day detox, this does not mean they will be drug free. Some detox treatment includes the use of Suboxone (an opioid or narcotic medication) for detox which is usually not continued while the client is in a residential, non-medical detox facility. The clients are still drug seeking upon entering residential treatment programs.
- “Any clients found to have drugs or alcohol or failing a urinalysis is escorted off the property to his/her home or other prearranged location.” However, many of these clients are homeless and all of their treatments are covered solely by Medicaid. Does this mean the clients will be escorted to a street corner or to the nearest UDF or restaurant?
- “Each client would receive work, family and situational coping skills ...” An influx of traffic to this peaceful residential area where there are children playing, riding bicycles, and walking to the nearby swimming pool and park would not be in the best interest of the neighborhood. Would “situational coping skills” include clients being placed in their previous drug using situations to make sure they can cope?”
- “After successfully completing residential treatment, clients would be monitored and encouraged to continue recovery through the outpatient facility.” The many homeless and Medicaid clients may complete the residential treatment that they have come to know as “home” and outpatient treatment does not include overnight housing. Where in the area will these clients reside in order to attend outpatient treatment once they have completed residential treatment? Will the homeless live on the streets of downtown Gahanna or hang out at the nearby park and swimming pool?
- Franklin County operates a drug court. Statistics show many convicted addicts are being accepted in court ordered programs. In 2015, Ohio’s plans included increasing the number of halfway houses and community residential programs. Instead of sending a drug felon to prison, a judge can order an inmate to serve time in a treatment center.
- Ohio also had the country's most deaths related to heroin: One in 9 heroin deaths across the U.S. happened in Ohio. There is no doubt there is a need for residential treatment centers in Ohio. The treatment center opened in Dayton by this same owner sits on the old Twin Valley Behavioral Healthcare site in Dayton.

Its surrounding area is analogous to the Twin Valley Behavioral Healthcare site in Columbus. The “surrounding area” of the proposed residential treatment center site in Gahanna will not be desirable to current residents and business owners in the area.

There is a newly opened **subacute detox** center in Columbus that holds the same licensure as The Woods at Parkside. The center just opened in January, 2017, and has already transported many clients previously treated or on waiting lists in the Youngstown, Ohio, area in order to fill beds. This, like Access, is a for-profit facility and needs somewhere to ship their large numbers of clients for **residential** treatment. Will Dr. John Johnson and Access transport clients from Dayton, Ohio, to Gahanna? If so, where will the homeless and Medicaid clients from Dayton infiltrate Gahanna housing? Recidivism for drug addiction is high. Does the City of Gahanna really want to take on populations of other cities, counties, communities and neighborhoods?

The proposed development is not in accord with appropriate plans of the area, will have undesirable effects on the surrounding area, and is not in keeping with the existing land use character and physical development potential of the area. Appropriate plans for an area never include transporting large numbers of heroin users to a residential neighborhood where impressionable children reside. During spring, summer, and fall months, I visit Whit’s Frozen Custard on S. Stygler Road, and visit the park to enjoy time with family without the worry of finding dirty needles and drug paraphernalia in the parking lots.

The predominate population of residential treatment clients is heroin users. Many homeless heroin users from other counties will be transported to a residential community and neighborhood with close proximity to parks, a UDF, and public swimming pool used by children. The sole payer source of clients being treated by the proposed residential, non-medical treatment center is Medicaid. Often times, detox and treatment centers are fed from other counties throughout Ohio with high rates of heroin use and overdoses and a six foot high fence around a portion of the facility will not restrict clients to the confines of the facility grounds if they decide they want to use drugs.

I would ask that the request to grant conditional use zoning for a residential drug and alcohol rehabilitation facility for property located at 121 James Road and 175 W. Johnstown Road be denied.

