

CONDITIONAL USE APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 275 W. Johnston RD		Project Name/Business Name (if applicable): LIND AUTOMOTIVE	
Parcel ID No.(s): 025-000850	Current Zoning: CC	Total Acreage:	
Proposed Use/Timeframe: AUTOMOTIVE REPAIR			
STAFF USE ONLY - Conditional Use: 1153.03(b)(3) - 753 Automotive Repair Shops			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: WILLIAM LIND		Applicant Address: 275 W. Johnston RD	
Applicant E-mail: LINDAUTOMOTIVE@gmail.com		Applicant Phone No.: 614-371-0494	
BUSINESS Name (if applicable): LIND AUTOMOTIVE			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect			
PROPERTY OWNER Name: (if different from Applicant) MCTR PROPERTIES		Property Owner Contact Information (phone no./email): (614) 314-4902 J9FAVAZZO@REAXAN.COM	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 01-10-19

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. CU-0047-2019
PC Meeting Date: _____
PC File No. _____

RECEIVED: JW.
DATE: 3/12/19

PAID: JW.
DATE: 3/12/19
CHECK#: 6853

CONDITIONAL USE APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Have you gone through the Area Commission process? Area Commission Meeting date held: <u>12-20-18</u>	✓			
	2. Review Gahanna Code Section 1169 (visit www.municode.com)	✓			
	3. Pre-application conference with staff	✓			
	4. Legal description of property certified by registered surveyor (11"x17" copy)	✓			
	5. Statement of the proposed use of the property	✓			
	6. Statement of the necessity or desirability of the proposed use to the neighborhood or community	✓			
	7. Statement of the relationship of the proposed use to adjacent property & land use	✓			
	8. PLOT PLAN including the following: (24"x36" copy of plan folded to 8.5"x11" size)	✓			
	- The boundaries and dimensions of the lot	✓			
	- The size and location of existing and proposed buildings and/or structures	✓			
	- The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping	✓			
	- The relationship of the proposed development to the development standards	✓			
	- The use of land and location of structures on adjacent property	✓			
	9. List of contiguous property owners & their mailing address	✓			
	10. Pre-printed mailing labels for all contiguous property owners	✓			
	11. Application fee (in accordance with the <u>Building & Zoning Fee Schedule</u>)				
	12. Application & all supporting documents submitted in digital format	✓			
	13. Application & all supporting documents submitted in hardcopy format	✓			
	14. Authorization Consent Form Complete & Notarized (see page 3)	✓			

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be forwarded to the City of Gahanna Planning Commission for consideration.

Planning & Zoning Administrator Signature: 

Date: 3/26/19

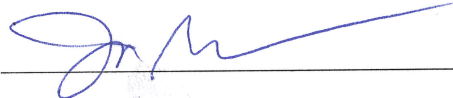
AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

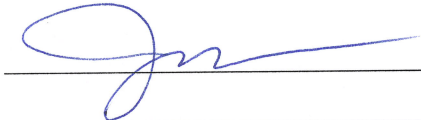
AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) If the applicant is not the property owner, this section must be completed & notarized.

I, Joseph G. FAVAZZO, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize William LIND to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature:  Date: 12/19/18

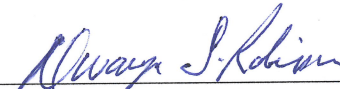
AUTHORIZATION TO VISIT THE PROPERTY

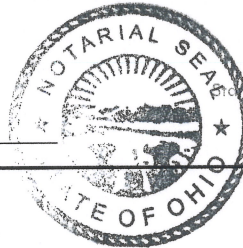
I, Joseph G. FAVAZZO, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature:  Date: 12/19/18

Subscribed and sworn to before me on this 19th day of DECEMBER, 2018.

State of OHIO County of Franklin

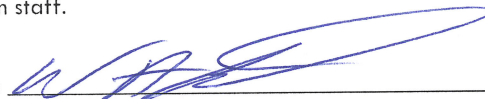
Notary Public Signature: 



DWAYNE S. ROBINSON
Notary Public, State of Ohio
My Commission Expires
6-17-2021

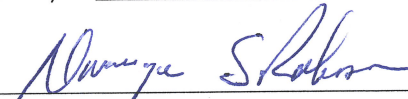
AGREEMENT TO COMPLY AS APPROVED

I, WILLIAM LIND, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature:  Date: 12-19-18

Subscribed and sworn to before me on this 19th day of DECEMBER, 2018.

