



Parks and Trails Advisory Board

Monday, June 2, 2025 Meeting Minutes - Approved

I. Call to order

The New Albany Parks and Trails Advisory Board held a regular meeting on Monday, June 2, 2025 in the New Albany Village Hall. Chair Stribick called the meeting to order at 6:00 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

George Stribick, Chair	present
Char Steelman, Vice- Chair	present
Tricia Segnini, Secretary	absent
Tricia Bhat	present
Jeff Heuerman	present
Maria Schaper	present
Michelle Stoughton	absent
Council Member Fellows	absent

Having five voting members present, the board had a quorum to transact business.

Staff members present: Planning Manager Christian, Planner I Henderson, Planner II Saumenig, Deputy Clerk Madriguera.

III. Action on minutes: November 4, 2024

Chair Stribick asked whether there were any additions or corrections to the November 4, 2024 minutes.

Hearing none, Board Member Steelman moved to approve the November 4, 2024 meeting minutes. Board Member Heuerman seconded the motion.

Upon roll call: Ms. Steelman yes, Mr. Heuerman yes, Ms. Schaper yes, Ms. Bhat yes, Mr. Stribick yes. Having five yes votes, the motion passed and the November 4, 2024 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

Chair Stribick administered the oath to all present who would be addressing the board.

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

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

Hearing none, he introduced the first and only case on the agenda and asked to hear from staff.

VI. Cases:

FDP-35-2025 NACC Section 30 Final Development Plan

Final development plan for a 39-lot residential subdivision and 6 reserves on 30.04 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.

Planner I Henderson delivered the staff report.

Board Member Steelman confirmed that the existing trail was 8 feet wide and that the new trail would be a 4-foot brick trail.

Board Member Schaper commented that a 4-foot brick path was less functional than an 8-foot wide asphalt trail, particularly for bicycles.

There was discussion about the brick path.

Applicant Tom Rubey, New Albany Company, spoke in support of the application. He explained that there is a lot of history with this neighborhood. There is a park located at Brandon and Lambton which would be deeded to the city, and at the request of neighbors, NACO has figured out a way to extend the golf cart path in order to connect to that park. Regarding the change from asphalt to brick on the path, the answer is that it is entirely aesthetically driven.

Board Member Schaper thanked him and asked whether there a reason why at the Head of Pond sidewalk does not extend.

Mr. Rubey responded that it was because they were trying to maintain as many trees as possible. However, he continued, the applicants can figure out a way to accomplish that and would commit to that.

Board Member Schaper thanked him and remarked that extension of the sidewalk will improve functionality.

Board Member Steelman asked for more details about the pond.

Mr. Rubey explained that it is a functional stormwater basin, and that it will be made bigger and heavily landscaped around the perimeter. It is approximately 4.8 acres in size. He explained how the pond would be improved.

Board Member Bhat noted that the proposal is two acres short of greenspace. She remarked that she did not understand #5 in the staff report and what the staff proposes to do with that.

Mr. Rubey explained the history behind the parkland bank in general, and how NACO's parkland bank as it has grown over time.

Planning Manager Christian added that NACO has a parkland and open space bank and it has approximately 30 acres in the bank that can be used to satisfy this two-acre shortfall.

Board Member Steelman stated that the park in the corner of Brandon and Lambton that will be deeded to the city may satisfy most of the shortfall.

Board Member Heuerman confirmed the use of brick on the path. He asked when the lots would be sold. He also asked for the timeline for development once the lots were purchased.

Mr. Rubey responded that he hoped by the end of the year and further that they were slated to start work by the end of July 2026. They were projecting a 12 – 18 month build time.

Chair Stribick asked for the price range.

Mr. Rubey responded that the low end was \$600k and the high was \$1.5k, and he was told that was not aggressive enough.

Chair Stribick asked if there were any further questions.

Hearing none, Board Member Steelman moved to admit staff reports and related documents into the record for FDP-35-2025. Board Member Schaper seconded the motion.

Upon roll call: Ms. Steelman yes; Ms. Schaper yes; Ms. Bhat yes; Mr. Stribick yes; Mr. Heuerman yes. Having five yes votes, the motion passed and the staff reports and related documents were admitted to the record for FDP-35-2025.

Board Member Heuerman moved for approval of FDP-35-2025 based on the findings with the conditions in the staff report, if any, subject to staff approval. Board Member Steelman seconded the motion.

Upon roll call: Mr. Heuerman yes; Ms. Steelman yes; Ms. Bhat no; Ms. Schaper yes; Mr. Stribick yes. Having four yes votes and a single no vote, the motion passed and FDP-35-2025 was favorably recommended to the Planning Commission.

