



New Albany Planning Commission Agenda
Monday, September 19, 2022 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 the city website at <https://newalbanyohio.org/answers/streaming-meetings/>

I. Call To Order

II. Roll Call

III. Action of Minutes: August 15, 2022

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:

ZC-82-2022 Rezoning

Request to rezone 8.83 acres located at 6700, 6770, 6800 Central College Road from Agricultural (AG) to Limited Suburban Single-Family Residential District (L-R-4) for an area to be known as the Alden Woods Zoning District to permit a subdivision consisting of nine new single-family lots (PID: 222-001997, 222-001998 and 222-001999).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Motion of Acceptance of staff reports and related documents into the record for ZC-82-2022.

Motion of approval for application ZC-82-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-101-2022 Conditional Use

Request for a conditional use permit to operate an industrial manufacturing and assembly conditional use to allow the operation of a concrete batch plant located at 8680 Ganton Parkway (PID: 094-107106-00).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Motion of Acceptance of staff reports and related documents into the record for CU-101-2022.

Motion of approval for application CU-101-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-102-2022 Rezoning

Request to rezone 509.17 acres located at Johnstown-Utica Road and Beech Road from Agricultural (AG) to Limited General Employment District (L-GE) for an area to be known as the Business and Commerce Zoning District (PIDs: 037-111408-00.000, 037-111408-00.002, 037-111876-00.000, 037-111882-00.000, 037-111648-00.000, 037-111870-00.000, 037-111864-00.000, 037-111408-00.003, 037-111350-00.000, 037-111408-00.004, 037-112740-00.000, 037-111390-00.000, 037-111708-00.001, 037-111708-00.000, 037-112020-00.000, 037-111366-00.000, 037-111876-00.001, 037-112248-00.000, 037-111870-00.001).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Motion of Acceptance of staff reports and related documents into the record for ZC-102-2022.

Motion of approval for application ZC-102-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-103-2022 Variance

Variance request to allow installation of a fence within a drainage easement of the Ebrington Recorded Plat located at 6988 Hanby's Loop (PID: 222-00483600).

Applicant: Ryan and Ashely Deal

Motion of Acceptance of staff reports and related documents into the record for VAR-103-2022.

Motion of approval for application VAR-103-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

ZC-105-2022 Rezoning

Request to rezone 18.3 acres located at 12525 Jug Street from Agricultural (AG) to Infill Planned Unit Development (I-PUD) for an area to be known as the Clover Valley Zoning District (PID: 037-112056-00).

Applicant: Underhill & Hodge LLC, c/o Aaron Underhill Esq.

Motion of Acceptance of staff reports and related documents into the record for ZC-105-2022.

Motion of approval for application ZC-105-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-106-2022 Conditional Use

Request for a conditional use permit to operate an industrial manufacturing and assembly conditional use to allow for the operation of a concrete batch plant located at 3210 Horizon Court (PID:095-111759-00).

Applicant: Pepper Construction Company and Lincoln Properties Company

Motion of Acceptance of staff reports and related documents into the record for CU-106-2022.

Motion of approval for application CU-106-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-109-2022 Preliminary and Final Plat

Preliminary and Final Plat for the dedication of Clover Valley Road, Jug Street Road and Mink Street (PIDs: 095-112188-00.000, 095-112188-00.001, 095-111948-00.000, 095-112080-02.000, 095-112080-00.000, 037-112056-00.001).

Applicant: City of New Albany

Motion of Acceptance of staff reports and related documents into the record for FPL-109-2022.

Motion of approval for application FPL-109-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-110-2022 Preliminary and Final Plat

Preliminary and Final Plat for the dedication of Clover Valley Road, Harrison Road and Jug Street Road (PIDs: 095-111756-00.000, 095-111732-00.000, 095-112620-00.000, 095-111978-00.000, 095-111732-00.003, 095-112200-00.004, 095-112200-00.000, 095-111564-00.000).

Applicant: City of New Albany

Motion of Acceptance of staff reports and related documents into the record for FPL-110-2022.

Motion of approval for application FPL-110-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VIII. Other Business

Review and recommendation to City Council regarding updates to C.O. Section 1113.11 (regarding waiver criteria).

IX. Poll members for comment

X. Adjournment