

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [David Betz](#); [Rocky Kambo](#)  
**Subject:** FW: Commercializing Home Rd  
**Date:** Wednesday, June 06, 2018 8:14:29 AM

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For your meeting next week.

Karen J. Mitchell  
City Clerk  
City of Powell

-----Original Message-----

From: Diana Tucker [<mailto:dtucker89@me.com>]  
Sent: Tuesday, June 5, 2018 7:52 PM  
To: Karen Mitchell <[KMitchell@cityofpowell.us](mailto:KMitchell@cityofpowell.us)>  
Subject: Re: Commercializing Home Rd

Hi Karen,

I see that the meeting for development on Home and Steitz is back on for next week. I work that night, so can't be there, but would like the following to be read into the minutes and distributed to the board.

I am opposed to a gas station and storage units or any other kind of commercialization along Home Road west of the high school and elementary school. Supposedly something like this is going in at Steitz and Home. I live in Scioto Reserve right off of Home Road. The beauty of this area is that it is residential. Everything around here is residential. And it has almost a farm like feel. Yet we can get to all sorts of amenities within 10 to 15 minutes, which is more than what we need. A gas station definitely would cheapen the area with ugly signs and such and is not something I want to see. There is scientific evidence that living near a gas station can be detrimental to one's health. It seems to me that Powell needs more housing so just sell it for more residential area. If we need a gas station closer to up here put more in at sawmill and home. Or seldom seen and sawmill. We do not want commercialization west of the high school.

Thank you,  
Dr. Diana L. Tucker

Sent from my iPhone

> On May 7, 2018, at 9:11 AM, Karen Mitchell <[KMitchell@cityofpowell.us](mailto:KMitchell@cityofpowell.us)> wrote:

>

> I was told to email you if I wanted to voice my opposition to a gas station and storage units or any other kind of commercialization along Home Road west of the high school and elementary school. Supposedly this is going in at Steitz and Home. I live in Scioto Reserve right off of Home Road. The beauty of this area is that it is residential. Everything around here is residential. And it has almost a farm like feel. Yet we can get to all sorts of amenities within 10 to 15 minutes, which is more than what we need. A gas station definitely would cheapen the area with ugly signs and such and is not something I want to see. It seems to me that Powell needs more housing so just sell it for more residential area. If we need a gas station closer to up here put more in at sawmill and home. Or seldom seen and sawmill. We do not want commercialization west of the high school.

**From:** [Rocky Kambo](#)  
**To:** [David Betz](#); "[Chad Pierce](#)"  
**Cc:** [Leilani Napier](#)  
**Subject:** RE: Home Steitz LLC - Rezoning Meeting  
**Date:** Friday, May 04, 2018 10:17:08 AM

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Leilani,

Please have the president's comments printed out for P&Z.

Rocky

---

**From:** David Betz  
**Sent:** Friday, May 04, 2018 8:47 AM  
**To:** 'Chad Pierce' <chad3041@gmail.com>  
**Cc:** Rocky Kambo <RKambo@cityofpowell.us>  
**Subject:** RE: Home Steitz LLC - Rezoning Meeting

Chad,  
Thanks for your input.  
The Planning and Zoning Commission meets Wednesday May 9 at 7pm to discuss this issue.  
You are welcome to attend and participate in their discussion.  
This being a Sketch Plan, no decisions are made. This is a time to go over the proposal with the Commission, this give feedback to the applicant, and to discuss the plan's merits as they relate to the City's Comprehensive Plan.  
Dave

David M. Betz, AICP  
Director of Development  
City of Powell  
47 Hall Street  
Powell OH 43065

(614) 885-5380 ext. 1033  
(614) 885-5339 FAX  
(614) 396-3436 COLOR FAX

[dbetz@cityofpowell.us](mailto:dbetz@cityofpowell.us)

[www.cityofpowell.us](http://www.cityofpowell.us)

[www.businessinpowell.org](http://www.businessinpowell.org)

"You're at home in Powell. Welcome Home."

**Powell has the best quality of life in Ohio, the fifth-best in the Midwest, and rated 16th best nationally according to a BizJournals.com survey. Businessinsider.com ranks Powell the 9<sup>th</sup> Best Suburb in America. In June 2015, 24/7 Wall Street & MSN.com indicate Powell is Ohio's richest Town. Top 100 places to live in USA**

**according to Money Magazine.**



Please consider the environment before printing this email.

**From:** Chad Pierce [<mailto:chad3041@gmail.com>]

**Sent:** Thursday, May 03, 2018 7:47 PM

**To:** David Betz <[DBetz@cityofpowell.us](mailto:DBetz@cityofpowell.us)>

**Subject:** Home Steitz LLC - Rezoning Meeting

Mr. Betz,

I am writing in opposition to the warehouse/flex office space as well as the Convenience store/Gas station potential development at the corner of Home Road and Steitz Road.

I live in Scioto Reserve and travel past this intersection on a daily basis. I am opposed to having more development that will bring increased noise and traffic congestion to the area. We moved into this community in order to get away from the retail developed areas.

I am not opposed to all development in the area but I feel we have enough storage space and convenience store/gas station options within minutes of us. The current options are able to comfortably accommodate the residents in the area that use them on a daily basis.

Also, from what I have read, rezoning to industrial / commercial to allow warehouse and gas station is NOT in line with what the city and residents voted on in 2015.

