



New Albany Planning Commission Meeting Agenda
Monday, August 18, 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: July 21, 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-57-2025 Nationwide Children's Hospital FDP

Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).

Applicant: Bryce Shirley

Motion of acceptance of staff reports and related documents into the record for FDP-57-2025.

Motion of approval for application FDP-57-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-55-2025 Courtyards at Haines Creek CU

Conditional use request to allow a temporary sales trailer with associated landscaping, parking, and signage for the Courtyards at Haines Creek subdivision on a 0.341-acre site located at 5675 Lourdes Drive (PID: 222-005481).

Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for CU-55-2025.

Motion of approval for application CU-55-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDM-58-2025 Courtyards at Haines Creek FDP Modification

Final development plan modification to provide updated architecture elevations for the Courtyards at Haines Creek subdivision generally located at the northwest corner of Central College Road and Jug Street Road (PID: 222-005158 and 47 others). See page 3 for the full parcel list.

Applicant: EC New Vision Ohio, LLC

Motion of acceptance of staff reports and related documents into the record for FDM-58-2025.

Motion of approval for application FDM-58-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VAR-59-2025 4 Highgrove Farms Variance

Variance to encroach into the 30-foot rear yard setback on 0.85 acres of land located at 4 Highgrove Farms (PID: 222-004626-00).

Applicant: Ghiloni Custom Builders c/o Vince Ghiloni

Motion of acceptance of staff reports and related documents into the record for VAR-59-2025.

Motion of approval for application VAR-59-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

CU-62-2025 Nottingham Trace Model Home CU Extension

Conditional use extension to allow an existing model home to continue operations in the Nottingham Trace subdivision (PIDs: 222-004904, 222-004905 and 222-004906).

Applicant: Nicki Martin

Motion of acceptance of staff reports and related documents into the record for CU-62-2025.

Motion of approval for application CU-62-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval

VII. Other business

1. City Code Amendment: C.O. 1105.02 – Zoning Definitions
2. City Code Amendment: C.O. 1153 General Employment – Architectural Changes
3. City Code Amendment: C.O. 1157 Architectural Review Overlay District
4. City Code Amendment: C.O. 1169.08 – Sign Area and Other Measurement Calculations

VIII. Poll members for comment**IX. Adjournment**

**THE COURTYARDS AT HAINES CREEK
PARCELS INCLUDED IN DEVELOPMENT TEXT MODIFICATION
APPLICATION**

Franklin County Auditor Parcel Numbers:

222-005158 222-005466 222-005468
222-005159 222-005447 222-005467
222-005498 222-005448
222-005486 222-005449
222-005487 222-005450
222-005488 222-005451
222-005490 222-005452
222-005491 222-005453
222-005492 222-005454
222-005484 222-005455
222-005485 222-005481
222-005483 222-005480
222-005482 222-005479
222-005456 222-005478
222-005457 222-005477
222-005458 222-005476
222-005459 222-005475
222-005460 222-005474
222-005461 222-005473
222-005462 222-005472
222-005463 222-005471
222-005464 222-005470
222-005465 222-005469

*Reserves A, B, F, G, H, & I have been omitted as they are not affected by the elevation updates submitted in application (222-05493; 222-005494; 222-0055495; 222- 222-005496; 222-005497; 222-005489).



New Albany Planning Commission
Monday, July 21, 2025 Meeting Minutes – DRAFT

I. Call to order

The New Albany Planning Commission held a regular meeting on Monday, July 21, 2025 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:02 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Chair Kirby	present
Mr. Wallace	present
Mr. Schell	present
Mr. Larsen	present
Ms. Briggs	present
Council Member Wiltout	present

Having all voting members present, the commission had a quorum to transact business.

Staff members present: Law Director Albrecht, Development Engineer Albright, Planner I Blackburn, Planning Manager Christian, Planner I Henderson, Planner I Sauter, Deputy Clerk Madriguera.

III. Action on minutes: June 16, 2025

Chair Kirby asked if there were any corrections to the meeting minutes from the June 16, 2025 meeting.

