



New Albany Planning Commission Agenda
Wednesday, January 17, 2024 7:00 p.m.

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: December 18, 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-87-2023 Final Development Plan

Final development plan review and approval of a 151 lot, age-restricted residential housing development on 63.5+/- acres for the subdivision known as the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

Applicant: EC New Vision Ohio LLC, c/o Aaron L. Underhill, Esq.

Motion of Acceptance of staff reports and related documents into the record for FDP-87-2023.

Motion of approval for application FDP-87-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-88-2023 Preliminary Plat

Preliminary plat for phase one of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

Applicant: EC New Vision Ohio LLC, c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for - FPL-88-2023.

Motion of approval for application FPL-88-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-91-2023 Preliminary Plat

Preliminary plat for phase two of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

Applicant: EC New Vision Ohio LLC, c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for - FPL-91-2023.

Motion of approval for application FPL-91-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-92-2023 Preliminary Plat

Preliminary plat for phase three of the Courtyards at Haines Creek located at 8390 and 8306 Central College Road in Franklin County.

Applicant: EC New Vision Ohio LLC, c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for - FPL-92-2023.

Motion of approval for application FPL-92-2023 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.

ZC-125-2023 Rezoning

Rezoning 9.89+/- acres to allow for the continued use and operation of the existing garden center business and residential uses associated with Oakland Nursery LLC at 5211 and 5155 Johnstown Road (PID: 222-000297 and 220-001952).

Applicant: Oakland Nursery LLC, c/o Aaron L. Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for ZC-125-2023.

Motion of approval for application ZC-125-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-126-2023 Variances

Variance to the C.O. 1171.07 to allow 76.45+/- square yard of artificial turfgrass in the rear yard at 7113 Armscote End (PID: 222-004851).

Applicant: Marc Aubry, Greenscape Landscape Co.

Motion of acceptance of staff reports and related documents into the record for VAR-126-2023.

Motion of approval for application VAR-126-2023 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