Sincerely,

Jean A. Mathews-Mitchell, RN MSN

From: [karen cowans](#)
To: [Planning Commission](#)
Subject: Access Energy Conditional Use application
Date: Tuesday, February 14, 2017 7:50:35 PM

Good evening,

I own a condo very close to 121 James Rd where they are wanting to make a Drug and Alcohol Rehab facility. I GREATLY oppose this for several reasons. I attended the meeting last week, which again, this issue was postponed. During that meeting, it was asked what the number of employees would be as well as the estimated monthly payroll. Who cares how many employees and what the payroll will be as what you will be losing out on is residents of Gahanna and surrounding communities coming to the area and spending their hard earned money on dinner, drinks and shopping. No-one will want to come to the area where drug addicts will be roaming the area. Our small condominium community has already suffered at the hands of a builder who went bankrupt and left us in the red. We have 19 lots that could be built on. Having a drug and alcohol rehab center in close proximity will only be more detrimental not only to us but the area as a whole. Would you not rather see more new homes built with people/families moving to the area? Think of the more positive taxes and revenue that would generate. People in the community will be less likely to walk to the Creekside area knowing what danger will be lurking at every turn. Are you really willing to have other businesses suffer at the hands of this one facility? Gahanna already has a drug and rehab facility less than a mile from this proposed facility, one is enough for such a small community. Access already has a facility over on Broad street, which is a more suitable area, why don't they expand over there? Not to mention the increased traffic that this facility will create. Tell Mr. Plank to put a facility in his own backyard, not ours.

Thank you for listening.

Karen Cowans
142 Creekside Green Dr.

[Sent from Yahoo Mail for iPad](#)

From: [Tom Kneeland](#)
To: [Planning Commission](#)
Cc: [Michael Blackford](#); [Anthony Jones](#); [Shane Ewald](#); [Kristin Rosan](#)
Subject: Opinion on James road project
Date: Wednesday, February 15, 2017 2:20:53 PM

All,

I wanted to send you a note regarding the item that is before you associated with the drug treatment facility on Old James Road. I am distraught over the level of drug use in our country, state and city and believe that there has to be a global plan that collectively deals with the problem head-on. I have reports from our PD on a regular basis that reflect the number of overdoses and fatalities associated with this addiction in our city. This problem is of a global magnitude and families are suffering from this scourge and disease daily.

However, the administration does not support the proposed treatment facility that would be placed in a quiet residential neighborhood and would expose children and others to what we believe could be a harmful environment from a number of different aspects. We do not believe that this use is a compatible use and is inconsistent with the area. We expressed our concerns with the principles of the facility some months back and also recommended another location that they might consider as a more suited site for this use. To convert and redevelop a prior adult nursing home from what used to be an endocrinologist office into a higher profile operation as is being proposed is not compatible, does not compliment and isn't conducive to the neighborhood it is located within. We also believe that due to the reclusive setting of this facility in this neighborhood that our police will have a very difficult time monitoring the operation and providing the level of protection our residents demand and deserve.

The administration urges you to please review all facts and facets of this plan before making your final decision.

TOM KNEELAND

Mayor



CITY OF GAHANNA

200 S. Hamilton Rd.
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Tom.Kneeland@gahanna.gov

www.Gahanna.gov

From: [Lisa Lambert](#)
To: [Planning Commission](#)
Subject: Access drug & alcohol rehab center
Date: Wednesday, February 15, 2017 3:39:06 PM

To whom it may concern,

I am writing to voice my concerns about the proposed Access drug & rehabilitation center located at 121 James Rd. I have lived on James rd. since October 2013 with my husband and our two young children and we feel strongly that this is not an appropriate location for this facility.

My main concern is for my family's and my home's safety. I realize that there is not always an increase in crime and theft in the area surrounding a drug & rehab center, particularly if the center is located in a lower socio-economic area. However, when a rehab center is placed in a higher socio-economic area such as this, crime does go up because the treatment facilities are acting as nodes of routine activity that facilitate the expansion of both awareness space and opportunity space. In other words, the person in treatment (or those visiting the person) become familiar with the neighborhood in which the facility is located and aware of attractive targets such as residential homes. Access is proposing to have 70 patient beds in their facility and that is a lot of people coming and going who have a history of bad choices and most likely some criminal behavior to support their habits. I am worried that our home could be a target of theft or property damage.

My second concern is the effect this center would have on my property value. Recent studies have shown that home values located near a residential treatment center are reduced by up to 17 percent. This would mean at least a \$40,000 reduction value in my home and some of my neighbor's homes. This is very disheartening to me because we have put a lot of time, effort, and money into fixing our house up over the last few years. The houses on James rd. might not be the fanciest in Gahanna but there is something very special about our street with our mature trees and big yards, historic farm houses and genuinely nice people. Many of our neighbors have lived here a very long time, it seems when people move to James rd, they stay. In fact, a handful of our neighbors have been here since before the nursing home was even built in 1979. Our house was built in 1955 and only had one previous owner. The house next door to us had only one owner until he passed away last year. Another man that lived across the street from us recently retired to Florida, but before that he had been there over 40 years and he actually grew up in a different house on James rd. I guess my point is that there truly is something special about our street and I would hate to see my neighborhood take a downward turn because of higher incidents of crime and lower property values brought on by its proximity of this rehab center.

