

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 7:08 p.m.

Those answering roll call:

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

(Mr. Kirby, Mr. Wallace, Mr. Shockey, Mr. Schell, Ms. Wiltrout, and Mr. Shull present via Zoom.com).

Staff members present: Steven Mayer, Development Services Coordinator(via Zoom.com); Chris Christian, Planner; Mitch Banchefsky, City Attorney (via Zoom.com); Jay Herskowitz for Ed Ferris, City Engineer (via Zoom.com); and Josie Taylor, Clerk (via Zoom.com).

Moved by Ms. Wiltrout to approve the March 1, 2021 and March 15,2021 meeting minutes, seconded by Mr. Wallace. Ms. Wiltrout, yea; Mr. Wallace, yea; Mr. Schell, yea; Mr. Shockey, yea; Mr. Kirby, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

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

Mr. Christian stated none from staff.

Mr. Kirby swore all who would be speaking before the Planning Commission (hereafter, "PC") this evening to tell the truth and nothing but the truth.

Mr. Mayer, Mr. Aaron Underhill, and Mr. Paul Judge stated they would tell the truth and nothing but the truth.

Mr. Kirby discussed the procedures for guests wishing to speak to the PC.

#### **CU-31-2021 Conditional Use**

Conditional use application to allow manufacturing and production uses within a 24.15+/-acre site located at 14062 Worthington Road (PIDs: 094-106998-00.000& 094-107106-00.000). Applicant: MBJ Holdings LLC c/o Aaron Underhill, Esq.

Mr. Christian presented the staff report. Mr. Christian noted that the name of the applicant was Axium Plastics, not MBJ Holdings LLC.

Mr. Kirby asked if there were any Engineering comments.

Mr. Jay Herskowitz, for the City Engineer, stated they had received a set of construction plans and had provided an initial set of review comments to the applicant. Mr. Herskowitz stated they had scheduled a pre-construction meeting.

Mr. Kirby asked for the applicant.

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Mr. Aaron Underhill, attorney for the applicant, discussed the application and noted Mr. Paul Judge, president of Axium Plastics, was present to discuss the application.

Mr. Wallace asked if there was any reason to seek approval of the conditional use application from the PC when the project could likely progress under the upcoming Code changes.

Mr. Underhill stated it was a timing issue and he had not reviewed the Code changes. Mr. Underhill stated they felt it was better to start at this time and be sure it was a permitted use.

Mr. Wallace stated thank you.

Mr. Schell stated he appreciated the sustainability and recycling. Mr. Schell asked for the number of employees that would be working at the site.

Mr. Judge stated that in the first phase there would be between forty (40) to sixty (60) employees, at most, over the course of three (3) shifts. Mr. Judge stated it would probably be closer to forty (40).

Mr. Schell asked what would be used to melt the plastic and would it occur on site.

Mr. Judge stated it would occur on site. Mr. Judge said a hot wash was used prior to melting, with some reagents to clean the plastic, then it was granulated, melted out through an extruder, and cut it into little pellets. Mr. Judge said after that it would be sent out.

Mr. Underhill stated there was an interior water recycling component as well.

Mr. Judge stated there was a recirculation of water.

Mr. Underhill stated this was not going out into the waste water.

Mr. Judge stated not at all and noted they had their own water treatment facility that would constantly clean and filter all of the waste water before it went anywhere. Mr. Judge said they also worked with the City of Columbus on this.

Mr. Schell asked if there would be any gases.

Mr. Judge stated there would not be any fumes, no burning, or gases. Mr. Judge said the plastic was heated and melted and then was like dough being cut.

Ms. Wiltrout asked if the only emission would be steam.

Mr. Judge stated exactly. Mr. Judge stated there might be some by-products, but not much more than those existing today and it was negligible.

Ms. Wiltrout asked if the applicant repurposed the plastic into other things.

Mr. Judge stated that was exactly what they did.

Mr. Shockey stated the location was visible and next to the COTA drop off.

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Mr. Judge stated it was next to a car park which he was not sure if COTA was accessing at this time.