Thanks,  
Chad Pierce  
6774 Kellogg Drive  
614-946-3081

--

**- be intentional -**

**From:** [Rocky Kambo](#)  
**To:** ["Diana Tucker"](#)  
**Cc:** [Leilani Napier](#); [David Betz](#)  
**Subject:** RE: Commercializing Home Rd  
**Date:** Wednesday, May 09, 2018 11:10:50 AM

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Hi Diana,

The meeting for tonight has been cancelled.

Please check our website for when this proposal will be back for review.

Let me know if you have any questions.

Rocky

--

Rocky Kambo, AICP, GISP  
Assistant Director of Development

47 Hall Street, Powell OH 43065  
614.396.3374 | [www.cityofpowell.us](http://www.cityofpowell.us)

-----Original Message-----

From: David Betz  
Sent: Friday, May 04, 2018 11:11 AM  
To: 'Diana Tucker' <[dtucker89@me.com](mailto:dtucker89@me.com)>  
Cc: Rocky Kambo <[RKambo@cityofpowell.us](mailto:RKambo@cityofpowell.us)>; Leilani Napier <[LNapier@cityofpowell.us](mailto:LNapier@cityofpowell.us)>  
Subject: RE: Commercializing Home Rd

Diane,

Thanks for your input.

The Planning and Zoning Commission meets Wednesday May 9 at 7pm to discuss this issue.

You are welcome to attend and participate in their discussion.

This being a Sketch Plan, no decisions are made. This is a time to go over the proposal with the Commission, this give feedback to the applicant, and to discuss the plan's merits as they relate to the City's Comprehensive Plan.

Thanks again.

Dave

David M. Betz, AICP  
Director of Development  
City of Powell  
47 Hall Street  
Powell OH 43065

(614) 885-5380 ext. 1033  
(614) 885-5339 FAX  
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Please consider the environment before printing this email.

-----Original Message-----

From: Diana Tucker [<mailto:dtucker89@me.com>]

Sent: Friday, May 04, 2018 11:07 AM

To: David Betz <[DBetz@cityofpowell.us](mailto:DBetz@cityofpowell.us)>

Subject: Commercializing Home Rd

I was told to email you if I wanted to voice my opposition to a gas station and storage units or any other kind of commercialization along Home Road west of the high school and elementary school. Supposedly this is going in at Steitz and Home. I live in Scioto Reserve right off of Home Road. The beauty of this area is that it is residential. Everything around here is residential. And it has almost a farm like feel. Yet we can get to all sorts of amenities within 10 to 15 minutes, which is more than what we need. A gas station definitely would cheapen the area. I suppose storage units could be somewhat hidden with trees and such and might not be quite as bad, but a gas station with ugly signs and such is not something I want to see. It seems to me that Powell needs more housing so just sell it for more residential area. If we need a gas station closer to up here put more in at sawmill and home. Or seldom seen and sawmill. We do not want commercialization west of the high school.

Sincerely,  
Diana Tucker  
Resident in The Pointe Condos in Scioto Reserve

Sent from my iPad

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#)  
**Subject:** FW: Commercializing Home Rd  
**Date:** Monday, May 07, 2018 9:10:17 AM

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Leilani,

Please be sure to have copies for P&Z.

Thank you!

Karen J. Mitchell  
*City Clerk*  
**City of Powell**

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**From:** Diana Tucker [mailto:dtucker89@me.com]  
**Sent:** Sunday, May 6, 2018 10:38 PM  
**To:** Karen Mitchell <KMitchell@cityofpowell.us>  
**Subject:** Fwd: Commercializing Home Rd

Hi Karen,

I sent the below email to David Betz on Friday, but was told to also copy you and request it be read into record at the planning and zoning meeting on Wednesday because I can't be there as I have to work.

Sent from my iPad

Begin forwarded message:

**From:** Diana Tucker <[dtucker89@me.com](mailto:dtucker89@me.com)>  
**Date:** May 4, 2018 at 11:06:34 AM EDT  
**To:** [dbetz@cityofpowell.us](mailto:dbetz@cityofpowell.us)  
**Subject:** Commercializing Home Rd

I was told to email you if I wanted to voice my opposition to a gas station and storage units or any other kind of commercialization along Home Road west of the high school and elementary school. Supposedly this is going in at Steitz and Home. I live in Scioto Reserve right off of Home Road. The beauty of this area is that it is residential. Everything around here is residential. And it has almost a farm like feel. Yet we can get to all sorts of amenities within 10 to 15 minutes, which is more than what we need. A gas station definitely would cheapen the area with ugly signs and such and is not something I want to see. It seems to me that Powell needs more housing so just sell it for more residential area. If we need a gas station closer to up here put more in at sawmill and home. Or seldom seen and sawmill. We do not want commercialization west of the high school.

Sincerely,  
Diana Tucker

Resident in The Pointe Condos in Scioto Reserve

Sent from my iPad

**From:** [David Betz](#)  
**To:** [Leilani Napier](#)  
**Cc:** [Rocky Kambo](#); [Karen Mitchell](#)  
**Subject:** FW: Opposition to proposed development at Home Rd/Steitz Rd.  
**Date:** Monday, May 07, 2018 9:20:52 AM

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We will keep these emails and copy them all for P&Z for the meeting.

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**From:** Myron & Kim Gramelspacher [mailto:mgramels@columbus.rr.com]  
**Sent:** Monday, May 07, 2018 9:19 AM  
**To:** David Betz <DBetz@cityofpowell.us>; Rocky Kambo <RKambo@cityofpowell.us>  
**Cc:** Karen Mitchell <KMitchell@cityofpowell.us>  
**Subject:** Opposition to proposed development at Home Rd/Steitz Rd.

