



New Albany Planning Commission Meeting Agenda
Monday, September 15, 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: August 18, 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:

VAR-63-2025 Parkside Drive Patio Cover Easement and Material Variance

Variance to allow a patio cover to encroach into an easement and be constructed with non-permitted materials on a 0.147-acre site located at 7544 Parkside Drive (PID: 222-005276).

Applicant: Jeff Oslin

Motion of acceptance of staff reports and related documents into the record for VAR-63-2025.

Motion of approval for application VAR-63-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

FPL-64-2025 The Courtyards at Haines Creek Final Plat Phase 2

Final plat request to create 56 residential lots and 4 reserves for phase 2 of the Courtyards at Haines Creek subdivision located at 8306 Central College Road (PIDs: 222-005159 and 222-005158).

Applicant: Epcon Haines Creek, LLC

Motion of acceptance of staff reports and related documents into the record for FPL-64-2025.

Motion of approval for application FPL-64-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

VAR-69-2025 Straits Lane Accessory Structure Setback Variance

Variance to allow a patio and pergola to encroach into a required accessory structure setback on a 0.17-acre site located at 7820 Straits Lane (PID: 222-004601).

Applicant: Ciminello's Landscape Design, Inc.

Motion of acceptance of staff reports and related documents into the record for VAR-69-2025.

Motion of approval for application VAR-69-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

FPL-70-2025 Richmond Square Final Plat

Final plat request to create 6 residential lots and 1 reserve for the Richmond Square lot 10 subdivision located at 14-17 Richmond Square (PID: 222-003934).

Applicant: AJ Scott

Motion of acceptance of staff reports and related documents into the record for FPL-70-2025.

Motion of approval for application FPL-70-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

FDM-71-2025 Visions Professional Final Development Plan Modification

Final development plan modification for architectural changes for a new medical office building located in the Canini Trust Corp at 5175 Forest Drive (PIDs: 222-004965).

Applicant: Chris Smiley

Motion of acceptance of staff reports and related documents into the record for FDM-71-2025.

Motion of approval for application FDM-71-2025 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