Mr. Shockey asked if, in terms of fire safety, in addition to fire protection standards during construction, had the New Albany Fire Department (hereafter, "NAFD") reviewed or made a determination of safety issues.

Mr. Judge stated they had not done a review with NAFD, but did have consultants reviewing safety and did not foresee any concerns.

Mr. Shockey asked if there would be any dust due to grinding on site.

Mr. Judge stated they were looking into this issue. Mr. Judge stated they had been told there would not be any but they were validating this and would confirm it.

Mr. Mayer stated the fire department's review would be part of the City's building permit process. Mr. Mayer stated it would be Licking Heights Fire Department (hereafter, "LHFD").

Mr. Shockey asked if then it would be up to the LHFD to comment on this after the vote on the conditional use.

Mr. Mayer stated that was true, the fire department normally got involved during the building permit process.

Mr. Shockey asked if the applicant was going to be supplying Axium Plastics as well as creating product to sell to others.

Mr. Judge stated phases one (1) and tow (2) were only for Axium but phase three (3) could have some external supply, but it was highly unlikely.

Mr. Shockey asked if the building was being sized during phases one (1) and two (2) to only supply Axium's needs and then, if needed, would be enlarged to resell to others.

Mr. Judge stated potentially, there might be commercial use outside of New Albany further out.

Mr. Shockey asked if, other than truck traffic, there would be any noise heard outside of the walls when in operation.

Mr. Judge stated it would be no more than would be heard in any industrial building in use.

Mr. Mayer stated these were the same type of units they had in other facilities in the personal care and beauty park campus and was required to provide the four sided rooftop screening for both sight and sound.

Mr. Shockey stated he was asking about the actual manufacturing noise, grinders, washers, etc. Mr. Shockey asked if they were saying there would not be any noise due to the actual manufacturing process outside the building

Mr. Judge stated that was correct.

Mr. Shockey asked what they would do with the bad product they could not use.

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Mr. Judge stated they would have other waste management companies pick that up.

Mr. Shockey asked if it would be put in a dumpster.

Mr. Judge stated that was correct, it would be either in a compactor or a dumpster.

Mr. Shockey asked if that would be kept inside or outside until it was picked up.

Mr. Judge stated the compactor was on the exterior of the building and the totes of waste would be kept inside in an isolated area.

Mr. Shockey asked if they would have a scrubber.

Mr. Judge stated they were not burning anything, so there was no carbon, and there was no scrubber as was being discussed.

Mr. Shockey asked if there would be an odor in the steam.

Mr. Judge stated no.

Mr. Shockey asked what amount of steam would be released, would it be twenty (20) inches or six (6) feet in the air, would it be seen by traffic driving by.

Mr. Judge state it was not stacked, just steam that would be dissipated. Mr. Judge stated it would be at a certain distance from the roof membrane, but it would not be high.

Mr. Shockey asked if any engineering would be able to determine the steam volume that would be released.

Mr. Herskowitz stated that an air permit might be required

Mr. Judge stated yes, they would be looking into that.

Mr. Herskowitz stated it was a pretty rigorous process.

Mr. Shockey asked if all of their receiving would be internally received, would there be trucks, trailers, etc., backed in to the building to unload.

Mr. Judge stated semi trucks would be backing in to docks, as seen in other buildings.

Mr. Shockey stated it would then be outside loading docks.

Mr. Judge stated it would have a membrane connecting the truck to the building.

Mr. Shockey stated some facilities now loaded and unloaded internally.

Mr. Kirby stated the plans showed docks and asked to review one of the slides in the presentation to show them.

Mr. Shockey asked if there had been a traffic study on this application regarding impact of employees, shifts, and shipments per day.

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Mr. Mayer stated they were now determining if a traffic study was needed

Mr. Herskowitz stated that forty (40) to fifty (50) employees would not have a significant impact, but they would look.

Mr. Underhill stated it was over different shifts also and there would be about eight (8) to ten (10) trucks per day.

Mr. Shockey stated that was not much.