State of OHIO County of Franklin

Notary Public Signature: 



DWAYNE S. ROBINSON
Notary Public, State of Ohio
My Commission Expires
6-17-2021

Statement of the relationship of the proposed use to the adjacent property and land use.

Business: Lind Automotive

Business address: 275 W. Johnstown Rd. Gahanna, Ohio 43230

Given the very close proximity of both our old location and our new location (2 of the 3 contiguous properties will remain the same), the conditional use approval will only improve our relationship with the immediate surrounding properties since the facility is much newer and cleaner. The current property was also last used for automotive repair without any issues that I currently know of.

275 W. Johnstown Rd. is adjacent to 3 contiguous properties;

277 W. Johnstown Rd. (residence), and 295 W. Johnstown Rd (Renew Wellness) that are adjacent to both our old and new property. We have already been neighbors for over 10 years now and both property owners are current customers of ours, so that relationship will not change.

277 W. Johnstown Rd. (Soccer Locker/Adscs), will be a new neighbor (they are also current customers of ours), Soccer Locker is an indoor soccer training facility.

Statement of necessity/desirability to neighborhood and community.

Business: Lind Automotive

Property address: 275 W. Johnstown Rd. Gahanna, Ohio 43230

Lind Automotive is an established automotive repair facility serving the Gahanna community since 2009. We are extremely excited to be moving next door into our newer, modern facility so that we can better serve the needs of the Gahanna community for years to come. We take great pride in the fact that we are a family owned and operated business, with our roots firmly planted in Gahanna since 1945!

Proposed use of property statement

Property: 275 W. Johnstown Rd. Gahanna, Ohio 43230.

Proposed usage: General light to medium duty (no heavy truck or commercial) automotive repair to include but not strictly limited to, brake and suspension work, engine repair, electrical repair, cooling system repair, general automotive system repair diagnosis and programming (NO body or collision repair, NO painting).

List of contiguous property owners

Soccer Matters LLC.

277 W. Johnstown Rd.

Gahanna, Oh 43230

Renew Wellness

287 W. Johnstown Rd.

Gahanna, Oh 43230

William & Michelle Morman

295 W. Johnstown Rd.

Gahanna, Oh 43230



Soccer Matters LLC
277 W. Johnstown Rd.
Gahanna, Ohio 43230

William & Michelle Morman
295 W. Johnstown Rd.
Gahanna, Ohio 43230

Renew Wellness
287 W. Johnstown Rd.
Gahanna, Ohio 43230



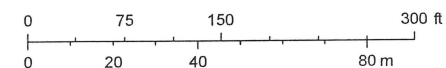
0250059B 04900



December 27, 2018

Parcel IDs	—	Street Network	--	Original Lot Lines
Site Addresses	—	Creeks & Streams	—	Driveways & Parking Areas
Right of Way	===	Waterbodies	2015_OH_Columbus_3in_Extent
Railroads	: : :	Tax Parcel		
Building Footprints	{ } { }	Drops and Adds		
Pavement	{ } { }	Easements		

