



New Albany Planning Commission Meeting Agenda
Monday, June 16, 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: May 19, 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:

ZC-48-2025 NACC Section 30 Zoning Amendment

Rezoning of approximately 1.18 acres generally located north and west of Lambton Park Road and south of Brandon Road (Parts of PID: 222-004458, PID: 222-005189, and PID: 222-005193) as they exist today from C-PUD NACO 1998 PUD Subarea 1G: Golf Course and East Nine Infill-Planned Unit Development (I-PUD) to East Nine Infill-Planned Unit Development (I-PUD).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for ZC-48-2025.

Motion of approval for application ZC-48-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

TM-49-2025 NACC Section 30 Zoning Text Modification

Amendment to the NACC Section 30 East Nine I-PUD zoning text (PIDs: 222-005185 and 46 others (see backside of agenda for complete parcel list).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for TM-49-2025.

Motion of approval for application TM-49-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-35-2025 NACC Section 30 Final Development Plan

Final development plan for a 40-lot residential subdivision on 30.30 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for FDP-35-2025.

Motion of approval for application FDP-35-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-40-2025 NACC Section 30 Final Plat

Final plat for a 40-lot residential subdivision on 30.30 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for FPL-40-2025.

Motion of approval for application FPL-40-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-37-2025 Canini Medical Office Building FDP Modification

Final development plan modification to allow for the construction of two medical office buildings on 2.08 acres located on Forest Drive (PID: 222-004888).

Applicant: Canini & Associates, Ltd.

Motion of acceptance of staff reports and related documents into the record for FDM-37-2025.

Motion of approval for application FDM-37-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-44-2025 Canini Medical Office Building Lot Split and Screening Variance

Variances to eliminate the requirement for lot frontage related to a proposed lot split and eliminate the screening requirements for a dumpster enclosure for a 2.08 acre site located on Forest Drive (PID: 222-004888).

Applicant: Canini & Associates, Ltd.

Motion of acceptance of staff reports and related documents into the record for VAR-44-2025.

Motion of approval for application VAR-44-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-38-2025 EdgeConneX Conditional Use

Conditional use application to allow for an industrial manufacturing and assembly use for the operation of a temporary concrete batch plant on 12.6 acres located at 12525 Jug Street Road (PID: 095-112056-00.006).

Applicant: Danis Building Construction Co.

Motion of acceptance of staff reports and related documents into the record for CU-38-2025.

Motion of approval for application CU-38-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-42-2025 Lot 14 FDP Modification

Final development plan modification to reduce parking by two spaces and add additional landscaping located at 5065 Forest Drive (PID: 222-000347).

Applicant: J. Carter Bean Architect LLC c/o Carter Bean

Motion of acceptance of staff reports and related documents into the record for FDM-42-2025.

Motion of approval for application FDM-42-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-43-2025 Graeter's Drive-Through Conditional Use

Conditional use application to allow for a full access drive-through for a proposed Graeter's Ice Cream located at 5065 Forest Drive (PID: 222-000347).

Applicant: J. Carter Bean Architect LLC c/o Carter Bean

Motion of acceptance of staff reports and related documents into the record for FDM-42-2025.

Motion of approval for application FDM-42-2025 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

EAST NINE I-PUD
PARCELS INCLUDED IN ZONING TEXT MODIFICATION APPLICATION

Franklin County Auditor Parcel Numbers:

222-005185	222-005203	222-005183
222-005186	222-005204	222-005184
222-005187	222-005205	222-001668
222-005188	222-005206	222-005216
222-005189	222-005207	222-005218
222-005190	222-005208	222-004458 (limited portion)
222-005191	222-005209	
222-005192	222-005210	
222-005193	222-005211	
222-005194	222-005212	
222-005195	222-005213	
222-005196	222-005214	
222-005197	222-005215	
222-005198	222-005216	
222-005199	222-005217	
222-005200	222-005180	
222-005201	222-005181	
222-005202	222-005182	
222-005219		
222-005220		
222-005185		
222-005185		
222-005185		