Mr. Kirby asked if the conditional use changed over the by-right zoning.

Mr. Shockey stated that Mr. Underhill had stated they wanted the review rather than wait to see if zoning covered this or not.

Mr. Underhill stated he agreed with Mr. Kirby, the area was already zoned to include traffic like this and he believed a traffic impact study would not reveal much, if anything was needed here.

Mr. Shockey stated he felt the information he had heard was pretty general and he might be overly cautious, but if spelled out, finite, conditions were set out in the conditional approval and it was later found they were not being met, what did the City have the right to do, what was its recourse.

Mr. Mayer stated that the GE district had regulations for offsite impacts and then it was a matter of Code issues, such as that for noise, vibration, dust, smoke, and glare and a Code enforcement action could be taken.

Mr. Banchefsky stated it would be a zoning Code violation and every day of a violation would be a separate offense with fines and possible criminal action.

Mr. Underhill stated the generalities in this case provided the City leeway in its enforcement.

Mr. Shockey stated he suggested the PC should consider having reports after the PC meeting reviewed to the satisfaction of the staff and engineering as part of the approval.

Mr. Underhill stated they were open to that discussion.

Mr. Kirby asked if any members of the public had any comments. (No response.)

Mr. Shockey asked if any points he noted should be included as part of the PC's recommendations.

Mr. Kirby stated he had noted that the applicant would pass technical reviews subject to the satisfaction of the staff and asked Mr. Shockey if that was what he was asking about.

Mr. Shockey stated yes, fire, environmental, etc.

Ms. Wiltrout asked what in the list Mr. Kirby noted was not done by staff in the normal course of application review.

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Mr. Kirby stated that normally the applicant would need to meet those technical reviews to put the building up. Mr. Kirby said here they would lose their conditional use if they did not meet those reviews. Mr. Kirby stated that would be a harsher penalty because they could not use the building if they did not meet the reviews.

Ms. Wiltrout asked if those review did not normally happen.

Mr. Kirby stated yes, he presumed so.

Ms. Wiltrout asked why they would then need to make it part of this conditional use permit.

Mr. Mayer stated part of the permitting process was to ensure required permits from outside entities were complied with.

Ms. Wiltrout stated she preferred a clear record.

Mr. Banchefsky stated he believed they were getting at whether a provision was needed in the zoning text that said they would comply with all applicable laws. Mr. Banchefsky noted that if they were listing some things specifically, then it could be argued that what was not listed would not need to be complied with. Mr. Banchefsky stated that as long as it was reasonable the larger issues, such as fire, could be called out, but, again, staff took care of that.

Mr. Kirby stated he did not think it was required but it would put the concern out on the record.

Mr. Shockey stated a conditional use was different from a zoning requirement. Mr. Shockey stated conditional uses provided the PC a broader overview of the appropriateness of the conditional use within a zoning district. Mr. Shockey stated questions regarding noise, steam, etc, were then part of the review for a conditional use.

Mr. Wallace stated the decision this evening was whether this particular use fit in this particular spot because certain types of uses were not permitted as a matter of course but, under certain circumstances, the PC could allow them. Mr. Wallace stated that once the PC said it was okay with this use and approved it, then the applicant could not operate the building unless they had fire department approval, obtained an air quality permit, etc., even if the use was approved. Mr. Wallace noted that he believed Mr. Shockey was asking if they had heard enough about this use, and its noise, air quality effect, etc., to make a decision and, if not, then it could be continued for additional information or voted down.

Ms. Wiltrout stated she agreed.

Mr. Underhill stated they could agree with Mr. Kirby's condition.

Mr. Kirby stated baselines to provide objective standards for measurement were needed to provide requirements.

M. Underhill stated he would not mind their being held to the same standards as other businesses in the LGE district on the beauty campus today.

Mr. Judge stated that would make sense. Mr. Judge asked what the noise standard was in the beauty campus.

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Mr. Mayer stated there were no standards in place as far as decibels went, to provide for more flexibility in design.

Mr. Judge stated that made sense.

