

  
**New Albany Planning Commission**  
**March 1, 2021 Minutes**

Planning Commission met in regular session in the Council Chambers at Village Hall, 99 W. Main Street and was called to order by Planning Commission Chair Mr. Neil Kirby at 7:05 p.m.

Those answering roll call:

Mr. Neil Kirby, Chair	Present
Mr. Brad Shockey	Absent
Mr. David Wallace	Present
Mr. Hans Schell	Present
Ms. Andrea Wiltrout	Present
Mr. Matt Shull (council liaison)	Present

(Mr. Kirby, Mr. Wallace, Mr. Schell, and Ms. Wiltrout present via GoToMeeting.com).

Staff members present: Steven Mayer, Development Services Coordinator(via GoToMeeting.com); Chris Christian, Planner; and Josie Taylor, Clerk (via GoToMeeting.com).

Mr. Kirby asked if there were any additions or corrections to the Agenda.

Mr. Christian stated none from staff.

Mr. Kirby asked if there were any persons wishing to speak on items not on tonight's Agenda. (No response.)

### **Other Business**

#### **Engage New Albany Strategic Plan Workshop•**

Ms. Adrienne Jolly, Director City of New Albany Administrative Services, introduced the presentation and discussed the goals for this Planning Commission (hereafter, "PC") meeting.

Mr. Chris Hermann, Principal with MKSK, stated he could review any portion of the New Albany Strategic Plan (hereafter, "Plan") previously presented to the PC if anyone would like additional information about it. Mr. Hermann stated that he looked forward to hearing the PC's members' views and comments on the Plan.

Mr. Wallace stated that in regard to the hamlet concept, a local radio show the prior week had included a discussion of ideas similar to that of the hamlet, with mixed use. Mr. Wallace noted this concept was being actively considered by many central Ohio communities. Mr. Wallace stated the Plan looked good to him.

Mr. Kirby stated that one (1) unit per acre was a great number, but if taken by itself it could be a death knell to the community due to the costs of residential units for the community to provide services. Mr. Kirby stated he was concerned with unintended consequences if this number was the number being considered.

Ms. Jolly stated Mr. Kirby was correct, noting it should be discussed as a gross impact on the community. Ms. Jolly stated the gross impact to the community in terms of school impact, traffic, etc., was no more than one (1) unit per acre.

Mr. Kirby stated that in terms of school impact they were only talking about one of the three (3) districts.

Ms. Jolly stated that was correct.

Mr. Kirby stated the Franklin County side was where this mattered, not in the surrounding communities.

Ms. Jolly stated the Plan did not look at residential use in isolation in the surrounding communities. Ms. Jolly stated some mixed use might be appropriate in other areas and what criteria it would have.

Mr. Kirby asked about diversity and whether people working in the Licking County side of New Albany had housing available they could afford in New Albany.

Ms. Jolly stated probably no.

Mr. Kirby stated this was a problem.

Ms. Jolly stated there was a lot of discussion on how to become a life cycle community. Ms. Jolly stated this was a goal of the Plan and the hamlets and mixed use districts were places where those opportunities might be available.

Mr. Hermann stated Mr. Kirby raised a good point. Mr. Hermann stated this had been discussed.

Mr. Kirby stated he had asked developers about this issue more than once.

Ms. Jolly stated the Plan with its goals and strategies should provide City Council and the PC tools to evaluate proposals for housing.

Mr. Schell stated he believed it was crucial as a City, in this day and age, to be transparent. Mr. Schell stated he believed the Plan was completely transparent, was open to the public, and included public participation. Mr. Schell stated the City's drive to continue improving was a great reflection on City leadership.

Ms. Jolly stated thank you and said it was also a reflection on the residents and the people who participated.

Ms. Wiltrout stated it was great and noted she had enjoyed the process. Ms. Wiltrout stated the community participation and views on issues such as diversity was forward thinking.

Mr. Wallace stated that he wished there was more residential availability in the community for certain demographic groups. Mr. Wallace stated it would be good to foster that opportunity.

Mr. Hermann stated yes, but he thought there might still be an opportunity to make that possible.

Ms. Mayer thanked everyone and indicated formal adoption would be in approximately two (2) weeks.

Mr. Kirby asked if there had been approximately five (5) or six (6) strategic plans so far.

Ms. Jolly stated yes, about five (5).

Mr. Kirby asked to review prior plans to note which plans they had been close in achieving, which they had not come close to achieving, and how well those plans had identified issues of concern or opportunities and where those were at present.

Ms. Jolly stated that she believed adapting and recognizing the need for commercial development had been accurately pinpointed by the City.

Mr. Hermann stated they had also looked at the population projections in prior plans.

Ms. Jolly stated that although the planning area had doubled from the original plan, the population estimates had been pretty stable and used as a planning tool.

Mr. Hermann stated the green belt had also been discussed throughout.

Ms. Jolly stated that was another good planning move that had benefited the City.

Mr. Kirby stated that having those plans was very helpful to the PC.

Ms. Jolly stated it was good to have this to use when making those decisions. Ms. Jolly noted that the feedback obtained would be included in the Plan prior to City Council's final vote. Ms. Jolly stated that new final document would be shared with all on the PC.

Mr. Kirby asked if sustainability issues could be included in the Code to make it easier for residents as that would require developers to provide such features.

Ms. Jolly stated the Plan called for the creation of a Sustainability Advisory Group to review the Plan's recommendations and prioritize and perform that work, including things like Code changes.

Mr. Kirby stated they should be ready for future change.

Moved by Ms. Wiltrout to endorse the 2020 New Albany Strategic Plan for recommendation to City Council, seconded by Mr. Schell. Upon roll call: Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Wallace, yea; Mr. Kirby, yea. Yea, 4; Nay, 0; Abstain, 0. Motion carried by a 4-0 vote.

### **Poll Members for Comment**

Mr. Schell stated it was a great job on the Plan.

Mr. Kirby stated he would like to thank everyone for all of the hours they worked on the NASP.

Mr. Kirby adjourned the meeting at 7:41 p.m.

Submitted by Josie Taylor.