I am currently unable to attend the Wednesday meeting on May 9. Please either read my letter for the record or attach to the minutes of the meeting.

To whom it concerns:

I am writing to object to the Gas station/storage facility proposal at Home Rd & Steitz Rd.

This land is zoned residential/farm land and should be maintained as such. My family and I have lived in this area since 2001 and appreciate the rural but neighborly aesthetics. We have no problem with the land being developed under the current zoning restrictions as voted on in 2015. But it seems deceitful and underhanded to circumvent this vote and the desires of the people who live here by going to Powell to have this area annexed in order to serve the desire of this developer. We live here and are raising our families here. We chose this place specifically for the schools and the environment. This seems to be a greedy unnecessary addition to a community that is opposed. Why is it that our vote is even allowed to be challenged? What happened to democracy and what the people want? I struggle with the thought of annexation as what is the point of any of us taking time to vote if it can be turned around by what I consider to be underhanded means. How do we ever get our citizens and children to believe that our votes matter when this clearly is an example of that not being the case. How do I explain this to my kids?

I would hope that you would consider the people who live in this area and have built/bought their beautiful homes. This certainly will not add to the value of these homes or the neighborhood by bringing in gas trucks, storage facilities, etc. We have both of these things within 1-2 miles of this site. We welcome the addition of new neighbors through additional housing. Thanks for your consideration.

Sincerely,

Myron & Kim Gramelspacher

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#)  
**Cc:** [David Betz](#)  
**Subject:** FW: proposal for gas station at the intersection of Home Rd. and Steitz  
**Date:** Monday, May 07, 2018 10:12:53 AM

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Leilani,

Here is a another email for your upcoming meeting.

Karen J. Mitchell  
*City Clerk*  
**City of Powell**

**From:** Pat DeShetler [mailto:deshetlp@gmail.com]  
**Sent:** Monday, May 7, 2018 10:10 AM  
**To:** Karen Mitchell <KMitchell@cityofpowell.us>  
**Subject:** Fwd: proposal for gas station at the intersection of Home Rd. and Steitz

I wanted to voice my opposition to the development of a gas station and storage units or any other kind of commercialization/industrialization along Home Road, west of the high school and elementary school.

This is being proposed to go in at the intersection of Steitz Rd. and Home Rd. As an 18-year resident on Home Rd., I strongly oppose this type of development. The beauty of this area is the peace, quiet and privacy that we have experienced thus far. Everything around here is residential. Liberty Township recently declined a request for commercialization of the residence next to mine. Can you please consider having the same respect for the residents near this intersection?

We have easy access to all sorts of amenities within 10 to 15 minutes, A gas station definitely would degrade the area with ugly signs, more noise, more commercial lighting and less privacy. I believe that this would also bring in more stranger danger for the elementary school. This is not something I want to see. May I suggest, if we need a gas station closer to here put more in at Sawmill and Home. I strongly oppose any commercialization west of the high school on Home Rd.

Sincerely,  
Pat DeShetler

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#)  
**Subject:** FW: Proposed Development at Corner of Home Road and Stietz Road  
**Date:** Monday, May 07, 2018 11:24:50 AM

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Karen J. Mitchell  
*City Clerk*  
**City of Powell**

**From:** Rodd Lape [mailto:rlape@lmng-law.com]  
**Sent:** Monday, May 7, 2018 10:59 AM  
**To:** David Betz <DBetz@cityofpowell.us>  
**Cc:** Rocky Kambo <RKambo@cityofpowell.us>; Karen Mitchell <KMitchell@cityofpowell.us>  
**Subject:** Proposed Development at Corner of Home Road and Stietz Road

Dear Mr. Betz,

I'm writing you to express my strong opposition to the development being proposed at the corner of Home Road and Stietz Road by John Wicks and Real Property Property Design and Development. I am opposed to this proposed development and rezoning of the land in question, but more importantly, I am opposed to any mixed use or commercial development along Home Road west of Olentangy Liberty High School.

I have been a life long resident of this area (I currently live in Scioto Reserve), graduating from Olentangy High School in 1986. I've seen a great deal of development in this area over the years and have been OK with much of it as I believe it has helped to create a great community and a great school system. However, I see no need and no benefit to the community by allowing this type of development along the Home Road corridor west of the schools. If anything, this type of development will damage the character of this area, which is why we (along with the hundreds of our neighbors) moved to this area. And we certainly don't need the increased traffic. In addition, because of the strong opposition to this type of development, I'm concerned that if this development is allowed, it will fail commercially without the local support and then, instead of generating tax dollars for the area, we will be stuck with an abandoned blight on the area that will, in the end, cost the tax payers money.

As you are aware, there is already an established commercial corridor on Sawmill Parkway, with a gas station about a mile from this intersection. There is absolutely no need for this development or any development in this area, which is zoned residential and farm. Please, lets keep some of the charm and beauty that drew us all to Scioto Reserve and the surrounding neighborhoods.