Mr. Wallace stated the PC had heard representations from the applicant that the noise would not be more than other similar facilities in the beauty campus and that any materials discharged would not be worse or different than those of other facilities in the beauty campus. Mr. Wallace said that based on this, and the zoning controls, he did not have a concern about voting this evening.

Ms. Wiltrout stated she agreed with Mr. Wallace about voting this evening.

Mr. Shockey stated he had no concerns about voting, but wanted more information to be provided.

Mr. Schell stated he was comfortable voting and believed there were enough processes on the back end to ensure requirements were being met.

Mr. Wallace stated he would not be against tabling, but he thought that tabling would need to have the PC tell the applicant what information was needed for the next meeting.

Mr. Shockey stated he was fine with voting tonight, he would not make a motion to table.

Mr. Underhill stated that if the PC wanted to hold them to a condition that they be comparable in all regards to other uses on the beauty campus or LGE district in terms of their impact on surrounding property in the community at large, they could live with and meet that.

Mr. Shockey stated exactly.

Moved by Mr. Kirby to accept the staff reports and related documents into the record for CU-31-2021, seconded by Ms. Wiltrout. Upon roll call vote: Mr. Kirby, yea; Ms. Wiltrout, yea; Mr. Schell, yea; Mr. Wallace, yea; Mr. Shockey, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

Moved by Mr. Wallace to approve application CU-31-2021 based on the findings in the staff report, with the following conditions:

- (1) The site's landscaping conforms to the Business Campus South Landscape Master Plan recommendations, subject to staff approval;
- (2) Applicant passes technical and other reviews subject to staff approval;
- (3) Applicant commits the use will not result in levels that exceed the noise or discharge levels that would be typical of other businesses with manufacturing or processing uses in the beauty campus or LGE zoned districts;

subject to staff approval, seconded by Mr. Kirby. Upon roll call: Mr. Wallace, yea; Mr. Kirby, yea; Mr. Shockey, no; Mr. Schell, yea; Ms. Wiltrout, yea. Yea, 4; Nay, 1; Abstain, 0. Motion passed by a 4-1 vote.

Mr. Shockey stated he felt he did not have enough detail and the application was too general regarding the use.

#### **CU-7-2021 Conditional Use**

Conditional use application to allow manufacturing and production uses within the "The Mink Interchange Expansion Zoning District" located at 12746 Cobbs Road(PID: 035-107400-09.000).

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#### Applicant: MBJ Holdings LLC c/o Aaron Underhill, Esq.

Mr. Christian stated the applicant had requested that CU-7-2021 be tabled for one month.

Moved by Ms. Wiltrout to table application CU-7-2021 until the May 17, 2021 regularly scheduled PC meeting, seconded by Mr. Kirby. Upon roll call: Ms. Wiltrout, yea; : Mr. Kirby, yea; Mr. Wallace, yea; Mr. Schell, yea; Mr. Shockey, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

#### **CU-9-2021 Conditional Use**

Conditional use application to allow manufacturing and production uses within the "The Jug Street South Zoning District" located at 13607 and 13525 Jug Street (PIDs: 037-111498-00.000 and 037-11498-00.001).

Applicant: MBJ Holdings LLC c/o Aaron Underhill, Esq.

Mr. Christian stated the applicant had requested that CU-9-2021 be tabled for one month.

Moved by Mr. Kirby to table CU-9-2021 until the May 17, 2021 regularly scheduled PC meeting, seconded by Mr. Schell. Wiltrout. Upon roll call: Mr. Kirby, yea; Mr. Schell, yea; Ms. Wiltrout, yea; Mr. Wallace, yea; Mr. Shockey, yea. Yea, 5; Nay, 0; Abstain, 0. Motion passed by a 5-0 vote.

#### Other Business

#### **Poll Members for Comment**

Mr. Shockey stated he wanted to discuss the application from the prior meeting, Section 30 of the New Albany Country Club, that involved a subdivision crossing. Mr. Shockey stated he would suggest that the City consider using a fixture that would provide crossing lights or timers to indicate people were crossing. Mr. Shockey asked if final plats showed a building area where residents could build.

