



New Albany Planning Commission Meeting Agenda
Monday, April 21, 2025 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: April 7, 2025

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-05-2025 AEP Substation

Final development plan to allow for construction of an AEP electrical substation on 9.50 acres located at 7375 Souder Road (PID: 222-002282).

Applicant: AEP Ohio Transmission Company Inc.

Motion of acceptance of staff reports and related documents into the record for FDP-05-2025.

Motion of approval for application FDP-05-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-19-2025 Speedway FDP Amendment

Modification to the approved final development plan to allow 5 additional parking spaces for an approved Speedway gas station located at the northwest corner of Mink Street and Innovation Campus Way (PID: 093-107478-00.002).

Applicant: J. Carter Bean Architect LLC

Motion of acceptance of staff reports and related documents into the record for FDM-19-2025.

Motion of approval for application FDM-19-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-21-2025 Courtyards at Haines Creek

Modification to the approved final development plan for review and approval of a private clubhouse on 1.5 acres located at the northwest corner of Central College Road and Jug Street Rd NW (PID: 222-005497).

Applicant: EC New Vision Ohio LLC

Motion of acceptance of staff reports and related documents into the record for FDM-21-2025.

Motion of approval for application FDM-21-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-20-2025 Canini Medical Office Building

Final development plan to allow for the construction of two medical office buildings on 2.06 acres located on Forest Drive (PID: 222-004888).

Applicant: Canini & Associates LLC

Motion of acceptance of staff reports and related documents into the record for FDP-20-2025.

Motion of approval for application FDP-20-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-24-2025 Canini Lot Split

Variance to codified ordinance 1153.04(b) to allow the creation of a lot that does not front on a public or private street located on Forest Drive (PID: 222-004888).

Applicant: Canini & Associates LLC

Motion of acceptance of staff reports and related documents into the record for VAR-24-2025.

Motion of approval for application VAR-24-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-23-2025 Final Plat

Final Plat for the dedication of public right-of-way for Ganton Parkway West Phase 3B located west of Beech Road, south of Worthington Road, and east of Babbitt Road.

Applicant: City of New Albany

Motion of acceptance of staff reports and related documents into the record for FPL-23-2025.

Motion of approval for application FPL-23-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

1. FDP Major/Minor Modifications Workshop
2. Annual Organizational Meeting
 - Elect Chairperson
 - Elect Vice-Chairperson
 - Elect Secretary
 - Establish date, time, and location for 2025 informal and regular meetings

*Attendance is defined as in-person presence during the hearing and consideration of applications without a conflict of interest before that commission/board at that meeting. Attendance of all currently serving members of the commission/board is encouraged, and three (3) consecutive absences by any member or four (4) absences in any 12-month period shall be considered grounds for the forfeiture of the membership to the commission/board. The forfeiture would occur unless the commission/board member's absence is "excused," as determined in the sole discretion of City Council, due to an illness, injury, or other emergency circumstance of the member, or an immediate family member. Upon the occurrence of the absence that creates the grounds for forfeiture, the applicable department designee and/or a council member will then notify the clerk of council who will inform the full council that action concerning the appointment is required. C.O. 159.02(d).

VIII. Poll members for comment

IX. Adjournment