Thank you.  
Rodd Lape

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Rodd B. Lape  
LAPE MANSFIELD NAKASIAN & GIBSON, LLC  
9980 Brewster Lane, Suite 150, Powell, OH 43065  
Phone: 614.763.2315 | Fax: 614.467.3704  
[rlape@lmng-law.com](mailto:rlape@lmng-law.com) | [www.lmng-law.com](http://www.lmng-law.com)

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**From:** [Rocky Kambo](#)  
**To:** ["Rodd Lape"; David Betz](#)  
**Cc:** [Karen Mitchell; Leilani Napier](#)  
**Subject:** RE: Proposed Development at Corner of Home Road and Stietz Road  
**Date:** Wednesday, May 09, 2018 11:23:39 AM

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Hi Rod,

Thank you for your comments.

Please note that tonight's meeting is cancelled and to check our website for when it is back on the agenda.

We will of course provide your thought to the commission when it comes back before them.

Let me know if you have any questions.

Rocky

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**Rocky Kambo, AICP, GISP**  
Assistant Director of Development

47 Hall Street, Powell OH 43065  
614.396.3374 | [www.cityofpowell.us](http://www.cityofpowell.us)

**From:** Rodd Lape [mailto:rlape@lmng-law.com]  
**Sent:** Monday, May 07, 2018 10:59 AM  
**To:** David Betz <DBetz@cityofpowell.us>  
**Cc:** Rocky Kambo <RKambo@cityofpowell.us>; Karen Mitchell <KMitchell@cityofpowell.us>  
**Subject:** Proposed Development at Corner of Home Road and Stietz Road

Dear Mr. Betz,

I'm writing you to express my strong opposition to the development being proposed at the corner of Home Road and Stietz Road by John Wicks and Real Property Property Design and Development. I am opposed to this proposed development and rezoning of the land in question, but more importantly, I am opposed to any mixed use or commercial development along Home Road west of Olentangy Liberty High School.

I have been a life long resident of this area (I currently live in Scioto Reserve), graduating from Olentangy High School in 1986. I've seen a great deal of development in this area over the years and have been OK with much of it as I believe it has helped to create a great community and a great school system. However, I see no need and no benefit to the community by allowing this type of development along the Home Road corridor west of the schools. If anything, this type of development will damage the character of this area, which is why we (along with the hundreds of our neighbors) moved to this area. And we certainly don't need the increased traffic. In addition, because of the strong opposition to this type of development, I'm concerned that if this development is allowed, it will fail commercially without the local support and then, instead of generating tax dollars for the area, we will be

stuck with an abandoned blight on the area that will, in the end, cost the tax payers money.

As you are aware, there is already an established commercial corridor on Sawmill Parkway, with a gas station about a mile from this intersection. There is absolutely no need for this development or any development in this area, which is zoned residential and farm. Please, lets keep some of the charm and beauty that drew us all to Scioto Reserve and the surrounding neighborhoods.

Thank you.  
Rodd Lape

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Rodd B. Lape  
LAPE MANSFIELD NAKASIAN & GIBSON, LLC  
9980 Brewster Lane, Suite 150, Powell, OH 43065  
Phone: 614.763.2315 | Fax: 614.467.3704  
[rlape@lmng-law.com](mailto:rlape@lmng-law.com) | [www.lmng-law.com](http://www.lmng-law.com)

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**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#)  
**Subject:** FW: Opposition to gas station convenience store and storage space at Home and Steitz  
**Date:** Monday, May 07, 2018 4:29:45 PM

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Karen J. Mitchell  
*City Clerk*  
**City of Powell**

**From:** Hetal Kholia [mailto:hetalkholia@gmail.com]  
**Sent:** Monday, May 7, 2018 2:23 PM  
**To:** David Betz <DBetz@cityofpowell.us>  
**Cc:** Karen Mitchell <KMitchell@cityofpowell.us>  
**Subject:** Opposition to gas station convenience store and storage space at Home and Steitz

To,  
Mr. David Betz  
Cc : Karen Mitchell  
Development Department  
City of Powell

We live in a new subdivision, Harvest Point in Liberty Township. This subdivision is directly adjacent to the property at the intersection of Home and Steitz rd.

We oppose any gas station / convenience store / storage space at this location.  
We also oppose the any commercial / industrial / mixed use zoning of the Home Road corridor, west of Liberty high school.

**Note: We do not appreciate Powell council to put the notice on the website just 6 days prior to the hearing. Must have been couple of weeks heads up at least.**

Here are the main reasons for our opposition to this proposal:

**1. Safety / privacy concerns:**

**a) Should there be cause of concern for a gas station with huge fuel reserves sitting underneath high tension wires?**

b) Would the proposed storage space have 24 hour lights? That would interfere with privacy and low levels of light pollution we currently enjoy in the area. When you look around Powell, you rarely see street lights, especially around neighborhoods. So why should our neighborhood have to live this?

**2. Economic assumptions in the proposal for the gas station at Home and Steitz:**

a) The proposal seems to be a marketing document that portrays that there is a decent opportunity i.e. possible sales for the gas station, leading to possible tax revenue for the city.

I wonder if the proposal is counting on people in the neighborhood or people passing through Home Rd to drive sales at the proposed location for the gas station.

There is already an established commercial corridor on Sawmill Parkway, with

- a gas station and convenience store about a mile from this intersection.
- grocery stores and gas stations about 4 miles away by 750 and Sawmill
- cheaper gas at Costco, little further away, both east and west of this area

So, what is going to be so special about this location that will make people in the neighborhood go to this new proposed gas station (especially since people in the area are opposed to it)?

If the city anticipates incremental sales tax from this location, would it really get that much of a boost? **This new location may end up cannibalizing sales at the gas station on Home and Sawmill -- with the net effect being not that much of incremental sales tax for the city.**

b) The proposal alludes to vehicle count increase on Home road as a supporting factor. The increase seems really because of all the growing residential area in the neighborhood.