1:1,145



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community
Columbus GIS

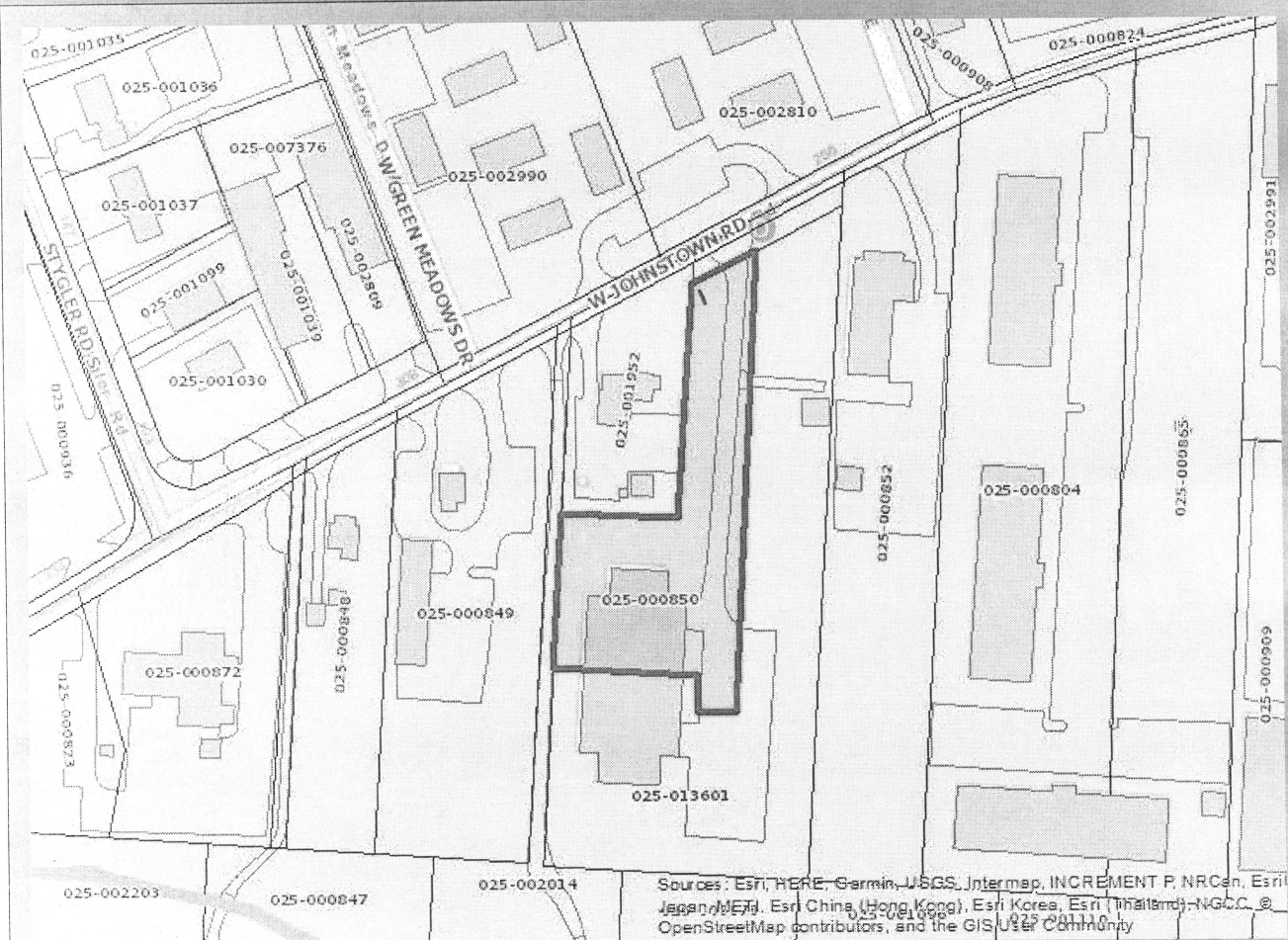


MAP(GIS)

Generated on 12/10/2018 at 01:29:18 PM

Parcel ID	Map Routing No	Owner	Location
02500085000	0250059B 04900	MCTR PROPERTIES LTD	275 JOHNSTOWN RD

GIS



Disclaimer

This drawing is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this drawing are notified that the public primary information source should be consulted for verification of the information contained on this drawing. The county and the mapping companies assume no legal responsibilities for the information contained on this drawing. Please notify the Franklin County GIS Division of any discrepancies.

The information on this web site is prepared for the real property inventory within this county. Users of this data are notified that the public primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

Exhibit "A-2"

Situated in the State of Ohio, County of Franklin, City of Gahanna and located within Quarter Township 4, Township 1 North, Range 17 West, United States Military Lands, and being out of that 2 acre (excepting that 0.653 acre) and 1.027 acres of those tracts described in a deed to EAS PROPERTIES, LLC of record in Instrument Number 200602170031734 and that 2 acre tract described as Parcel I in a deed to GLEN LEHMAN AND VICKI LEHMAN, of record in 200302040035376 and being further described as follows:

