

From: [Kim Banning](#)
To: [Kayla Holbrook](#)
Subject: FW: Hamilton and Beecher Roads Commercial Development
Date: Monday, April 23, 2018 9:01:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image008.png](#)

If you don't have this already, please add to the application file. Thanks.

KIMBERLY BANNING, CMC
Clerk of Council


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COUNCIL OFFICE MEETING AGENDAS & MINUTES 

From: Ron Albers [mailto:ron_albers@hotmail.com]
Sent: Friday, March 16, 2018 12:38 PM
To: Tom Kneeland <Tom.Kneeland@gahanna.gov>; Dottie Franey <Dottie.Franey@gahanna.gov>; Robert Priestas <Robert.Priestas@gahanna.gov>; Anthony Jones <Anthony.Jones@gahanna.gov>; Kim Banning <Kim.Banning@gahanna.gov>; Shane Ewald <Shane.Ewald@gahanna.gov>; Michael Schnetzer <Michael.Schnetzer@gahanna.gov>; Nancy McGregor <Nancy.Mcgregor@gahanna.gov>
Subject: Hamilton and Beecher Roads Commercial Development

As a board member of the Academy Ridge Community Association (ARCA,) I believe I speak for the other six board members and all 81 families who live in this neighborhood. As you all know, we have been very active in monitoring the developments on both sides of Beecher Road on the west side of Hamilton Road. We have concerns about the types of tenants, traffic, safety, environmental effects, appearance, and other items. And we were not very pleased with the previous actions or decisions of either the Planning

Commission or the Board of Zoning Appeals. We plan to continue being proactive to maintain the value of our homes and ensure that the correct type of developments border our neighborhood. Incidentally, we were active in the planning of the development of Otterbein and are pleased with those fine neighbors.

Someone please correct me if I am wrong, but I believe that the curb cuts on both sides of Beecher (one of ARCA's biggest concerns) were approved in 2012 when the plans for Otterbein were formally approved. There is nothing, therefore, that we can now do to stop them and the creation of entrances and exits to and from the new development on Beecher. Again, please correct me if I am wrong, but Beecher Road east of Hamilton was constructed in compliance with standards for commercial traffic. When Beecher was built as an entrance to Academy Ridge, however, it only met standards approved for residential usage. For businesses on either side to use their new curb cuts for commercial traffic, Beecher must be upgraded to meet commercial traffic standards, and the developers will be required to pay the full cost of that, correct? The developer on the south side of Beecher must also have to pay to have Beecher widened to allow for a left turn lane. Has anyone ever considered how these costs will be divided among the two builders? If the north side development proceeds first, will they pay to have it upgraded, only to have the developer of the south parcel tear it up to widen it? Or if the south side development is done first, do they pay for the entire road improvement, with the north developer getting a free ride?

Another serious concern of ours (and should be to the city of Gahanna, the Ohio EPA, the Army Corps of Engineers, and perhaps other organizations or agencies) is the huge, deep ravine that parallels Beecher on the north side. I don't think anyone from City Hall, the Planning Commission, or BZA has ever walked it. In many documents, it is referred to as a "ditch," which is totally wrong. Yet, plans call for filling it in. Doing so would be a mistake for many reasons. We beg officials to come and look at the ravine. To quote City Engineer Rob Priestas from a recent e-mail response to me, *"With regards to the development at the northwest corner of Beecher and Hamilton, our code does have a section that states that to the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alteration of natural features such as steep slopes in excess of 20 percent as measured over a ten foot interval. These are guidelines and not absolute mandates, however, we will be reviewing their plans very carefully."* I certainly

don't know code regarding this guideline, but I do wonder how anyone can make a decision regarding what to do with this ravine and water flow through it without actually visiting it and professionally assessing it. And why would approval authorities ignore the guideline simply because it is not a mandate?

The original plans formally submitted for the NW corner and approved by the Planning Commission and BZA contained, among other items, specific documentation showed that the largest tenant required specific design and color in its construction. (At the time, we were all lied to and misled with the applicants saying they couldn't tell us that it was Buffalo Wings and Rings, when it was already public record.) Now that it appears that BWR will not be that tenant, doesn't the developer have to reapply to the Planning Commission? I am asking because we do not know, but it only appears logical. Perhaps when the final engineering plans and blueprints are submitted, a decision should be made then. Or maybe the developer should be told now, so they can adjust their plans.

Of course, as soon as any formal documents or plans are submitted to anyone at City Hall regarding the commercial development of either side of Beecher Road, ARCA would like copies. Again, we know that these plots will be developed, and we are not opposed to that. We are simply concerned with what type of buildings and tenants will be our neighbors and how they will affect traffic and our neighborhood.

We would also like to state emphatically that ARCA is very upset with the city attorney hiring outside counsel at substantial cost to oppose ARCA in our case before the Board of Zoning Appeals (BZA.) To use our tax dollars to fight Gahanna's own citizens was totally unnecessary and unprofessional.

We would again like to commend Mayor Kneeland, the Services Department, City Engineer, Police Department, and Clerk of Council for all of their cooperation, assistance, and actions over the years.

Respectfully submitted,
Ronald L. Albers

Secretary – ARCA

CC - ARCA Board