



New Albany Planning Commission Agenda
Monday, November 20, 2023 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 on minutes: October 16, 2023

IV. Additions or corrections to agenda

Administration of oath to all witnesses/applicants/staff who 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

VI. Cases:

FDP-77-2023 Final Development Plan

Final development plan to allow for construction of a CME Credit Union with a drive-through and Crimson Cup Coffee Shop on 2.03 acres located at the southwest corner of Beech Road and Smiths Mill Road (PID: 093-106512-00.00).

Applicant: Brian Wellert

Motion of acceptance of staff reports and related documents into the record for FDP-77-2023.

Motion of approval for application FDP-77-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-79-2023 Variances

Variance to eliminate the requirement that there be active and operable doors on the Beech Crossing elevation; associated with a final development plan application for a CME Credit Union with a Crimson Cup Coffee Shop development generally located at the southwest corner of Beech Road and Smiths Mill Road (PID: 093-106512-00.00).

Applicant: Brian Wellert

Motion of acceptance of staff reports and related documents into the record for VAR-79-2023.

Motion of approval for application VAR-79-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-89-2023 Variances

Variances to C.O. 1154.12(b)(3) to allow both outdoor storage and indoor storage of hazardous materials to encroach into the setback where code requires such material to be at least 200 feet from all property lines at 3195 Harrison Road (PID: 095-111732-00.000, 095-111564-00.000).

Applicant: Tuan Q. Luu with MDG Architecture Interiors on behalf of Rinchem Company LLC

Motion of acceptance of staff reports and related documents into the record for VAR-89-2023.

Motion of approval for application VAR-89-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-104-2023 Variances

Variances to the Reserve at New Albany PUD text and plat to allow a home extension to encroach into the rear setback and conservation easement, and to allow a paver patio to encroach into a conservation easement at 7823 Calverton Square (PID: 222-001816).

Applicant: The Columbus Architectural Studio on behalf of Thad and Susanne Perry

Motion of acceptance of staff reports and related documents into the record for VAR-104-2023.

Motion of approval for application VAR-104-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-105-2023 Conditional Use

Request for a conditional use permit to operate a school located at 7527 and 0 West Campus Road and 6005 Nacot Place (PIDs: 222-002055, 222-004975, 222-004626).

Applicant: Cornerstone Academy Community School, c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for CU-105-2023.

Motion of approval for application CU-105-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-108-2023 Conditional Use

Request for a conditional use permit to operate a model home located at 7215 Steeple Chase Lane N (PID: 222-005343).

Applicant: Bob Webb Woodhaven, LLC, c/o Kirk Denyes

Motion of acceptance of staff reports and related documents into the record for CU-108-2023.

Motion of approval for application CU-108-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-109-2023 Conditional Use

Request for a conditional use permit to operate a model home located at 7390 Haven Green Lane (PID: 222-005319).

Applicant: Bob Webb Woodhaven, LLC, c/o Kirk Denyes

Motion of acceptance of staff reports and related documents into the record for CU-109-2023.

Motion of approval for application CU-109-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

VIII. Poll members for comment

IX. Adjournment