

Jayne Maxwell

From: Michael Blackford
Sent: Wednesday, April 22, 2015 10:23 AM
To: Planning Commission
Cc: Becky Stinchcomb; Anthony Jones
Subject: RE: Rezoning Proposal - Ridenour Road/Christian Meeting Room, Inc.

Good morning everyone,

I've been by the property, talked with the applicant, and discussed the matter with legal. It is our opinion that the request did not meet code requirements for advertising and therefore cannot be heard at tonight's meeting. We recommend continuing the item to the next meeting date, May 13.

The applicant confirmed that the sign was only recently posted onsite, he believes Monday. As pointed out in Mr. Heitzman's email, the code requires the sign be posted on the property within seven days of application submittal. Continuing to May 13 will provide adequate notice to area residents.

Please let me know if you have any comments, feedback, etc that you have. Thanks and I'll see you tonight at 6:30.

MICHAEL BLACKFORD

Deputy Director
Department of Planning & Development



CITY OF GAHANNA

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From: Michael Heitzman [mailto:michael_heitzman@yahoo.com]
Sent: Tuesday, April 21, 2015 8:59 PM
To: Planning Commission; Becky Stinchcomb; Bonnie Gard
Subject: Rezoning Proposal - Ridenour Road/Christian Meeting Room, Inc.

Chair Rosan-

My name is Michael Heitzman. I reside at 180 Rivers Edge Way, Gahanna, Ohio 43230. I understand there is a proposal for a zoning change (Ridenour Road/Christian Meeting Room) planned to be addressed by the planning commission, tomorrow, Wednesday, April 22, 2015. I did not learn about this proposal until there was a sign posted on the property today, Tuesday, April 21, 2015. Although adjacent neighbors received a letter, it appears a letter only went to nine individuals (3 of which are the city of Gahanna and 1 is the owner). This is simply not enough notice for concerned residents to attend the commission meeting.

Jayne Maxwell

From: Michael Blackford
Sent: Wednesday, April 22, 2015 11:20 AM
To: Michael Heitzman
Cc: Planning Commission; Becky Stinchcomb; Anthony Jones
Subject: RE: Rezoning Proposal - Ridenour Road/Christian Meeting Room, Inc.

Good morning Mr. Heitzman,

Thank you for alerting staff of the issue with the sign posting for the proposed rezoning. As you correctly stated, our code requires the sign to be posted within seven days of the request being submitted to the City. Since this did not occur, the request cannot be heard at tonight's Planning Commission meeting. Staff will request Planning Commission continue the item to the next available hearing date which is May 13. This would be the earliest date available.

I understand your concern with rezoning the request to a non-single family zoning designation. Please email or call me at 342-4029 if you would like to discuss the request further. Thank you.

MICHAEL BLACKFORD

Deputy Director
Department of Planning & Development



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I am totally against zoning this property anything other than single family as this is a residential area, and that should be maintained.

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I am totally against zoning this property anything other than single family as this is a residential area, and that should be maintained.

Since guidelines for a zoning proposal states that signage should be posted on the property within (7) days of the proposal being submitted to the city (which for this application, that appears to have been done March 4), I feel that this coming before the commission should be delayed since the sign was not posted on the property within the required timeframe. I respectfully ask for your consideration in delaying.

I appreciate your prompt response to this email.

Michael Heitzman