Lastly, I just don't see how a nursing home and a drug and rehab center can be zoned in the

same way. Behavior should absolutely be a factor in regards to determining land use. There is clearly a difference between an elderly person in a nursing home and a heroine addict in a rehab center who may or may not want to be there. Besides being close to many residential homes and school bus stops, this location is also very close to Veteran's Memorial Park, our trail system, the Gahanna pool, the soccer fields, and Creekside. These are all very family oriented places and I don't think parents are going to feel as comfortable taking their children out to these areas with the rehab facility right there. These places are what I really love about Gahanna, and I ask that you please consider keeping our neighborhood safe and not allowing this treatment center to be located here.

Thank you,
Lisa Lambert

From: [Beth Kohland](#)
To: [Planning Commission](#)
Subject: Opposing the proposed residential drug & alcohol treatment facility
Date: Wednesday, February 15, 2017 9:26:15 PM

To Whom It May Concern,

I am writing to say that as a Gahanna resident I oppose the proposed residential drug and alcohol treatment facility. I understand that this is an essential place for people that truly need it but I feel it will be safer in a more commercial area that is not adjacent to residential properties.

Thank you for listening to my concerns.

Best wishes,

Beth Kohland

From: [Colleen Sauer](#)
To: [Planning Commission](#)
Subject: Rehabilitation facility
Date: Wednesday, February 15, 2017 9:34:16 PM

Regarding the proposed rehabilitation facility at James and Johnstown Roads, I have some very real concerns about this addition to our community. Increased crime and decreased property values are not what we need to rebuild this city I love. I ask that you vote "no" on this proposal next week.

Kindest regards,

Colleen Sauer
Sent from my iPhone

From: [Schneider, Naomi](#)
To: [Planning Commission](#)
Subject: Oppose residential drug & alcohol treatment facility
Date: Thursday, February 16, 2017 9:36:11 AM

I urge you to oppose the proposed residential drug and alcohol treatment facility slated for James Road.

Think about how this would affect the residents living in the neighborhood. I moved to Gahanna in 2009 and love how family-friendly and safe the suburb is. I would not want a drug and alcohol facility near my house and my friends on James Road do not want it near their house.

Please vote against the facility.

Sincerely,
Dr. Naomi Schneider

--

Naomi Schneider, Ph.D., CCC-SLP | BrightStart! Project Director
Crane Center for Early Childhood Research and Policy (CCEC)
The Ohio State University | 205 Schoenbaum Family Center | 175 E 7th Ave | Columbus, OH 43201
schneider.572@osu.edu | 614-247-0054

From: [Christine Unverzagt](#)
To: [Shane Ewald](#); [Council](#)
Subject: 121 James Road and 175 W. Johnstown Road
Date: Monday, February 20, 2017 8:34:50 PM

Dear Mr. Ewald and Council Members,

I realize that you most likely know the information I am writing. I am trying to sort through this situation. How much influence do the neighbors of this potential Drug and Alcohol Rehabilitation Facility truly have? (Is it the Access Health, Access Ohio, or Access Energy LLC Facility?)

Yesterday I read in a flyer at my door that Access, per their website, is: a for-profit state licensed organization catering to Medicaid only patients, serving the poor and undeserved.

Access has bought the properties 121 James Road and 175 W. Johnstown Road with plans to put in a Residential and Outpatient Drug and Alcohol Rehabilitation Facility. The building is amidst neighborhoods and a small one story office building. We do not know if sexual offenders/predators will be screened. The property has not much land for patients to be outdoors to rest, reflect, pray, meditate, etc; nor substantial open outdoor areas for walks, volleyball, etc; nor has indoor gym or exercise equipment been referenced. Other than Access's offer that inpatients will have "chores," what healthy and positive activities are to be available for expending energy? Inactivity among detoxed addicts can contribute to the already expected depression.

