



**New Albany Planning Commission Meeting Agenda**  
Monday, September 16, 2024 at 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comments 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:** August 19, 2024

**IV. Additions or corrections to the 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-53-2024 Hamlet Final Development Plan and Waivers**

Review of the Hamlet final development plan application, and associated waivers, generally located at the southwest and southwest corners of New Albany Condit Road and Central College Road (PIDs: 222-000675, 222-000685, 222-000686, 222-000670, 222-000676, 222-000678, 222-000313, 222-000664, 222-000671, 222-000672, 222-000654, 222-000669, 222-000549, 222-000668, 222-001167, 222-000688, 222-000375, 222-000314, 222-000673, and 222-000376).

**Applicant: NONA Master Development LLC, c/o Aaron Underhill, Esq.**

*Motion of Acceptance of staff reports and related documents into the record for FDP-53-2024.*

*Motion of approval for application FDP-53-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VAR-61-2024**

A variance request to the Nottingham Trace zoning text Section E(5)(c), to allow a covered porch and fireplace to encroach 12 feet into the 35 rear yard where code allows a maximum of 6 feet into the rear yard setback at 6309 Callaway Square West (PID: 222-005228).

**Applicant: Suncraft Corporation, Inc. c/o James Knox.**

*Motion of Acceptance of staff reports and related documents into the record for VAR-61-2024.*

*Motion of approval for application VAR-61-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VAR-62-2024**

A variance request to allow a residential home to be constructed without a front covered porch as required by the Nottingham Trace zoning text section H(5)(a)(i) at 7550 Parkside Drive (PID:222-005275).

**Applicant: Pulte Homes of Ohio LLC c/o Nicki Martin**

*Motion of acceptance of staff reports and related documents into the record for VAR-62-2024*

*Motion of approval for application VAR-62-2024 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VAR-63-2024**

A variance request to the city codified ordinance Chapter 1165.04(b)(3)(B) to allow a rear deck to encroach 2 feet into a drainage easement at 8355 Woodhaven Loop South (PID: 222-005346-00).

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

*Motion of acceptance of staff reports and related documents into the record for VAR-63-2024*

*Motion of approval for application VAR-63-2024 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**