



New Albany Planning Commission Agenda
Monday, September 20, 2021 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via Zoom Webinar. There is no public participation via the Zoom Webinar.

Join this meeting on your computer, tablet or smartphone.

<https://us02web.zoom.us/j/85012388658>

Or dial in using your phone: 646-558-8656

Access Code/ Webinar ID: 850-1238-8658

Information and directions for logging into this meeting can be found at www.newalbanyohio.org

I. Call To Order

II. Roll Call

III. Action of Minutes: August 16, 2021

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

FDP-80-2021 Final Development Plan

Final development plan application for an Aldi development generally located north of US62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617).

Applicant: Aldi, Inc c/o Russ White

Motion of Acceptance of staff reports and related documents into the record for FDP-80-2021.

Motion of approval for application FDP-80-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-82-2021 Variances

Variances to the building area, pavement setback, number of parking spaces, the number of active and operable doors, interior landscaping and signage requirements associated with a final development plan application for an Aldi development generally located north of US 62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617)

Applicant: Aldi, Inc c/o Russ White

Motion of Acceptance of staff reports and related documents into the record for VAR-82-2021.

Motion of approval for application VAR-82-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-83-2021 Final Development Plan

Final development plan for a 60 lot residential subdivision on 35.7+/- acres located at 7555 Bevelhymer Road and 7325 Walnut Street (PIDs: 222-005169, 222-005168 and 222-005167).

Applicant: Bobb Webb Group c/o Brandon Belli

Motion of Acceptance of staff reports and related documents into the record for FDP-83-2021.

Motion of approval for application FDP-83-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-84-2021 Final Plat

Final plat for a 60 lot residential subdivision on 35.7+/- acres located at 7555 Bevelhymer Road and 7325 Walnut Street (PIDs: 222-005169, 222-005168 and 222-005167).

Applicant: Bobb Webb Group c/o Brandon Belli

Motion of Acceptance of staff reports and related documents into the record for FPL-84-2021.

Motion of approval for application FPL-84-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-85-2021 Conditional Use

Conditional use to permit the use of a “batch plant” as an industrial manufacturing and assembly use at 13411 Worthington Road (a portion of PID: 094-106740-00.000).

Applicant: MBJ Holdings LLC, c/o Aaron Underhill

Motion of Acceptance of staff reports and related documents into the record for CU-85-2021.

Motion of approval for application CU-85-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-86-2021 Final Development Plan

Final development plan application for an Express Oil development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617).

Applicant: JNBG Land Holdings LLC

Motion of Acceptance of staff reports and related documents into the record for FDP-86-2021.

Motion of approval for application FDP-86-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-87-2021 Variances

Variances to the number of active and operable doors and signage requirements associated with a final development plan application for an Express Oil development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617).

Applicant: JNBG Land Holdings LLC

Motion of Acceptance of staff reports and related documents into the record for

VAR-87-2021.

Motion of approval for application VAR-87-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-88-2021 Final Development Plan

Final development plan application for a Dunkin Donuts development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for FDP-88-2021.

Motion of approval for application FDP-88-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-89-2021 Variances

Variances to the number of active and operable doors, signage and the number of parking spaces requirements associated with a final development plan application for a Dunkin Donuts development generally located north of US-62, east of Walton Parkway and Bevelhymer Road (PID: 222-000617).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for VAR-89-2021.

Motion of approval for application VAR-89-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-95-2021 Conditional Use

Conditional use application to allow a restaurant drive-thru as part of a Popeyes final development plan generally located south of US-62 within the Canini Trust Corp (PID: 222-000347-00).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for CU-95-2021.

Motion of approval for application CU-95-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-90-2021 Final Development Plan

Final development plan application for a Popeyes development generally located south of US-62 within the Canini Trust Corp (PID: 222-000347-00).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for FDP-90-2021.

Motion of approval for application FDP-90-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-91-2021 Variances

Variances to the number of parking spaces and their dimensions, the number of active and operable doors, signage and landscaping requirements associated with a final development plan

application for a Popeyes development generally located south of US-62 within the Canini Trust Corp (PID: 222-000347-00).

Applicant: ms Consultants Inc, c/o Tami Thompson

Motion of Acceptance of staff reports and related documents into the record for VAR-91-2021.

Motion of approval for application VAR-91-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

PDP-96-2021 Preliminary Development Plan

Preliminary development plan application for a new commercial development generally located south of Smith's Mill Road, directly west of the Lower.com and Bob Evans Office building (PID: 222-001951-00).

Applicant: Neyer Properties Inc. c/o Luke White

Motion of Acceptance of staff reports and related documents into the record for PDP-96-2021.

Motion of approval for application PDP-96-2021 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other Business

Amendment to Codified Ordinance Chapter 1187

IX. Poll members for comment

X. Adjournment