Mr. Mayer stated he believed it would either be on the final development plan or zoning text.

Mr. Shockey stated he believed that if the buildable area were shown it would be helpful.

Mr. Kirby stated he believed that information would be helpful when permits were pulled, or even put online so homeowners could see it.

Mr. Mayer stated they were hoping to get to a virtual process eventually.

Mr. Kirby adjourned the meeting at 8:46 p.m.

Submitted by Josie Taylor.

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## APPENDIX



Planning Commission Staff Report April 19, 2021 Meeting

### AXIUM PLASTICS CONDITIONAL USE

LOCATION: 14062 Worthington Road (PIDs: 094-106998-00.000 & 094-107106-00.000)

APPLICANT: Axium Plastics c/o Aaron Underhill

REQUEST: Conditional Use

ZONING: L-GE Limited General Employment

STRATEGIC PLAN: Mixed Use APPLICATION: CU-31-2021

Review based on: Application materials received March 19, 2021

Staff report completed by Chris Christian, Planner

#### I. REQUEST AND BACKGROUND

The applicant requests approval for manufacturing and production as a conditional use for a 24.15+/-acre development site within the Business Park East, subarea 1 L-GE zoning district. Axium Plastics has a significant operational presence in the New Albany Business Park and are part of the supply-chain vertical economic development strategy employed in the park today. In order to meet the sustainability demands from their customers, Axium Plastics wishes to construct a recycling facility on the site.

On March 15, 2021, the Planning Commission reviewed proposed changes to C.O. 1153 and recommended approval to City Council. The proposed code changes makes manufacturing and production uses permitted by right and creates an industrial manufacturing and assembly use that is a conditional use in the General Employment District. As code is written today, this use falls under the manufacturing and production use category therefore a conditional use review and approval is necessary. If C.O. 1153 is updated as approved by the Planning Commission, the proposed use would fall under the new industrial manufacturing and assembly use category and a conditional use application would still be required.

### II. SITE DESCRIPTION & USE

The overall 24.15 +/- acre development site is located at the southwest corner of Worthington Road and Ganton Parkway East in Licking County. The site is zoned L-GE, is currently undeveloped and completely surrounded by commercially zoned properties. Some of the surrounding uses include Facebook, Google and an AEP electric substation.

#### III. EVALUATION

The general standards for Conditional Uses are contained in Codified Ordinance Section 1115.03. The Planning Commission shall not approve a conditional use unless it shall in each specific case, make 21 0419 PC Minutes

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specific findings of fact directly based on the particular evidence presented to it, that support conclusions that such use at the proposed location meets all of the following requirements:

- (a) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Ordinance.
  - The applicant proposes to build a recycling facility to meet the sustainability demands from their customers. The facility will receive post-consumer sorted plastics that will be recycled to create the raw materials used for bottles at the existing Axium development sites in the New Albany Business Park.
  - The limitation text associated with the rezoning of the property places additional requirements above the General Employment (GE) District requirements for the development of the property. These requirements further ensure that the character of the area is preserved and enhanced by future development.
  - The limitation text establishes setbacks that are more stringent than the minimum GE requirements.
    - The text requires a minimum pavement and building setback of 50 from the Dublin-Granville Road right-of-way.
    - There is a minimum building and pavement setback of 50 feet from the southern boundary of the site.
    - The zoning text requires the complete screening of roof-mounted equipment on all four sides of the building with materials that are consistent and harmonious with the building's façade and character for sound and views. This provides additional noise abatement to neighboring properties in addition to improved aesthetics.
  - The site is surrounded by commercially zoned L-GE within the business park. There are no residential uses directly adjacent to this site. The nearest residentially zoned and used property is located approximately 1,250+/- feet away from the site.
- (b) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
  - The proposed use complements the office, data center and distribution uses which are permitted uses within the overall area. The New Albany Business Park contains five industry clusters. This portion of the business park is currently home to large data centers to the south and southwest and an Amazon fulfillment facility is planned in the nearby vicinity. New Albany's Personal Care and Beauty Campus is the first of its kind in the country, and has attracted global industry leaders as a result of its ability to seamlessly integrate product manufacturing, labeling, packaging and distribution within a single campus. The proposed use is appropriate in the context of the surrounding uses, development patterns and will contribute to the overall success of the New Albany Personal Care and Beauty Campus.
  - Additional design guidelines for manufacturing facilities contained in the zoning text further ensures their compatibility with the character of the area. The same architectural requirements as the surrounding commercial areas are required.
  - The City's Design Guidelines and Requirements do not provide architectural standards for warehouse and distribution type facilities. Due to the inherent size and nature of these facilities careful attention must be paid to their design to ensure they are appropriately integrated into the rest of the business park. The zoning text for this property includes specific design requirements for uses not governed by the DGRs, which ensures the quality design of these buildings. The site plan and building elevations included in the submittal show the overall site is consistent with existing, neighboring facilities in the Personal Care and Beauty Campus. While the proposed recycling use and functions inside the building are different than other uses in the business park, this difference is not noticeable outside the building as it is designed to match other buildings in the park. The proposed building