Beginning for Reference at a rail spike set at the northeasterly corner of said Parcel I, the northwesterly corner of a 2 acre tract described in a deed to UNITED PROFESSIONAL BUILDING CO., of record in ORV 12331, Page J16, in the centerline of Johnstown Road; thence South 01 degrees 55 minutes 00 seconds West along the easterly line of said Parcel I, the westerly line of said 2 acre tract, passing a ½ inch rebar found (no cap) at a distance of 28.03 feet, a total distance of 35.06 feet to an iron pin set; thence South 60 degrees 44 minutes 30 seconds West along a new line though said Parcel I, a distance of 95.00 feet to an iron pin set at the **True Point of Beginning**;

thence South 01 degrees 55 minutes 00 seconds West, a distance of 471.38 feet to an iron pin set;

thence North 88 degrees 05 minutes 00 seconds West, a distance of 38.98 feet to a rail spike set;

thence North 02 degrees 01 minutes 07 seconds East, a distance of 35.53 feet to a rail spike set;

thence North 87 degrees 58 minutes 27 seconds West passing through a party wall of a one-story steel building, a distance of 150.51 feet to an iron pin set in the westerly line of said 2 acre tract, in the easterly line of a 2.851 acre tract described in a deed to MALCOLM R. STEELE AND JOSEPHINE M. STEELE of record in ORV 32847, Page G10;

thence North 01 degrees 52 minutes 20 seconds East along the westerly line of said 2 acre tract, the easterly line of said 2.851 acre tract, a distance of 153.85 feet to a ¾ inch iron pipe found (cap id "Hoy Surv") being the southwesterly corner of a 0.653 acre tract described in a deed to B&C INVESTMENTS, of record in Instrument Number 200502230032347;

thence South 88 degrees 07 minutes 40 seconds East along the southerly line of said 0.653 acre tract, a distance of 119.42 feet to a 1-inch iron pipe found (no cap);

thence North 01 degrees 55 minutes 00 seconds East along the easterly line of said 0.653 acre tract, a distance of 239.19 feet to an iron pin set;

thence North 60 degrees 44 minutes 30 seconds East along a new line into said 2 acre tract, a distance of 81.96 feet to the **Point of Beginning containing 1.121 acres, more or less** of which 0.281 acre is within Auditor Parcel No. 025-000851 and 0.840 acre is within Auditor Parcel No. 025-000850.

Bearings are based on the centerline of Johnstown Road as described of record in Instrument Number 200602170031734 and given as North 60 degrees 44 minutes 30 seconds East.

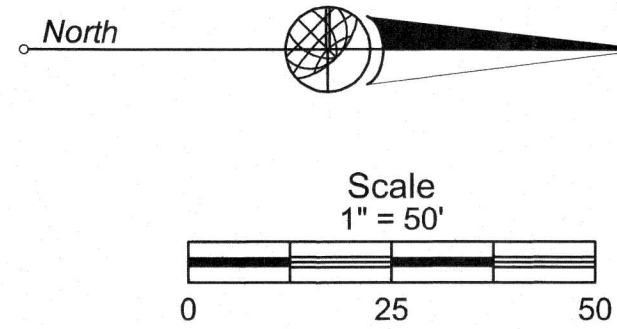
References described hereon refer to those found in the Recorder's Office, Franklin County, Ohio.

Iron pins set consist of a 5/8" rebar, thirty (30) inches in length, with a yellow plastic cap inscribed: "R M Foster S-7729."

