



**ROCKY FORK-BLACKLICK ACCORD IMPLEMENTATION PANEL**

**APRIL 16, 2026 Meeting Minutes - Approved**

4:00 P.M. in the New Albany Village Hall

**I. Call to order**

The Rocky Fork – Blacklick Accord Implementation Panel held a regular meeting on Thursday, April 16, 2026 in the New Albany Village Hall. Chair Smithers called the meeting to order at 4:02 p.m. and asked to hear the roll.

**II. Roll call**

Those answering the roll:

|                      |             |
|----------------------|-------------|
| Mr. Mike Chappellear | present     |
| Mr. Scott Harper     | present     |
| Mr. Jay Herskowitz   | present     |
| Mr. Ralph Smithers   | present     |
| Mr. Dave Paul        | present     |
| Mr. Todd Brubaker    | present     |
| Mr. Scott Billman    | present     |
| Mr. Kyle Sellers     | not present |

Having seven voting members present, the panel had a quorum to transact business.

Staff members present: Planner Hunter Rayfield, Planner II Sierra Saumenig, Deputy Clerk Madriguera.

**III. Action on minutes:**

Chair Smithers asked if there were any corrections to the minutes from the March 19th, 2026 regular meeting.

Hearing no further corrections, Panel Member Herskowitz moved for approval of the minutes. Panel Member Paul seconded the motion.

Upon roll call: Mr. Billman yes, Mr. Smithers yes, Mr. Chappellear yes, Mr. Harper yes, Mr. Herskowitz yes, Mr. Paul yes, Mr. Brubaker yes. Having seven yes votes, the motion passed and the March 19th, 2026 minutes were approved as submitted.

**IV. Additions or corrections to the agenda**

Chair Smithers asked if there were any additions or corrections to the agenda.

Deputy Clerk Madriguera answered none from staff.

**V. Oath**

Chair Smithers administered the oath to all present who wished to address the panel.

**V. Hearing of visitors for items not on this agenda**

Chair Smithers asked if there were any visitors present who wished to address the panel for an item not on the agenda. Hearing none, he introduced the first and only case on the agenda and asked to hear the staff report.

## **VI. Case:**

### **5953-6065 Central College Rd**

*City of Columbus conceptual review to develop 246 multi-family residential units on the 9.05-acre site located at 5953-6065 Central College Rd.*

Planner Rayfield delivered the staff report.

Panel Member Paul asked what the City case number is for the application. Planner Rayfield answered that a rezoning has not yet been filed and will be assigned a case number at the time of filing.

Applicant Paul Pardi gave a background on the closure and sale of Bubbly Food Hall. He explained there were attempts with multiple brokers to find a new use for the building, but the attempts were unsuccessful. Due to a timeline with the seller these attempts cannot continue. He then presented updates on the application since the January conceptual meeting.

Chair Smithers opened the discussion to questions from Panel members.

Panel Member Herskowitz asked if Mr. Pardi has considered where stormwater detention would be provided. Mr. Pardi explained it is underground.

Panel Member Chappellear asked about a gas line and street trees along Central College Road. He asked where the gas line is in relation to the street trees. Mr. Pardi said he will follow up to show where that gas line is located.

Panel Member Chappellear stated a concern regarding building height transitions now going from one story to three stories.

Panel Member Chappellear asked if street trees are allowed on the gas easement along Central College Road. Mr. Pardi answered that he can continue with the same tree pattern of neighboring sites and will confirm if there are any gas easement issues.

Panel Member Chappellear asked about the height of mounding within the southern gas easement. Mr. Pardi displayed an image of the mounding and noted it is around 3-5ft in height. Panel Member Chappellear said there could be an issue placing mounding over the gas piping. Mr. Pardi noted that they are not proposing mounding and that the mounding is existing.

Panel Member Chappellear asked how the current proposal's setbacks and building height compares with neighboring developments. He asked if the proposal is closer to the road than neighboring developments. Mr. Pardi noted that the previously approved development on this site included a 20ft setback and that this proposal is further back than what was approved.

Panel Member Chappellear asked for a comparison of the previously approved density and neighboring sites' density. Mr. Pardi noted that the previously approved proposal was a different concept that included a mix of office, commercial, and condos.

Panel Member Herskowitz asked if Mr. Pardi has completed a market analysis and if he is confident in his proposal. Mr. Pardi answered yes.

Mr. Pardi asked for the Panel's level of support for the proposal. Chair Smithers noted the proposal's level of attention to details, including working around the gas easement and communicating with the neighbors. Panel Member Brubaker noted Mr. Pardi answered the Panel's questions from the January meeting and said he would support moving the application to a vote. Mr. Pardi stated that he would prefer to wait until a rezoning has been filed and to return to the Panel for a vote.

Panel Member Paul asked if Mr. Pardi expected any variances to be included concurrently with the rezoning. Mr. Pardi's attorney Dave Perry answered that there may be, and they would be concurrent with the rezoning. Panel Member Paul noted he is the Zoning Committee Chair for the Northland Community Council (NCC) and has the potential for the application to have to appear before the NCC.

Panel Member Harper noted the proposal's architecture is compatible with the streetscape.

Panel Member Chappellear reiterated his concern regarding having residential near the existing gas line.

## **VII. Other business**

There was no other business.

## **VIII. Adjournment**

Having no further business and having completed their agenda, Panel Member Paul moved to adjourn the April 16, 2026 meeting of the Rocky Fork – Blacklick Accord Implementation Panel. Panel Member Herskowitz seconded the motion. Without objection, the meeting was adjourned at 4:47 p.m.

Submitted by Planner Hunter Rayfield.