



Planning Commission Workshop

Meeting Minutes

February 6, 2017

6:00 p.m.

New Albany Planning Commission met in for workshop in the Community Development Department of Village Hall, 99 W Main Street and was called to order by Deputy Director Adrienne Joly by at 6:12 p.m.

Neil Kirby	Present
Brad Shockey	Present (left at 8:21pm)
David Wallace	Present
Mike Durik	Present
Sloan Spalding (council liaison)	Present (left at 8:18pm)

Staff members present: Adrienne Joly, Deputy Director; Jennifer Chrysler, Director; Stephen Mayer, Planner; Jackie Russell, Clerk; Allison Criger, Administrative Assistant; City Engineer; Mitch Banchefsky, City Attorney and Pam Hickok, Clerk.

Ms. Adrienne Joly introduced the staff present.

Ms. Jennifer Chrysler stated that she wanted to provide some background for the board. After speaking with a few members towards the end of the year, we had a suggestion that we have a quarterly workshop with staff to show the progress of projects; provide information on our department organization and priorities; and to make sure that the commission is informed of activities administratively and legislatively. Explained the city priorities for 2017 and the development department organization.

Ms. Joly stating that having all four functions in our department allows our department to control each aspect of the process which can increase the speed to market for the business.

Ms. Chrysler provided the example of the Amazon project.

Ms. Joly explained the 2016 accomplishments including the Rose Run master project, Smartride shuttle, Western Licking County Accord phase 1 and the design of the Blacklick Sanitary Sewer sub trunk.

Mr. Kirby asked if we have any control in the infrastructure to make sure that we get what we want.

Ms. Joly states yes.

Ms. Chrysler stated that the Blacklick Sanitary Sewer sub trunk is the first city led infrastructure project, answered funding questions regarding this project and the challenges Columbus is having extending sewer to our connection point. She continued and explained the RFI process.

Ms. Joly shared some resources that may assist the commission including the website, zoning map, records, strategic plan, and staff reports.

Mr. Kirby asked if we could ask the applicants for the LEED level on the application.

Mr. Durik asked if codes are reviewed on a regular basis for revisions.

Ms. Joly explained the 2017 projects including smart city, fiber and code changes.

Mr. Kirby stated that he doesn't mind hearing the variances.

Mr. Shockey stated that BZA should hear as many variances as they can. The staff reports are able to inform the board of the issues. We have a PC liaison on BZA to speak on PC behalf.

Mr. Wallace stated that he agreed with Mr. Kirby but would like to know how many variances would go to BZA instead of PC.

Ms. Joly states that the initial variances to a final development plan staying with planning commission would help the speed to market.

Mr. Chrysler stated we have talked about this before but I think we need to talk about PUD minor modification process.

Mr. Mayer stated that the PUD code section was written in the late 1990's. This was written to address new development because that was all we had. Speed to market is still important for existing businesses wanting to make changes. The code section is silent on minor modifications so staff doesn't have good direction. Last time this code section was discussed the board wanted to a threshold determined. He showed some examples of minor modifications.

Mr. Banchefsky stated that the code change can include that the commission will be updated on any PUD change that is approved at a staff level.

Mr. Wallace asked if the commission disagrees with the staff decision could the commission request it be heard at the meeting.

Mr. Banchefsky stated no, it would be a code change that would give staff the authority to approve. Some of the minor changes that could be approved by staff would include lot line adjustments without creating additional lots, minor adjustment to location of parking lots with setbacks maintained, building footprint up to 10%, substitution of materials in landscaping, redesign of storm water facilities, landscape mounds.

Mr. Shockey stated that we discuss landscape mounds and screening extensively because typically that means there are residential neighbors.

Mr. Wallace stated that if we allow for staff review then we would eliminate the public input.

Mr. Kirby stated that one factor would be the surrounding zoning.

Mr. Banchefsky stated that it would be a code change that will be reviewed by Planning Commission and then Council.

Ms. Joly asked for any other thoughts.

Mr. Kirby stated that other items to consider include electric charging parking spaces, solar ready buildings with conduit already installed and solar awnings in parking lots.

Mr. Shockey asked what LEED states.

Mr. Spalding stated that it is a complicated formula.

Mr. Kirby asked about public Wi-Fi in parks?

Mr. Spalding stated that we have discussed it but we need to get through the mini cell tower debates first. It is part of the Smartcities initiative which will be on the table.

Mr. Shockey asked about the bike lanes on new road construction.

Ms. Joly stated that the Rose Run plan has the first segment of the protected bike lane. The policy for roads and bike lanes is currently in the strategic plan.

Mr. Shockey asked if the Planning Commission has authority to require bike lanes on road plats.

Ms. Joly stated yes, the right of way width accommodates for the bikes.

Ms. Chrysler asked for any items that the commission would like to discuss in future workshops.

Mr. Kirby asked what application regarding connectivity the commission will be hearing.

Ms. Chrysler stated that it is a large residential subdivision on the Schleppi Road parcel.

Ms. Joly provided a general overview of the project.

Discussion regarding connectivity, alleys, architecture and details.

Meeting adjourned at 8:35pm

Minutes submitted by Pam Hickok