earthmetric, LLC

Robert M. Foster, P.S.
Registered Professional Surveyor No. S-7729

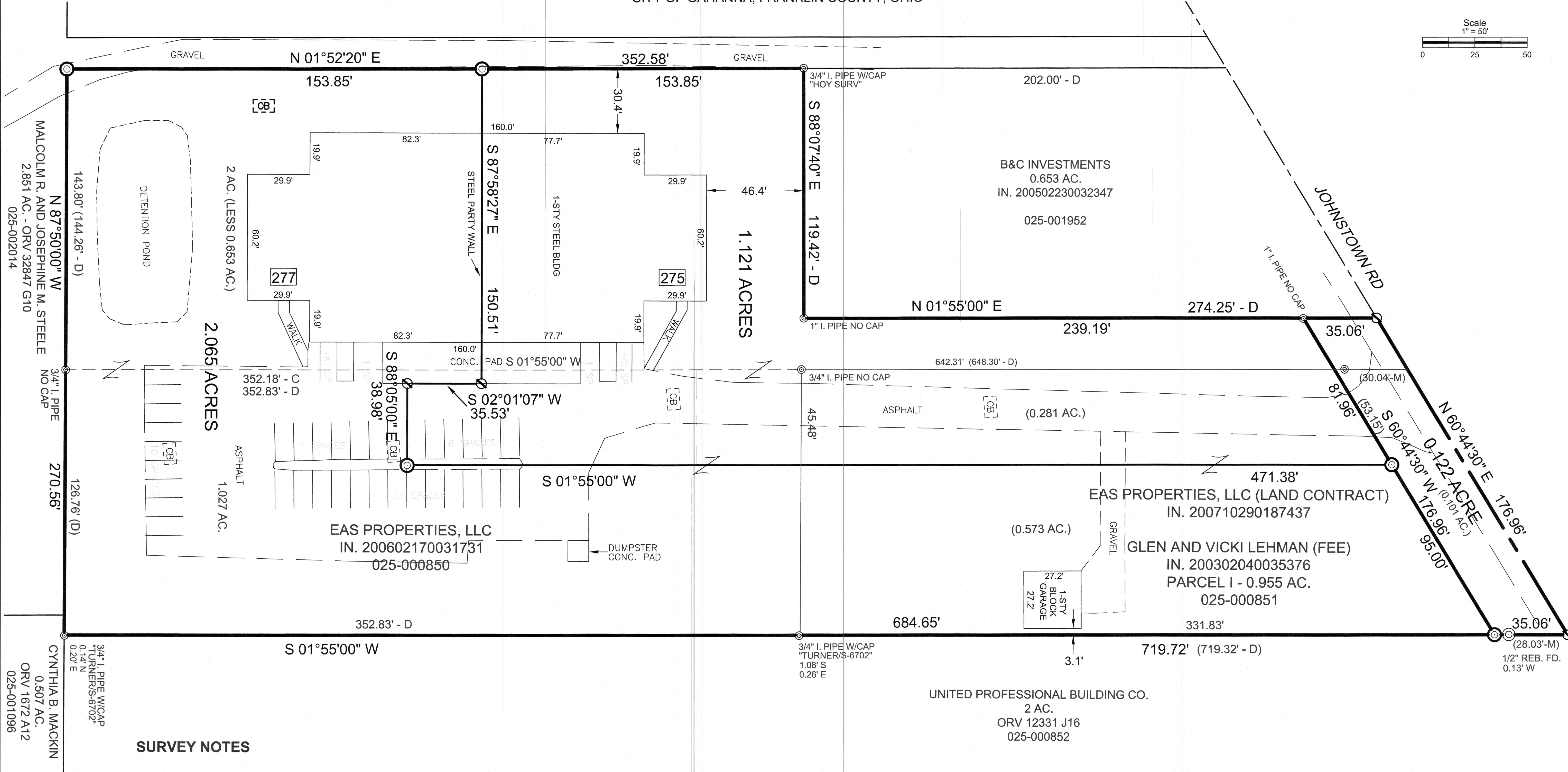
QUARTER TOWNSHIP 4, TOWNSHIP 1 NORTH, RANGE 17 WEST
UNITED STATES MILITARY LANDS
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



earthmetric, LLC
p.o. box 814
circleville, ohio 43113
740.420.7111
614.263.6600
866.256.1086 fax

EAS PROPERTIES, LLC
275 JOHNSTOWN RD
GAHANNA, OHIO

EXISTING SITE CONDITIONS



SURVEY NOTES

1. Measurements shown on this survey may be shown with one or more of the following notations:

- M - Field measure, usually shown between found monuments
- D - Record measure by deed legal description
- P - Measure by a record plat
- C - Calculated measure, used to show a discrepancy in measure.

2. Measurements shown east or west or north or south from a corner or line denote the location of the found monument from the survey corner/line. Monuments shown without this designation were found and used and the tolerance was within 0.05 feet.

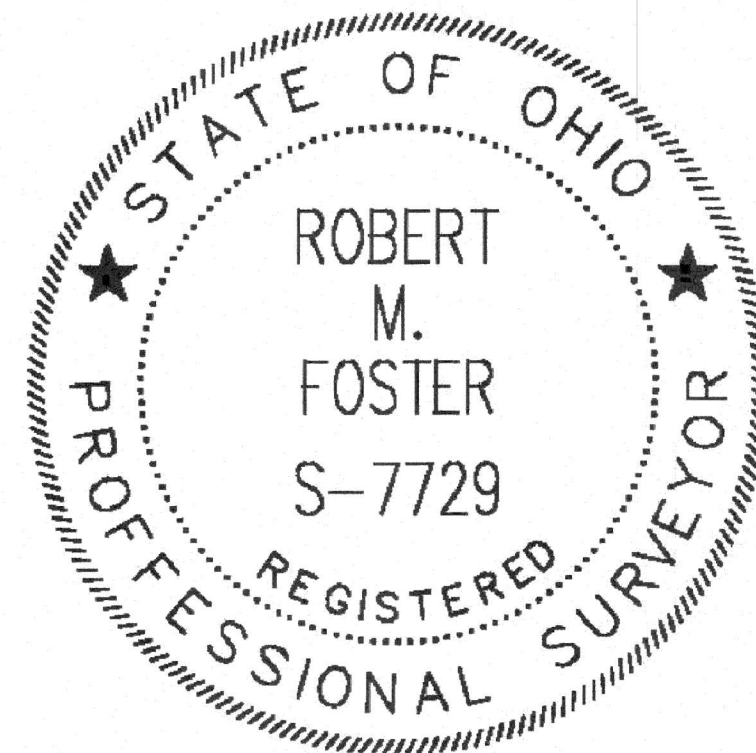
3. Bearings are based on the centerline of Johnstown Road of record in Instrument No. 200602170031731 and given as North 60 degrees 44 minutes 30 seconds East.

