



New Albany Planning Commission Meeting Amended Agenda

Wednesday, January 21, 2026, 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: December 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:

ZC-80-2025 Fire Station Rezoning

Request for a zoning change from Limited General Employment (L-GE) to Community Facilities (CF) to allow for a proposed fire station on 6.350+- acres of land generally located at the northwest intersection of State Route 605 and New Albany Road East (Parcel ID: portion of 222-005258).

Applicant: Schorr Architects c/o Nathan Gammella

Presented by Sierra Saumenig

Motion of acceptance of staff reports and related documents into the record for ZC-80-2025.

Motion of approval for application ZC-80-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

VAR-98-2025 7108 Armscote End Pool Setback Variance

Request for a variance from the West Nine 2 Zoning Text, Subarea C (6)(d)(vii), to reduce the required pool setback from any property line at 7108 Armscote End (PID: 222-004853).

Applicant: Steve Kidwell

Presented by Kylie Blackburn

Motion of acceptance of staff reports and related documents into the record for VAR-98-2025.

Motion of approval for application VAR-98-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

FDP-97-2025 CME Credit Union FDP Extension

Request to extend approval of the final development plan for a CME Credit Union on 2.03+/- acres generally located at the intersection of Beech Road and Smith's Mill Road (PID: 093-106512-00.011).

Applicant: Tom Newcomb

Presented by Lauren Sauter

Motion of acceptance of staff reports and related documents into the record for FDP-97-2025.

Motion of approval for application FDP-97-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-104-2025 The Courtyards at Haines Creek Model Home Conditional Use

Request for conditional use approval of a model home on lot 102 for The Courtyards at Haines Creek on 0.31+/- acres at 5535 Wooster Drive (PID: 222-005486).

Applicant: Kelly Fankhauser c/o Epcor Haines Creek, LLC

Presented by Jay Henderson

Motion of acceptance of staff reports and related documents into the record for CU-104-2025.

Motion of approval for application CU-104-2025 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**