Is there any study that shows that the traffic on Home road can instead be attributed to vehicles predominantly from outside the neighborhood i.e. vehicles passing through?

**If the proposal is instead counting on vehicular traffic from outside the neighborhood driving sales, I wonder how much of an economic opportunity there really is for a gas station to justify itself.**

### **3. Detrimental to property values near Home and Steitz:**

We built our house in the area to be in an area that has the peace and quiet of the country, is in a top school district and yet is near amenities.

Even though our house is in Liberty Township, we shop in the Powell area and support local businesses, which I am sure many residents in Liberty and Concord Townships do.

We see subdivisions in the core area of Powell being kept pretty intact in terms of their residential zoning and neighborhood feel, especially with no gas stations or storage spaces or convenience stores in residential neighborhoods.

We hope that the Powell city council takes the same approach when considering proposals for rezoning for these new parcels, especially ones like at Home and Steitz, **and does not discriminate against residential parcels in neighboring townships.**

Would the City of Powell consider a similar proposal - gas station, convenience store and storage space right in downtown Powell near 750 and Liberty ?

### **4. Disruptive to the character of the area:**

This area around the intersection of Home and Steitz Rd is a residential area with a peaceful, farm like settling. A gas station / storage space simply does not fit into the character of the area.

There is an established commercial corridor along Sawmill Rd, which still has potential to grow. Given that, we would not want the Home road corridor to be commercialized.

**Given all these reasons, we oppose the proposal for a gas station/convenience store/ storage space at Home and Steitz and also oppose any commercial / industrial/ mixed use rezoning on Home Road, west of Liberty High.**

**Powell is voted as being among the best places to live in the country -- and this is based on residents, not on businesses.** I hope the city balances commercial growth with maintaining the residential / rural feel of the city and surrounding areas in neighboring townships that are directly and indirectly affected by the decisions of the city.

Regards

*Hetal Kholia*

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [Rocky Kambo](#); [David Betz](#)  
**Subject:** FW: Home Road Gas Station  
**Date:** Monday, June 11, 2018 11:21:30 AM

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Leilani, for your meeting.

Karen J. Mitchell  
*City Clerk*  
**City of Powell**

**From:** Les Wibberley [mailto:leswibberley@gmail.com]  
**Sent:** Monday, June 11, 2018 11:12 AM  
**To:** Brian Lorenz <Lorenz@cityofpowell.us>  
**Cc:** Les Wibberley <les.wibberley@gmail.com>; Arthur Siegesmund <art\_sig@yahoo.com>  
**Subject:** Home Road Gas Station

Hi Brian,

I will not be able to attend the public session on the Gas Station at Home Road and Steitz Road this Wednesday.

However, I do wish to express my opposition to this proposed development.

First, there is no need for a gas station at this location. There is a gas station just a mile down the road at Home and Sawmill.

Second, this development would detract from the rural, residential character of that area, as reflected by its current zoning.

Steitz Road is a narrow country road which will already be negatively impacted by all the housing projects currently planned. Additional traffic on Steitz also negatively impacts Rutherford Road, which is already carrying heavy traffic. Adding a gas station at Steitz and Home will further exacerbate traffic issues in both of those areas.

Cyclists have been using the Rutherford/Steitz/Home Road route for decades to get across the Scioto River and ride to points northwest. Putting a gas station at that location will make that area much more dangerous for cyclists.

Liberty Township rejected this project proposal for several good reasons, including the fact that Liberty Township residents strongly oppose it. Liberty Township residents still strongly oppose this project for all the reasons that I am sure you have already heard.

We do not want to see any further commercial development along home road except at Sawmill and US 23.

I hope that Liberty Township and its residents can work constructively with Powell and its residents, and not go to war over zoning issues like this.

Please, let's work together toward responsible zoning and development and not ruin the character of our area.

Thanks for listening.

Les Wibberley

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [David Betz](#); [Rocky Kambo](#)  
**Subject:** FW: Gas station project  
**Date:** Tuesday, June 12, 2018 9:56:08 AM

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Karen J. Mitchell  
*City Clerk*  
**City of Powell**

**From:** Tracie Jenkins [mailto:[trjenkins65@gmail.com](mailto:trjenkins65@gmail.com)]  
**Sent:** Tuesday, June 12, 2018 9:44 AM  
**To:** Brian Lorenz <[Lorenz@cityofpowell.us](mailto:Lorenz@cityofpowell.us)>; Daniel Swartwout <[swartwout@cityofpowell.us](mailto:swartwout@cityofpowell.us)>  
**Subject:** Fwd: Gas station project

----- Forwarded message -----

From: Tracie Jenkins <[trjenkins65@gmail.com](mailto:trjenkins65@gmail.com)>  
Date: Mon, Jun 11, 2018, 4:45 PM  
Subject: Gas station project  
To: Melissa Riggins <[riggins@cityofpowell.us](mailto:riggins@cityofpowell.us)>, Brendan Newcomb City Of Powell Councilman <[newcomb@cityofpowell.us](mailto:newcomb@cityofpowell.us)>, Frank Bertone City Of Powell Councilman <[bertone@cityofpowell.us](mailto:bertone@cityofpowell.us)>, Tom Counts City Of Powell Vice Mayor <[counts@cityofpowell.us](mailto:counts@cityofpowell.us)>, John Bennehoof Mayor Of Powell <[bennehoof@cityofpowell.us](mailto:bennehoof@cityofpowell.us)>

Dear Council Folks,  
My name is Tracie Jenkins and I live at 4319 Home Rd.  
I'm writing you about this proposed gas station going in at the corner of Home Rd. And Steitz Rd.  
I'm against it 100% .  
I have listed a few things that I know will affect me as a resident.  
My property value will go down considerably.  
This is a residential area not zoned commercial.  
I'm extremely concerned about the environment, ie. Leaking gas tanks , spilled oil and accidental spill of gas from the gas pumps.  
I know for a fact that the traffic will be greatly increased to dangerous situations .  
Will the city ( seriously) benefit from having a gas station there.  
Please consider not allowing this project.  
Thank you Tracie Jenkins.