Hearing none, Commissioner Schell moved to approve the June 16, 2025 meeting minutes. Commissioner Larsen seconded the motion.

Chair Kirby asked if there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Mr. Wallace yes, Ms. Briggs yes, Mr. Kirby yes. Having five yes votes, the motion passed unanimously and the June 16, 2025 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

Chair Kirby asked whether there were any additions or corrections to the agenda.

Planning Manager Christian answered none from staff.

Chair Kirby advised everyone that now would be a good time to silence their cell phones.

Thereafter Chair Kirby administered the oath to all present who would be addressing the commission.

V. Hearing of visitors for items not on tonight's agenda

Chair Kirby asked whether there were any visitors present who wished to address the commission for an item not on the agenda.

Mr. Swanson, 7758 Westcross Drive in New Albany addressed the commission on the purchase of land in Granville. The New Albany Company purchased the land some years ago for water for the Intel plant. He questioned how the Intel plant could be built without a clear plan for adequate water.

Chair Kirby continued that the commission deals with some of these issues but as a general matter the commission does not address this issue.

Council Member Wiltout invited Mr. Swanson to come to city council meetings to discuss these concerns. She further asked him to share his contact information with staff so they could gather answers to his questions. She also let him know that in addition to the New Albany City Council, the Licking County Commissioners and planning authorities could be a good resource for him.

Chair Kirby asked whether there were any other visitors who wished to address the commission. Hearing none, he introduced the first case and asked to hear from staff.

VI. Cases:

FPM-51-2025 Hawksmoor Lot 19 Re-Plat

Final plat modification to vacate and create tree preservation zones/drainage easements on 3.29 acres of land located at 8 Hawksmoor Drive (PID 222-004645-00).

Applicant: Curtis Echelberry

Planner Sauter delivered the staff report.

Chair Kirby asked to hear from the applicant.

Applicant Curtis Echelberry spoke in support of the application.

Commissioner Wallace summarized that basically there are a bunch of existing trees that will become the new tree preservation zone and the trees in the existing preservation zone will be cut down.

Mr. Echelberry answered that he was not sure what the plans are, but the trees in the vacated preservation zone could be removed.

Commissioner Schell asked whether new trees would be planted.

Mr. Echelberry answered that he was not sure.

Commissioner Larsen confirmed that it was one lot.

Chair Kirby asked whether there were any further questions from the commission or whether anyone from the public wanted to comment on the application.

Hearing none, Chair Kirby moved to admit the staff reports and related documents into the record for FPM-51-2025. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Larsen yes, Mr. Wallace yes, Mr. Schell yes. Having five yes votes the motion passed and the staff reports and related documents were admitted into the record for FPM-51-2025.

Thereafter Chair Kirby asked Development Engineer Albright whether there were any comments from engineering.

Development Engineer Albright responded that there are two comments and a single condition listed in the staff report.

Commissioner Schell moved for approval of FPM-51-2025 based on the findings in the staff report and the condition in the staff report that the city engineer's comments must be addressed, subject to staff approval. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Schell yes, Mr. Larsen yes, Ms. Briggs yes, Mr. Kirby yes, Mr. Wallace no. Having four yes votes and one no vote the motion passed and FPM-51-2025 was approved subject to the single condition in the staff report.

Commissioner Wallace explained that he voted no because he was not in favor of taking away tree preservation zones.

The commission wished the applicant good luck.

Chair Kirby introduced the next and final case and asked to hear the staff report.

VAR-52-2025 Ealy Crossing Pool Variance

Variance to pool fence and location requirements to allow a safety cover on a pool and for a pool to be outside of the building line on a 0.75-acre site located at 21 Ealy Crossing S (PID: 222-004142-00).

Applicant: Julie and Vince Jenkins

Planner I Henderson delivered the staff report.

Development Engineer Albright said there were no comments from engineering.

Applicant Vince Jenkins spoke in support of the application. He explained that this is a minor request because the code permits a 10x10 spa, and his request was for a 10x16 pool which is more of a plunge pool. He stated that they will install an ASTM certified pool cover. They are doing everything they can to maintain the intent and safety requirements of the code provisions for pools. The ASTM certified pool cover would prevent a small child or infant from getting into the pool. He distributed photos of the property.