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- contains the same typical architecture, height, and exterior materials (e.g. precast concrete panels and metal siding) that has been successfully utilized by all other existing the Personal Care and Beauty Campus businesses.
- A landscape plan has not been provided as part of this application. On June 5, 2017 the Planning Commission approved and adopted the Business Campus South Landscape Master Plan. The plan established streetscape and signage standards for all business in this section of the park, south of State Route 161 within the Beech Road area. <a href="Staff">Staff</a> recommends a condition of approval the landscape plan conforms to the Business Campus South Landscape Master Plan recommendations to ensure there is a consistent streetscape treatment between this site and others.
- (c) The use will not be hazardous to existing or future neighboring uses.
  - The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district.
    - The applicant, as part of the conditional use statement, has stated that the effects of
      noise, glare, odor, light, and vibration on adjoining properties is not anticipated to
      present any untoward or problematic compatibility challenges with adjacent properties.
    - The applicant states that the proposed use will not include exterior storage of materials or equipment and will not produce noise or odors which are detectable from off-site. All unloading of raw materials will occur within the interior of the building and will be delivered to the site on either a fully enclosed trailer or similar vehicle or on a flatbed truck designed to prevent debris and litter from falling and prevents the movement of any odors.
- (d) The area will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
  - This site is located at the southwest corner of Dublin Granville Road and Ganton Parkway East. A portion of Ganton Parkway East is partially constructed and the city is actively coordinating the completion of the road as part of this project and other development projects in the immediate area. This conditional use will not have any more impact on public facilities and services than will the uses that are permitted in the underlying zoning. Sewer and water service is available for extension in this location.
  - Sewer and water service is readily available for extension in this location.
  - The proposed manufacturing and production use will produce no new students for the Licking Heights School District.
- (e) The proposed use will not be detrimental to the economic welfare of the community.
  - The proposed manufacturing and production use will generate income tax for the city by the creation of new jobs.
- (f) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
  - The use will be subject to Codified Ordinance Section 1153.06 which requires that no land or structure within the GE District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. The applicant states that the proposed use will not include exterior storage of materials or equipment and will not produce noise or odors which are detectable from off-site.

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- The applicant states that some steam, as a byproduct of cleaning processed materials with hot water, will be released however it will not create a smoke plume that is visible from the exterior of the building with the exception that steam may be visible on the coldest days of the year.
- (g) Vehicular approaches to the property shall be so designated as not to create interference with traffic on surrounding public streets or roads.
  - The infrastructure in this portion of the city is designed to accommodate the traffic associated with commercial uses. The applicant proposes two curb cuts along Worthington Road for employee parking and a curb cut along Ganton Parkway for truck access to the site.
  - There is no reason to believe that that traffic generated by the manufacturing and production uses will have any greater impact than traffic for permitted users in the GE district.
    - The applicant states at the commencement of operations, approximately 8-10 vehicles daily are expected to drop off raw materials. While these deliveries will increase over time based on demand, they will not appreciably have an effect on traffic.
  - Due to the proximity of this site to the State Route 161 interchange and its location adjacent to commercially zoned land in the existing business park to the north, east, south and west, the site appears to be most appropriate for manufacturing and production uses.