## Leilani Napier

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**From:** Karen Mitchell  
**Sent:** Wednesday, June 13, 2018 9:35 AM  
**To:** Leilani Napier; David Betz; Rocky Kambo  
**Subject:** FW: Commercial development in our small neighborhood  
**Attachments:** IMG\_3946.jpg

Karen J. Mitchell  
*City Clerk*  
**City of Powell**

**From:** John Boyers [mailto:jboyers@gmail.com]  
**Sent:** Wednesday, June 13, 2018 9:33 AM  
**To:** Tom Counts <Counts@cityofpowell.us>; Jon Bennehoof <Bennehoof@cityofpowell.us>; Karen Mitchell <KMitchell@cityofpowell.us>; Frank Bertone <Bertone@cityofpowell.us>; Brian Lorenz <Lorenz@cityofpowell.us>; Brendan Newcomb <Newcomb@cityofpowell.us>; Melissa Riggins <Riggins@cityofpowell.us>; Daniel Swartwout <swartwout@cityofpowell.us>  
**Cc:** dawn oconnor <dawnalana3@gmail.com>  
**Subject:** Commercial development in our small neighborhood

Good day Mayor, Vice Mayor and Powell City Council Members.

It has come to my attention that a local land owner is wanting to develop an area near our home. This concerns me very much. I apologize I can't make the meeting tonight, so please accept this email. You're welcome to read it aloud or have it read by someone of the community.

I've lived in and around this area all my life. Having grown up on a farm across the river, Home Road was a small two lane road back to my childhood when a car would occasionally drive by and bicycling as a pre-teen was as safe on the road as on the sidewalk.

Later in life, when I had the means, my young family purchased a home in the subdivision of Scioto Reserve. We were drawn to this location because while it has close access to the City of Powell, it also provides the country feel and close proximity to our family farm. When purchasing the home, the previous owners left a touching letter - an excerpt of which is attached for your review. It speaks to the quaintness of our City, the feeling of a caring neighborhood and community values that I think everyone appreciates. Nowhere in the letter does it indicate a future containing nearby storage facilities, large gas stations with tall bright lights that eclipse our stars and spew the industrial smells of petrol rolling across our fields. As illustrative as that may sound, I'm afraid that the wrong decision by those of you on this email could make this our reality. Decision by decision at meetings like the one tonight, I'm concerned that Home Road could eventually become Morse Road.

### **Same lights, same smells, same noises and the same crimes.**

The commercialization and the rezoning of property being discussed this evening is a very passionate topic which I and my fellow community members recognize no value in.

Our town has elected everyone on this email to do the right thing. To listen to the voting community you represent. To consider some of the items outlined in this short email. I'm asking you now to keep our corner of the City as-is and keep the commercialization out of our neighborhood and away from our families.

Thank you for your time.  
John & Dawn Boyers

When we were looking at homes in this neighborhood , we were specifically looking for homes that were part of a superior school system and in which my children would not be on the bus for 45 minutes a day. Therefore, we focused our search only on homes in the Olentangy School District. Not only is it recognized as one of the best school systems in Ohio, students have a less than 10 minute bus ride to and from school. This home is part of that system, and children living in this home will attend Indian Springs Elementary School, Hyatts Middle School, and Liberty High School.

Life in Powell is a perfect mixture of small town and suburban living. We have a great little downtown that offers opportunities for families with children, such as our Powell Festival, held every June, and the Summer Concert Series held at the park on Friday Mornings. Additionally, there are some superb restaurants that are ideal for both date night or a family get together. Eclectic shopping abounds throughout downtown. Just down Sawmill Rd., more regionally recognized shopping centers, such as Target and Kohl's, are minutes away. What makes it so nice to live here, though, are the people. Whether you're at the grocery store, the park, or just driving down the street, people are waving and greeting one another. In our case, life in Powell allowed us to create a sense of family when ours was three hours north and in another state. We hope that your experience is just as positive.

Please do not hesitate to call to ask further questions , or to set up another showing!