Commissioner Larsen asked whether there was sufficient room to place the pool within the building line.

Mr. Jenkins said it appears as such but there is a hill and a 100-ft. preservation zone which contains a wooded area.

Chair Kirby asked whether Mr. Jenkins built the house and whether he had counsel when he and Mrs. Jenkins bought the house.

Mr. Jenkins answered that they built the house in 2016 and he did not recall having counsel.

Commissioner Briggs confirmed that staff had sent out neighbor notification letters and asked whether staff had received responses.

Planner I Henderson reported that he received one call from a neighbor concerned about construction traffic.

Chair Kirby remarked that visually, this property is right behind Keswick. It is one lot away from Ogden Woods. This property truly is in the Village Center. He asked Mr. Jenkins whether, if someone was walking through the woods, they could walk right up to the pool.

Mr. Jenkins responded yes, hypothetically.

Commissioner Briggs asked the applicant whether he had any photos of an ASTM pool cover.

Mr. Jenkins clarified that the proposed cover is ASTM certified, it is not a cover unto itself. This cover will be a hard cover; this plunge pool is designed to be smaller than a regular pool, it could be characterized as a spa but they felt that such a characterization would not be honest.

Commissioner Briggs stated that she was concerned that someone could fall into the pool when walking up on it.

Mr. Jenkins replied that the cover is concrete.

Council Member Wiltout confirmed that there was no fence, that it was just a natural barrier.

Mr. Jenkins said he has AI generated renderings of the brick fence they are planning to build.

Applicant Julie Jenkins approached the lectern and stated that they are only requesting 6-ft more than the 10x10 that is allowed by code. Thus this is only a 6-foot variance.

Chair Kirby asked the applicants whether they had spoken to their insurer.

Mr. Jenkins replied not yet, he thought that the commission was a good first step.

Chair Kirby remarked all the approved variances for a pool have a physical barrier and have not been this close to the Village Center.

Chair Kirby moved to admit the staff reports and related documents including the photos submitted by the applicants into the record for VAR-52-2025. Commissioner Larsen seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Mr. Larsen yes, Ms. Briggs yes, Mr. Schell yes, Mr. Wallace yes. Having five yes votes, the staff reports and related documents including the photos submitted by the applicants were admitted to the record for VAR-52-2025.

Chair Kirby moved for approval of VAR-52-2025 (A) based on the findings with the conditions in the staff report, if any, subject to staff approval. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none he asked to hear the roll.

Upon roll call: Mr. Kirby no, Mr. Wallace no, Mr. Larsen no, Ms. Briggs no, Mr. Schell no. Having zero yes votes and five no votes the motion failed and VAR-52-2025 (A) was not approved.

Chair Kirby explained that he voted no because this request does not meet the *Duncan* criteria, in particular the safety factor. He further stated that because the applicants built the house, this is a self-inflicted wound. This property is not unique and there is no hardship. He pointed to items 5 and 6 in particular.

Commissioner Wallace concurred and stated that he found this to be a substantial variance and had the potential to have precedential weight. He further found that the commission had yet to approve a variance of this type in this location.

Commissioner Larsen concurred. He further found that there was an alternate solution available and that denying the variance does not diminish the value of the property.

Commissioner Schell concurred. He apologized for rejecting the request but noted the precedential value of granting this variance.

Commissioner Briggs concurred and further found that denial was appropriate for overall safety noting the proximity of this home to other homes.

Chair Kirby moved for approval of VAR-52-2025 (B) based on the findings in the staff report with the conditions in the staff report, subject to staff approval. Commissioner Wallace seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby no, Mr. Wallace no, Mr. Larsen no, Ms. Briggs no, Mr. Schell no. Having zero yes votes and five no votes the motion failed and VAR-52-2025 (B) was not approved.

Chair Kirby explained that he voted no because this request does not meet the *Duncan* criteria. There are other ways to accomplish the objectives sought here and there is nothing inherent about this property that requires this variance.

Commissioner Wallace concurred and stated that he voted no for the same reasons. He further stated that he was concerned about setting precedent.