SITE INFO

Address: 275 and 277 Johnstown Road

Parcel No.: 025-000850 and 025-000851

Zoning: CC- Community Commercial



earthmetric, LLC

Robert M. Foster, P.S. 11-27-2007

Rev No.	Date	Revision
1	11-27-2007	RF/RF
Location:	43230	Drawn/Chkd:
Job No.	07007-10-01	RF/RF
Date:	Nov. 15, 2007	SHEET 1 OF 1



March 22, 2019

William Lind
275 W Johnstown
Gahanna, OH 43230

RE: Project 275 W Johnstown Rd Conditional Use

Dear William Lind:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Parks

1. No Comment per Julie Hussey

Community Development

2. The request for a conditional use to allow for auto repair appears appropriate given the development patterns of the area. Please see forthcoming staff report for additional details.

Fire District

3. No Comment per Steve Welsh

Public Safety

4. No Comment Received.

Soil & Water Conservation District

5. NO Comment Received.

Public Service & Engineering

6. No comment.

Building

7. No Comment Received.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a conditional use request to allow for automotive repair for property located at 275 W Johnstown Rd. The property is zoned Community Commercial (CC) and is developed with a building and parking area. The existing building is located on two lots with one portion of the building occupied by Locker Soccer Academy. If the conditional use is approved, it appears that no additional Planning Commission applications would be necessary as no external site improvements are proposed or required at this time.

CC zoning permits a variety of retail, office, and service uses. A variety of auto related uses such as repair, sales, and car washes are permissible but only through conditional use approval. This request is specific to auto repair only. Similar uses have been operated out of this property in the past. The applicant currently operates out of a facility just to the west of this property. The W Johnstown Rd area has several other auto related uses in operation.

Area Commission

The request was considered by the Area Commissions on December 20th, 2018. Their feedback is attached and is non-binding. Generally speaking, the discussion was positive regarding an existing business relocating but staying in the neighborhood. Comments at the meeting included statements about the services offered by the business being necessary and complimentary to other services available in the area.

Land Use Plans

The 2002 Land Use Plan designates the property mixed use. Mixed use areas are to provide redevelopment opportunities that promote a blend of quality, office, commercial, and higher density residential development.

While not adopted, the City is in the process of creating a new comprehensive land use plan. This plan would replace all existing plans when adopted. It designates the property as mixed use. Permitted uses include commercial, office, and residential.

It should be noted that both plans mentioned are meant to guide growth and decision makers. They do not mandate a particular use, intensity, scale, etc.

Conditional Use Criteria

CC zoning permits automotive repair as a conditional use. Therefore, in order to conduct this activity, a conditional use permit is required. The conditional use portion of the CC zone district does not require any additional setbacks, buffers, or other development standards for automotive repair.

PROJECT DETAILS

CONDITIONAL USE: ALLOW
AUTO REPAIR

ZONING: COMMUNITY
COMMERCIAL (CC)