Board Member Bhat explained that she voted no because the swamp land Florida does not help this application; and the application is short of greenspace required. The greenspace is required for a reason.

Mr. Rubey responded that this area was replete with greenspace and that NACO has a demonstrated commitment to greenspace and parkland and robust parkland bank.

The board thanked the applicant and wished him good luck.

VII. Other business

1. Annual Organization Meeting

Chair Stribick called the annual organizational meeting to order.

Board Member Steelman remarked that there are so few meetings. She stated that she had spoken with Board Member Segnini, the board's secretary, who was absent. Board Member Segnini was willing to continue as secretary. She proposed that the board continue with the current leadership structure unless anyone present wanted to be in leadership.

The other board members agreed that retaining the current structure was best.

Chair Stribick appreciated everyone's confidence. He recounted the history of the board and acknowledged that this structure works but was also open if the new people wanted to jump in. He appreciated that everyone wanted to keep him in this role. He remarked that Dr. Johnson and Bill Resch believed that good planning results in good results. New Albany has been successful and he is happy with the situation.

Ms. Bhat moved to re-elect Mr. Stribick as Chair, Ms. Steelman as Vice Chair, and Ms. Segnini as Secretary, and to establish the first Monday of the month at 6:00 p.m. in the New Albany Village Hall as the date, time, and location of the regular meetings for 2025. Ms. Schaper seconded the motion.

Upon roll call: Ms. Bhat yes; Ms. Schaper yes; Mr. Stribick yes; Ms. Steelman yes; Mr. Heuerman yes. Having five yes votes, the motion passed.

2. Annual Trail Update/Parks Framework Plan Implementation Update
Planner II Saumenig delivered the update.

Board Member Schaper remarked that the city was doing a great job with parks. She is a Windsor resident and really enjoys the park.

Board Member Bhat agreed and added that Taylor Farm is great. In fact it is so great that there is no parking.

VIII. Poll members for comment

Chair Stribick asked for an update on the Hamlet.

Planning Manager updated the board on the progress of the development.

Board Member Steelman asked about the Lion's Club building. She noted that the stucco was being removed and other work was being done.

Planning Manager Christian said that extensive remediation was underway. The building has been vacant for a long time, but at this time there is no known use.

Board Member Bhat and staff discussed the location of James River Park.

Chair Stribick asked if there were any further comments.

IX. Adjournment

Hearing none, Board Member Steelman moved for adjournment. Board Member Schaper seconded the motion. Without objection the June 2, 2025 meeting of the New Albany Parks and Trails Advisory Board was adjourned at 6:50 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix

FDP-35-2025

Staff Report

Record of Action



Parks and Trails Advisory Board Agenda
Monday, June 2, 2025 6:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment 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: November 4, 2024

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-35-2025 NACC Section 30 Final Development Plan

Final development plan for a 39-lot residential subdivision and 6 reserves on 30.04 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

Applicant: The New Albany Company LLC c/o Aaron Underhill, Esq.

Motion of acceptance of staff reports and related documents into the record for FDP-35-2025.

Motion of approval for application FDP-35-2025 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other business

1. Annual Organization Meeting
2. Annual Trail Update/Parks Framework Plan Implementation Update

VIII. Poll members for comment

IX. Adjournment

EAST NINE I-PUD
PARCELS INCLUDED IN FINAL DEVELOPMENT PLAN APPLICATION

Franklin County Auditor Parcel Numbers:

222-005185	222-005203	222-005183
222-005186	222-005204	222-005184
222-005187	222-005205	222-001668
222-005188	222-005206	
222-005189	222-005207	222-005218
222-005190	222-005208	222-004458 (limited portion)
222-005191	222-005209	
222-005192	222-005210	
222-005193	222-005211	
222-005194	222-005212	
222-005195	222-005213	
222-005196	222-005214	
222-005197	222-005215	
222-005198	222-005216	
222-005199	222-005217	
222-005200	222-005180	
222-005201	222-005181	
222-005202	222-005182	
222-005219		
222-005220		



Parks and Trails Advisory Board

Monday, November 4, 2024 Meeting Minutes - DRAFT

I. Call to order

The New Albany Parks and Trails Advisory Board held a regular meeting on Monday, November 4, 2024 at the New Albany Village Hall. Chair Stribick called the meeting to order at 6:00 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll:

Mr. Stribick	present
Ms. Steelman	present
Ms. Bhat	present
Mr. Heuerman	absent
Ms. Schaper	absent
Ms. Stoughton	present
Ms. Segnini	present
Council Member Fellows	present

Having five voting members present, the board had a quorum to transact business.