#### V. RECOMMENDATION

### Basis for Approval:

The overall proposal appears to be consistent with the code requirements for conditional uses and meets the development standards and recommendations contained in the Engage New Albany Strategic Plan and the New Albany Economic Development Strategic Plan. Sustainability was a major focus in the Engage New Albany Strategic Plan with a recommendation to discourage single use plastics. The proposed recycling use accomplishes that recommendation by allowing the user to meet the sustainability desires of their customers for recycled products.

The proposed manufacturing and production use complement the permitted uses within the zoning district. The New Albany Business Park contains infrastructure designed to accommodate the traffic associated with manufacturing and production uses and is strategically located close to State Route 161. This conditional use meets the recommendations in the New Albany Economic Development Strategic Plan by providing additional business type diversity, and attracting supply-chain and technology industries and technology. While this is the first recycling facility, the Planning Commission has approved similar conditional use applications for manufacturing and production uses in other zoning districts within the New Albany Business Park. This proposed use does not include noxious, heavy industry uses therefore it does not appear any negative off-site impacts will be generated. As such this proposal is an appropriate type of manufacturing and production use that is consistent with the technology and clean production existing in this portion of the New Albany business park today.

Staff recommends approval provided that the Planning Commission finds the proposal meets sufficient basis for approval.

VI. ACTION Suggested Motion for CU-31-2021:

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To approve conditional use application CU-31-2021) to allow for manufacturing and production uses for a recycling center based on the findings in the staff report with the following condition (conditions may be added)

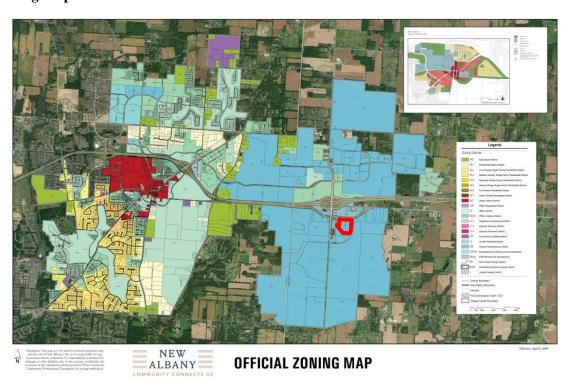
1. The site's landscaping conforms to the Business Campus South Landscape Master Plan recommendations, subject to staff approval.

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**Approximate Site Location:** 



# **Zoning Map:**



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# MINK INTERCHANGE EXPANSION CONDITIONAL USE

L LOCATION: 12746 Cobbs Road (PID: 035-107400-09.000) APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill

REQUEST: Conditional Use

ZONING: AG Agricultural to L-GE Limited General Employment

STRATEGIC PLAN: Office Campus APPLICATION: CU-7-2021

Tabling Memo completed by Chris Christian, Planner

The applicant requests that this application be tabled until the May 17, 2021 Planning Commission meeting.

Based on this request, staff recommends the following motion.

Move to table application CU-7-2021 until the May 17, 2021 Planning Commission meeting.

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# JUG STREET SOUTH CONDITIONAL USE

LOCATION: 13607 and 13525 Jug Street (PIDs: 037-111498-00.000 & 037-111498-00.001)

APPLICANT: MBJ Holdings LLC, c/o Aaron Underhill

REQUEST: Conditional Use

ZONING: AG Agricultural to L-GE Limited General Employment

STRATEGIC PLAN: Office Campus APPLICATION: CU-9-2021

Tabling Memo completed by Chris Christian, Planner

The applicant requests that this application be tabled until the May 17, 2021 Planning Commission meeting.

Based on this request, staff recommends the following motion.

Move to table application CU-7-2021 until the May 17, 2021 Planning Commission meeting.

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