PROPERTY SIZE: 1.1 ACRES

FUTURE LAND USE: MIXED USE

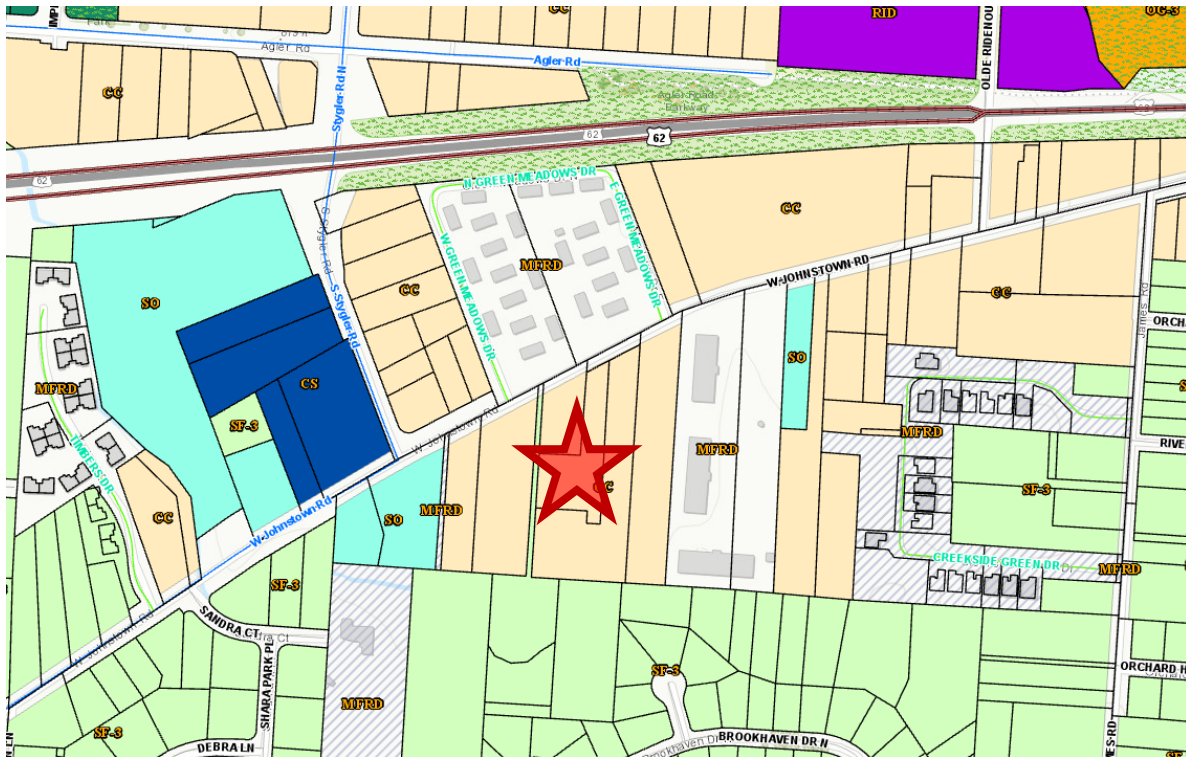
STAFF RECOMMENDATION:
APPROVAL

Requests for a conditional use shall be approved if the following four conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
2. The proposed development is in accord with the appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

It is staff's opinion that the request meets the four conditions of approval and therefore recommends approval of the request.

Location/Zoning Map



Respectfully Submitted By:

Michael Blackford, AICP

Deputy Director

Area Commission Feedback

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Lind Automotive

Meeting date:

12-20-2018

Project type:

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other _____

Reviewer name:

Paul Benson

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

Yes, there are currently other automotive businesses in the area.

How would you improve the proposal as submitted?

If possible add some fencing between the MFR and the proposed property if it doesn't already exist.

What do you see as some of the outcomes of the proposal?

I don't see much change in the area.

What are your overall comments or suggestions?

I think this would be a good upgrade for the applicant and the properties.

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:	Not appropriate or desirable		Very appropriate and desirable			N/A
	←		→			
	1	2	3	4	5	
Pedestrian friendliness				X		
Scale					X	
Compatibility with surrounding uses					X	
Vehicular circulation				X		
Traffic impact on neighboring streets				X		

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

LIND AUTOMOTIVE

Meeting date:

12-20-2018

Project type:

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other

Reviewer name:

DON JENSEN

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

OK, just moving a short area

How would you improve the proposal as submitted?

What do you see as some of the outcomes of the proposal?

IMPROVEMENT FOR LIND BUSINESS

What are your overall comments or suggestions?

SEEMS LIKE A VERY GOOD MOVE FOR THE BUSINESS AND COMMUNITY

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



Very appropriate
and desirable



N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

X

✓

✓

✓

✓

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Lind Automotive

Meeting date:

12-20-2018

Project type:

☐ Annexation

☒ Conditional Use

☐ Zoning Change (rezoning)

☐ Other _____

Reviewer name:

Reviewer status:

☒ Commission Member

☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

yes

How would you improve the proposal as submitted?