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [David Betz](#); [Rocky Kambo](#)  
**Subject:** FW: Home Road Development  
**Date:** Wednesday, June 13, 2018 10:06:07 AM

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FYI

Karen J. Mitchell  
City Clerk  
City of Powell

-----Original Message-----

From: Kristen Black [<mailto:kristenablack@gmail.com>]  
Sent: Wednesday, June 13, 2018 10:04 AM  
To: Tom Counts <[Counts@cityofpowell.us](mailto:Counts@cityofpowell.us)>; Jon Bennehoof <[Bennehoof@cityofpowell.us](mailto:Bennehoof@cityofpowell.us)>; Karen Mitchell <[KMitchell@cityofpowell.us](mailto:KMitchell@cityofpowell.us)>; Frank Bertone <[Bertone@cityofpowell.us](mailto:Bertone@cityofpowell.us)>; Brian Lorenz <[Lorenz@cityofpowell.us](mailto:Lorenz@cityofpowell.us)>; Brendan Newcomb <[Newcomb@cityofpowell.us](mailto:Newcomb@cityofpowell.us)>; Melissa Riggins <[Riggins@cityofpowell.us](mailto:Riggins@cityofpowell.us)>; Daniel Swartwout <[swartwout@cityofpowell.us](mailto:swartwout@cityofpowell.us)>  
Subject: Home Road Development

Attention Mayor, Vice Mayor and Powell City Council Members,

As a Powell resident I have concerns as to the planned development at the corner of Steitz and Home roads. We moved to this community for the small town feel, green space and largely residential environment (we moved here from Dublin). I understand this community is growing but I am tired of hearing about development that is not smart development (not adequate infrastructure put in place, not creating commercial zones/areas and sticking to them, no coordination with other local entities like townships and city). This is not the type of development I want in my backyard (I live in Golf Village). There is no need for a gas station there (when there is another one 1/2 mile away), not to mention the environmental impact gas stations have. Nor do I want to look at a large warehouse/storage facility with bright security lights in the middle of a bunch of housing developments. If the land is zoned farm-residential then that is what it should stay!

Thank you,  
Kristen Black

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [David Betz](#); [Rocky Kambo](#)  
**Subject:** FW: Resident Concern  
**Date:** Wednesday, June 13, 2018 10:37:01 AM  
**Attachments:** [image001.png](#)

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Karen J. Mitchell  
*City Clerk*  
**City of Powell**

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**From:** Irina.Reed@partner.bmwfs.com [mailto:Irina.Reed@partner.bmwfs.com]  
**Sent:** Wednesday, June 13, 2018 10:31 AM  
**To:** Tom Counts <Counts@cityofpowell.us>; Jon Bennehoof <Bennehoof@cityofpowell.us>; Karen Mitchell <KMitchell@cityofpowell.us>; Frank Bertone <Bertone@cityofpowell.us>; Brian Lorenz <Lorenz@cityofpowell.us>; Brendan Newcomb <Newcomb@cityofpowell.us>; Melissa Riggins <Riggins@cityofpowell.us>; Daniel Swartwout <swartwout@cityofpowell.us>  
**Subject:** Resident Concern

Attention Mayor, Vice Mayor and Powell City Council Members,

As a Powell resident I have major concerns as to the planned development at the corner of Steitz and Home Road. I unfortunately cannot be at the meeting in person, but need you to hear my concerns. The proposed development is not in line with the guidelines set forth in the Future Land Use document of the City of Powell. I urge you to give our concerns strong consideration because when we chose this neighborhood we were expecting 50% green space with walkable, bike access friendly areas to be used by residents. We do not need this development as we have access to gas stations/shops within very reasonable distance. This proposed development is an invasion and will affect my family as it is proposed to be in essentially my back yard and will affect the quality of our lives and we don't support it.

Kind regards,  
Irina

--

**BMW Group**  
Financial Services  
Irina M. Reed  
Customer Services  
IQS Team Leader  
X Models and MINI Segment  
5550 Britton Parkway  
Hilliard, OH 43026

Phone: 614-210-7908  
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Web: [www.bmwusa.com/fs](http://www.bmwusa.com/fs)



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**From:** [David Betz](#)  
**To:** [Leilani Napier](#)  
**Subject:** FW: Home Steitz LLC proposal  
**Date:** Wednesday, June 13, 2018 1:35:46 PM

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**From:** Al Kerze [mailto:[arkerze@yahoo.com](mailto:arkerze@yahoo.com)]  
**Sent:** Wednesday, June 13, 2018 10:11 AM  
**To:** David Betz <[DBetz@cityofpowell.us](mailto:DBetz@cityofpowell.us)>  
**Subject:** Home Steitz LLC proposal

Dear Mr. Betz,

Thank you for talking to me yesterday and providing me with the information so that I could review the Home Steitz LLC proposal for the 11.75 acre tract at the northwest corner of Home Road and Steitz Road.

After reviewing the applicant's proposal and the Staff Report, my wife and I want to express our feelings in opposition of the applicant's proposal. We firmly believe that commercial development needs to remain along the Sawmill Road Parkway as I believe it is consistent with the City of Powell's Comprehensive Plan. The acreage in question is in a developed and increasing developing Residential area and in our opinion should remain that way. The Staff Report further points out that the area is "... on the edges of our Conservation Development." We believe that area would be well suited for inclusion in the Conservation area. We further understand that the property due to the overhead electric line easement is not conducive for residential development, therefore, providing a challenge for future development.

We urge that the Planning and Zoning Commission reject the proposed development plan for this site and suggest that a plan for this site be developed with a use more consistent with the residential development already in and being further developed in the area.

We recognize that we are not adjacent land owners to this property and that we live the Homestead at Scioto Reserve Condominium development, but we travel Home Road in this area daily and our concerned about maintaining the residential nature and atmosphere of this part of the county.