The property is 1500 feet from public park trails, the Gahanna Swimming Pool, a softball field, multiple baseball and soccer fields between the pool and the trails, plus the Veterans of Foreign Wars Post. The Rehabilitation Facility would be 576-796 feet, depending on the exit used, from a long standing bar that has outdoor activities throughout nice weather. This bar is the most blatant temptation; there are others close by. Representatives from Access advise their patients will have detoxed for seven days prior to coming to the Facility. They have also stated that those in inpatient care would not be given any access to our neighborhood streets and parks and activities. While this may be true while Access is trying to get this facility approved, I do not trust that these boundaries will stay in place should the Facility become up and running.

Neighbors and neighborhoods are not against this type of facility, but we are against this type facility being forced literally next door to our family communities and activities. We are speaking out but in some way **the Outpatient Center was approved**. When and how did this happen????

Personally, I question if a not-for-profit organization would even think about putting a drug and alcohol rehab facility at this location. I do not doubt that potential counselors, doctors, and nurses will care about patients. But I believe if the Access management truly cared about its patients they would not place newly detoxed patients at temptation's door...in a building where the sounds of bar activities will float through their doors and windows, where inpatient patients are able to skip to the bar upon sneaking out, or where outpatient patients can so easily stop by for a drink on their way out of an appointment. I would think Access would be aware that recovering drug and alcohol men and women need more than just "daily chores" as activity. The need for some type of physical exercise program is of high priority to those seeking permanent rehabilitation; the space for this is not available at this location. I believe

Access Health is setting its patients up to fail...they make money from repeat patients. I believe it only sees this purchase as profit potential. What better way to profit than through repeat Medicaid only patients...at a rehab location known prior to purchase to be a mere 576-796 feet from a local bar..whose sights and sounds will drift through the doors and windows of those needing to avoid temptation. This defies common sense.

This is not neighborhood paranoia. We are simply being honest and facing facts. I doubt there is a person living as a neighbor to this potential Drug and Alcohol Facility who doesn't acknowledge and empathize the importance of drug and alcohol programs and facilities.

This Access Energy LLC Drug and Alcohol Treatment Facility simply does not belong in any neighborhood setting.

From: [Davis, Eric C.](#)
To: [Council](#)
Subject: Access Residential Treatment Permit Issue
Date: Wednesday, February 22, 2017 11:26:39 AM

Dear Gahanna City Council:

Please do not grant a permit that allows residential treatment by Access. It should not be done for many reasons.

1. One who is addicted is one who, by definition, is “physically and mentally dependent on a particular substance, and unable to stop taking it without incurring adverse effects.” Those adverse effects often impact those around the addict. In this case, the ones most likely to be harmed are those living around the Access location. How can it be appropriate to introduce that danger into our community?
2. Moreover, residential treatment is different than day-time treatment, as patients are staying the night on site. Even if these are people who are “voluntarily” checking themselves in, they are likely doing so as their loved ones have given them ultimatums: “Get treated or get out of our lives!” So, these people who are highly dependent on drugs will now be sleeping in our community. Is this a rational choice? Almost surely, they will be trying to have the best of both worlds. They will want to be at Access to show their family members that they are getting better, but at the same time, they will want to continue finding drugs. Therefore, their dealers may come to them at night. This increases the dangers to the rest of us. This increases the chances that these dealers will try to sell to other members of our community, even our children.
3. Additionally, there are economic issues to think out. It is well known that having this type of center in a residential zone works as a pervasive negative that depresses housing prices. And with the area around Access having so many houses, I, as an economist, can say with great confidence that the economic reduction in property tax collection is sure to be larger than any tax revenue gained from this new enterprise. The net present value of the stream of revenues is almost certain to not reach the break-even threshold.
4. Finally, Gahanna was once named as one of America’s top 100 communities. Is having this residential treatment center an action that will aid the return to the list? Or will it put an unendearing image and a dangerous collection of individuals right at the entry to what is currently a nice and very walkable neighborhood? I know, if this action goes through, that I wouldn’t let my kids out and would be much more afraid for my family’s safety.

There are good locations for a residential drug treatment facility. This current location simply is not one of those.

I cannot attend tonight’s meeting, but I beg of you all to please not allow this action to pass. It

would greatly and negatively impact the safety and the quality of life in Gahanna. For all these reasons and more, please do not grant them a conditional use permit!