N/A

What do you see as some of the outcomes of the proposal?

What are your overall comments or suggestions?

Looks fine!

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



Very appropriate
and desirable



N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets

/

/

/

/

/

Gahanna Area Commission Framework

COMMISSION FEEDBACK CRITERIA

Project name:

Lind Automotive

Meeting date:

12/20/18

Project type:

- ☐ Annexation
☐ Conditional Use
☐ Zoning Change (rezoning)
☐ Other _____

Reviewer name:

Jaymie Clark

Reviewer status:

- ☐ Commission Member
☐ General Public

Does the scale and use of the proposal fit the context of the surrounding neighborhood?

yes

How would you improve the proposal as submitted?

yes

What do you see as some of the outcomes of the proposal?

Gahanna Small Business Growth

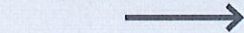
What are your overall comments or suggestions?

Please rate the following aspects of the proposal for its level of appropriateness or inappropriateness for its context and for the City of Gahanna:

Not appropriate
or desirable



Very appropriate
and desirable



N/A

1

2

3

4

5

Pedestrian friendliness

Scale

Compatibility with surrounding uses

Vehicular circulation

Traffic impact on neighboring streets



X

X

From: [joseph weitz](#)
To: [Michael Blackford](#)
Subject: Re: December 20th Area Commission Meeting at 6:00 pm
Date: Monday, December 17, 2018 1:45:00 PM

Hi Michael,

I am fine with this request and see no issues. Thanks!

Joseph Weitz

On Thursday, December 13, 2018, 3:08:47 PM EST, Michael Blackford <Michael.Blackford@gahanna.gov> wrote:

Good afternoon,

We have an item for consideration for the December 20th meeting. This item is time certain for 6:00 pm and is a joint meeting between Area Commission #2 and #1 (because of the proximity of the property to both commission boundaries). The request is a conditional use for automotive repair at 275 W. Johnstown Road. The agenda is attached and linked below.

December 20th

Agenda<http://legistar1.granicus.com/cityofgahanna/meetings/2018/12/5347_A_Area_Commission_2_18-12-20_Meeting_Agenda.pdf?id=9edbc96a-ad30-43eb-ae26-e4b9ef8c8404>

Let me know if you have any questions. Please feel free to send me an email with any comments about the request if you can't make it to the meeting. Thanks.

When: 6:00 pm, December 20th

Where: City Hall, Committee Room

What: Conditional use to allow vehicle repair at 275 W Johnstown Rd

Michael Blackford
Deputy Director
Planning & Development Department

[Gahanna]

City of Gahanna
200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4029
614.342.4129
michael.blackford@gahanna.gov<mailto:michael.blackford@gahanna.gov>
www.gahanna.gov<<http://www.gahanna.gov>>

[cid:image016.jpg@01D492F5.AD289DB0]<<https://www.facebook.com/CityOfGahanna>>
[cid:image017.jpg@01D492F5.AD289DB0]<<https://twitter.com/cityofgahanna>>
[cid:image018.jpg@01D492F5.AD289DB0]<<https://www.instagram.com/CityofGahanna/>>
[cid:image019.jpg@01D492F5.AD289DB0]<<https://www.youtube.com/user/CityofGahanna>>
[cid:image020.jpg@01D492F5.AD289DB0]<<https://www.linkedin.com/company/city-of-gahanna>>
[cid:image021.jpg@01D492F5.AD289DB0]<https://visitor.r20.constantcontact.com/manage/optin?v=001tibZbgEGMyRYZcRIF_xGwPd1ioQmiFEExVd0KxLctmyWIPvBJtTIU0Zq4hKnbcv_8DqkGeBd9isTu-PKxbZL00Jnr8bYWmocyOPsBYSIM8pAA5XB6ISHm6UY1sxvHjqw0cOPmHYWOiVybxcxKHQx8u38kW0XAhhlnS>

From:
Ryan Spak
Area Commission #2

To:
Michael Blackford
City of Gahanna

RE: Linn Automotive Relocation Conditional Use (File #: ACCU-004-2018) – 12/20/18 Meeting

Mr. Blackford,

Please find the following comments for consideration:

- I have no objections to the applicant's relocation. Given that the business would just be moving over one property, it does not change the character of the area. Further, I would think it would be in everyone's best interest to support a local business that is looking to grow.

Thank you,
Ryan Spak