With every good wish,

Al Kerze

4899 Golf Village Dr.

Powell, OH 43065

Email: [arkerze@yahoo.com](mailto:arkerze@yahoo.com)

Phone: 614-325-6075 (c) - 740-881-4899 (h)

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [David Betz](#); [Rocky Kambo](#)  
**Subject:** FW:  
**Date:** Wednesday, June 13, 2018 2:31:19 PM

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Karen J. Mitchell  
*City Clerk*  
**City of Powell**

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**From:** jackie miller [mailto:chasesnana97@hotmail.com]  
**Sent:** Wednesday, June 13, 2018 1:51 PM  
**To:** Jon Bennehoof <Bennehoof@cityofpowell.us>  
**Subject:**

I "Detest" the idea of a gas station ay home road. Please count me in for a "No".

**From:** [Karen Mitchell](#)  
**To:** [Rocky Kambo](#); [David Betz](#); [Leilani Napier](#)  
**Subject:** FW: Home Road Convenience Store/Gas  
**Date:** Wednesday, June 13, 2018 3:39:54 PM

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FYI

Karen J. Mitchell  
*City Clerk*  
**City of Powell**

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**From:** Gary Liebisch [mailto:gliebisch01@gmail.com]  
**Sent:** Wednesday, June 13, 2018 3:04 PM  
**To:** Tom Counts <Counts@cityofpowell.us>; Jon Bennehoof <Bennehoof@cityofpowell.us>; Karen Mitchell <KMitchell@cityofpowell.us>; beertone@cityofpowell.us; Brian Lorenz <Lorenz@cityofpowell.us>; Brendan Newcomb <Newcomb@cityofpowell.us>; Melissa Riggins <Riggins@cityofpowell.us>; Daniel Swartwout <swartwout@cityofpowell.us>  
**Subject:** Home Road Convenience Store/Gas

Mayor and Powell City Council Members:

I am NOT a resident of the City of Powell. I have subscribed to the "No Home Rd. Gas Station" thread on Facebook only to remain informed on the issue, not to support or oppose it. I live far enough (about a half mile) away in the Scioto Reserve subdivision that it will not directly affect me. If it were built, I would probably find myself patronizing the business from time to time. But I am concerned that the project be in compliance with, and consistent with the Future Land Use document of the City of Powell, which I understand calls for 50% green space , and that adequate natural screening to neighbors be required.

Sincerely,

Gary Liebisch  
Scioto Reserve

**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [David Betz](#); [Rocky Kambo](#)  
**Subject:** FW: Resident Concern  
**Date:** Wednesday, June 13, 2018 3:41:48 PM

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FYI

Karen J. Mitchell  
*City Clerk*  
**City of Powell**

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**From:** Reed, George [mailto:George.Reed@ohiohealth.com]  
**Sent:** Wednesday, June 13, 2018 3:30 PM  
**To:** Tom Counts <Counts@cityofpowell.us>; Jon Bennehoof <Bennehoof@cityofpowell.us>; Karen Mitchell <KMitchell@cityofpowell.us>; Frank Bertone <Bertone@cityofpowell.us>; Brian Lorenz <Lorenz@cityofpowell.us>; Brendan Newcomb <Newcomb@cityofpowell.us>; Melissa Riggins <Riggins@cityofpowell.us>; Daniel Swartwout <swartwout@cityofpowell.us>  
**Subject:** Resident Concern

Good Afternoon,

I would like to comment on the proposed development at the corner of Home Road and Steitz Road. With the ever-increasing development in housing that is already taking place, to add any commercial space on top of that is just unreasonable. There are enough grocery stores, gas stations, etc., in relative proximity to this proposed development that is sufficient to meet everyone's needs. If this were a metropolitan, downtown area where people walk to places, then maybe. But one reason we moved, and built in this area, is for the rural feel that, unfortunately, is quickly disappearing. We already have too many traffic lights and more are being added on a continual basis. I ask that you please stop this rapid development and remember why we came here in the first place – to have some quiet and peaceful enjoyment of our space.

Thank you,

George W Reed  
Sr. Bus Sys Analyst  
OHIOHEALTH  
614-544-4378



**From:** [Karen Mitchell](#)  
**To:** [Leilani Napier](#); [David Betz](#); [Rocky Kambo](#)  
**Subject:** FW: Proposed Zoning Change for Property Near at Stietz and Home Road  
**Date:** Wednesday, June 13, 2018 4:56:38 PM

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Karen J. Mitchell  
*City Clerk*  
**City of Powell**

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**From:** Eric Newman [mailto:neo\_man27@yahoo.com]  
**Sent:** Wednesday, June 13, 2018 4:49 PM  
**To:** Tom Counts <Counts@cityofpowell.us>; Jon Bennehoof <Bennehoof@cityofpowell.us>; Karen Mitchell <KMitchell@cityofpowell.us>; Frank Bertone <Bertone@cityofpowell.us>; Brian Lorenz <Lorenz@cityofpowell.us>; Brendan Newcomb <Newcomb@cityofpowell.us>; Melissa Riggins <Riggins@cityofpowell.us>; Daniel Swartwout <swartwout@cityofpowell.us>  
**Subject:** Proposed Zoning Change for Property Near at Stietz and Home Road

As a Powell resident I have concerns about the planned development at the corner of Stietz and Home road. I moved to this area to find a safe, quiet place to raise my family in a residential setting. I feel that that the existing zoning as I understand it strikes a good balance between commercial and residential space and I'm opposed to rezoning the land in the vicinity of Home and Stietz. I'm concerned about the additional traffic congestion, light pollution and effect on the neighborhood/residential feel of the area. Please consider declining the request to rezone this space. I am firmly against it.

Thank You,

Eric Newman