



New Albany Planning Commission Meeting Agenda
Monday, October 20, 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: September 15, 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-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.

VAR-72-2025 Souder Road Building Height Variance

Variance to the Souder East R&I Subarea 3 zoning district to allow for an increase in maximum permitted building height from 45 feet to 55 feet (PID: 222-005106).

Applicant: SI NALL1 LLC c/o Underhill & Hodge LLC, Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for VAR-72-2025.

Motion of approval for application VAR-72-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

ZC-78-2025 6600 New Albany-Condit Road I-PUD Rezoning

Request to allow a zoning change from the Rural Residential sub-district of the Urban Center Code to Infill-Planned Unit Development (I-PUD) for 1.116+/- acres of land at 6600 New Albany-Condit Road (PID: 222-000640).

Applicant: Rob Riddle c/o Aaron Underhill, Esq., Underhill & Hodge LLC

Motion of acceptance of staff reports and related documents into the record for ZC-78-2025.

Motion of approval for application ZC-78-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-79-2025 Batch Plant Conditional Use

Conditional use request to allow the use and operation of a concrete batch plant located on a portion of 13312 Jug Street Road NW (PID: 095-111756-00.00)

Applicant: MBJ Holdings LLC c/o Aaron Underhill Esq

Motion of acceptance of staff reports and related documents into the record for CU-79-2025.

Motion of approval for application CU-79-2025 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