Sincerely,

Eric Davis

152 Creekside Green Drive

From: [Christine Unverzagt](#)
To: [Donald Plank](#)
Cc: [Shane Ewald](#); [Council](#)
Subject: Re: Drug and Alcohol Treatment at James Road and West Johnstown Road facilities
Date: Tuesday, February 21, 2017 2:38:43 PM

Mr. Plank,

I appreciate your response to my email. Please address the additional questions that were in that email.

- * What is the total number of residential patients that can be housed at these facilities, [175 W. Johnstown Road](#) and [121 James Road, Gahanna 43230](#)?
- * What is the total number of outpatient clients that can be seen at these facilities during any given week?
- * Will sexual offenders/predators be accepted into the inpatient and outpatient programs at this *neighborhood* facility?
- * Why are the names Access Ohio and Access Health used in communication when the Franklin County Auditor's website lists Access Energy LLC as the current owner of these properties?
- * Explain how a renewable energy company, per Internet search of Access Energy LLC, can possibly be serving the best interests of drug and alcohol patients or neighboring families?
- * Do you want an inpatient and outpatient drug and alcohol rehabilitation facility living next door to you, Mr. Plank, and to those you love? (You addressed this part of my full question: "catering to Medicaid only patients, serving the poor and underserved." However I cannot help to question if your explanation of Access' policy, "Access Ohio accepts all forms of insurance including Medicaid...Private pay clients are accepted but must pay in advance of treatment," is applied uniformly to all Access inpatient/outpatient/properties/facilities at all times.

I look forward hearing from you.

Christine

On Feb 21, 2017, at 11:32 AM, Donald Plank <dtp@planklaw.com> wrote:

Christine, Access Ohio accepts all forms of insurance including Medicaid. Private pay clients are accepted but must pay in advance of treatment. Access does not accept pro bono clients. All clients must have insurance or pay in advance. Thank you.

Donald T. Plank

NEW LOCATION

Plank Law Firm, LPA

411 E. Town St., FL 2
Columbus, Ohio 43215-4748
614-947-8600
Fax: 614-228-1790
dtp@planklaw.com
www.planklaw.com

From: Christine Unverzagt [<mailto:clunverzagt@gmail.com>]
Sent: Monday, February 20, 2017 3:12 PM
To: Donald Plank
Subject: Drug and Alcohol Treatment at James Road and West Johnstown Road facilities

Dear Mr. Plank,

Please advise:

- * What is the total number of residential patients that can be housed at these facilities, 175 W. Johnstown Road and 121 James Road, Gahanna 43230?
- * What is the total number of outpatient clients that can be seen at these facilities during any given week?
- * Will sexual offenders/predators be accepted into the inpatient and outpatient programs at this ***neighborhood*** facility?
- * Why are the names Access Ohio and Access Health used in communication when the Franklin County Auditor's website lists Access Energy LLC as the current owner of these properties?
- * Explain how a renewable energy company, per Internet search of Access Energy LLC, can possibly be serving the best interests of drug and alcohol patients or neighboring families?

If indeed Access Energy is who funded the purchase of this potential rehab facility, I believe it doesn't care at all. I believe it only sees this purchase as profit potential. What better way to profit than through repeat Medicaid only patients...at a rehab location known prior to purchase to be a mere 576-796 feet, depending on the exit used, from a long standing bar that has outdoor activities throughout nice weather...whose sights and sounds will drift through the doors and windows of those needing to avoid temptation. This defies common sense. This bar is the most blatant temptation; there are others close by.

And please do not turn this into neighborhood paranoia and try to guilt those of us who do not want this facility next door. We are simply being honest and facing facts. I doubt there is a person living as a neighbor to this potential Drug and Alcohol Facility who doesn't acknowledge and empathize the importance of drug and alcohol programs and facilities. This Access Energy LLC Drug and Alcohol Treatment Facility simply does not belong in any neighborhood setting.

* Do you want an inpatient and outpatient drug and alcohol rehabilitation facility "catering to Medicaid only patients, serving the poor and underserved" living next door to you, Mr. Plank, and to those you love?

I request your response to each of my questions no later than 12pm noon this Wednesday, February 22, 2017. I thank you in advance.

Sincerely,

Christine Unverzagt