Commissioner Larsen found that there were alternate solutions to the variance, and found that there was nothing unique about this property that required this variance.

Commissioner Schell concurred. Again, he acknowledged the disappointment of the applicants but was concerned about the precedential value that would accompany granting the variance in this location.

Commissioner Briggs concurred and found that, again, the overall safety concerns outweighed the request.

Kirby advised the applicants to put a fence around it and they will not have to ask for commission approval.

Ms. Jenkins invited the commission to come and see the site; she stated that for safety and for aesthetics, their request is the better option.

Chair Kirby responded that the commission did not conduct site visits because a decision on a variance has to be supported by items in the record and a site visit could not be added to the record.

Law Director Albrecht advised the commission to steer clear of site visits and further advised the commission against giving an advisory opinion on other options. He stated that staff could answer the applicants' questions.

Mr. Jenkins asked whether building line of site was from a particular perspective.

Commissioner Wallace explained building site lines. He acknowledged that the orientation of the house made it difficult to fit this pool where the applicants would like to have it, however when they purchased the property they were on constructive notice of where the pool would fit.

VII. Other business

City Code Amendment: C.O. 1153 General Employment – Architectural Changes

Planning Manager Christian explained that this is just a workshop in advance of drafting. At the April 7, 2025 meeting the commission recommended provisions to address the use of advanced fabric structures in TMD areas of the city. Following that, staff wants to be sure there are similar standards throughout the business park. GE/LGE is the largest zoning classification in the business park.

City Code Amendment: C.O. 1144 OCD Office Campus District – Public Recreational Uses

Planning Manager Christian delivered the staff report and explained that staff is seeking a vote.

Chair Kirby asked why the city is changing a class to gain something that is for free in another class.

Planning Manager Christian explained that this would mostly be used for existing office. Existing language allows this as a conditional use and staff is asking for this as a permitted use for OCD.

Chair Kirby stated that this gives the city a way to keep the OCD on the ground rather than do the CF.

Commissioner Larsen asked whether there will be more OCD areas in the city.

Planning Manager Christian answered that theoretically there could be but not sure where they would go.

Commissioner Wallace stated that he had nothing specific regarding the proposal. However, he noted that the existing language in C.O. 1144.02(c) doubles back on itself.

Planning Manager Christian stated that staff will take a look at it.

Commissioner Larsen remarked that he would strike "included but not limited to." He continued that he would also strike swimming pools – not sure how this would work in an office environment.

Chair Kirby stated that the language was likely intended for indoor pools.

Planning Manager Christian agreed and stated that the language could be clarified to state that public outdoor pools are conditional use and indoor pools are permitted.

Commissioner Larsen agreed that the changes were good.

Chair Kirby moved to favorably recommend the proposed changes to 1144 OCD Office Campus District, with the clean up language suggested by the commission. Commissioner Briggs seconded the motion.

Chair Kirby asked whether there was any discussion on the motion. Hearing none, he asked to hear the roll.

Upon roll call: Mr. Kirby yes, Ms. Briggs yes, Mr. Wallace yes, Mr. Larsen yes, Mr. Schell yes. Having five yes votes, the motion passed and the proposed language was favorably recommended with the suggested clean up language.

VIII. Poll members for comment

Chair Kirby polled the members for comment.

Commissioner Wallace stated that he recently drove past 7010 Lambton and he noted that there is no foliage there. He recalled that foliage was a condition of approval of placing the pool in the side yard, and it is not there.

Planning Manager Christian said staff would look at it, he also noted that the property had recently sold.

Commissioner Larsen provided an update on the US-62 Interchange Plan. He stated that MKSK is conducting focus group meetings to dilute the density. He reported that he anticipates that recommendations will be returned in the next 60 days.

IX. Adjournment

Having completed the agenda and having no further business, Chair Kirby adjourned the July 21, 2025 meeting of the planning commission without objection at 8:28 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

FPM-51-2025

Staff Report

Record of Action

VAR-52-2025

Staff Report

Applicant Photographs

Record of Action

C.O. 1144 OCD Office Campus District