Staff members present: Planner II Christian, Planner Saumenig, Deputy Clerk Madriguera.

III. Action on minutes: August 5, 2024

Chair Stribick asked whether there were any corrections to the minutes from the August 5, 2024 meeting.

Board Member Steelman responded with the following corrections:

- On page 2, arborvitae is one word, not two;
- On page 3 in the second paragraph, the word "it" should be the word "is;"
- On page 3, clarification of what was meant when the applicant stated that the reason for the variance request for some of the sidewalks was that the eight-foot width of some of the interior sidewalks was inappropriate. Planner II Christian responded that he would work with Deputy Clerk to clarify the language.

Hearing no further corrections, Board Member Steelman moved for approval of the August 5, 2024 meeting minutes. Board Member Segnini seconded the motion. Upon roll call: Ms. Steelman yes, Ms. Segnini yes, Ms. Bhat yes, Ms. Stoughton yes, Mr. Stribick yes. Having five yes votes, the motion passed and the August 5, 2024 meeting minutes were approved as corrected.

IV. Additions or corrections to the agenda

Chair Stribick administered the oath to all present who wished to address the board.

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

Chair Stribick asked if there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he noted that there were no cases on the agenda and

introduced the first item under Other business, the Informal review of the NACC Section 30 rezoning and preliminary plat application.

VI. Cases:

VII. Other business

Informal review of the NACC Section 30 rezoning and preliminary plat application

Planner Saumenig explained that there would not be a staff report at the meeting. This informal review was at the applicant's request. A formal hearing and board action would occur at a later date.

Applicant Tom Rubey from the New Albany Company located at 8000 Walton Parkway presented the informal review. He explained that changes include replacement of the 8-foot wide leisure trail with a brick sidewalk. He further explained that the access at Head of Pond will be altered and made more clear.

Chair Stribick asked about the purpose of the gatehouse.

Board Member Segnini asked whether it will be a model home.

Mr. Rubey responded that it will most likely be used by realtors and that eventually it will be sold as a single-family home.

Chair Stribick asked about egress of a road in the southeast portion of the development.

Mr. Rubey responded that the road referenced is a cul-de-sac, and that it will be one way in and one way out.

Chair Stribick stated that he was concerned about whether a fire truck would be able to successfully navigate the road so as to access the properties on the cul-de-sac.

Mr. Rubey responded that all of the roads will be tested as required to ensure adequate access by emergency vehicles.

Board Member Segnini asked for the size of the green space.

Mr. Rubey responded that it would be 150-feet long x 60-feet wide. It will be terraced, and will probably be upon a plinth. He stated that the green space will be public but they will have a private park feel.

Board Member Segnini asked whether the new brick path will be 8-feet wide.

Mr. Rubey responded no, it will not be 8-feet, it will be 4-feet wide.

Board Member Segnini remarked that it would be more like a sidewalk.

Board Member Bhat asked whether the width and brick surface would affect bike traffic.

Mr. Rubey responded that the brick path will have a very different look and feel but he does not suspect the path will affect bike traffic because in this neighborhood most bikes are ridden in the street.

Chair Stribick asked whether the streets will be brick.

Mr. Rubey responded no, just the portion of the street at the entrance will be brick.

Board Member Segnini asked whether there would be a path around the pond and whether the public could access the path.

Mr. Rubey responded that there would be a path around the pond and the public could access the path at the ends, only.

Board Member Segnini asked for the location of the nearest playground.

Mr. Rubey responded that the nearest playgrounds were at Pembroke and at Head of Pond.

Chair Stribick asked whether the pond would be modified.

Mr. Rubey responded yes. In order to accommodate the shifting of the lots, the pond will be drained, regraded, and shifted. The utilities and infrastructure will also need to be moved.

Board Member Steelman confirmed that there would be an area of cluster homes, she asked about their proximity to each other, and asked whether it would be similar to Sessions Village.

Mr. Rubey said yes, this is a cluster of homes similar to Sessions Village. The homes would be very close and some would touch. The closest thing New Albany has now to Sessions now is Edge of Woods.

Board Member Segnini asked what the square footage of the cluster homes would be.

Mr. Rubey responded that they would be 3,500 – 4,000 square feet.

Board Member Bhat stated that it would find it helpful to see a map of the bike trail.

Board Member Segnini asked whether Mr. Rubey had inspo pictures of the architecture.

Mr. Rubey responded that the architecture and design of the neighborhood is evolving. The design team is still deciding in what order the lots and houses would be sold – together? separately? The architecture will be Georgian. It will not be as flexible as Ealy Crossing and it will not be as stringent as Edge of Woods.

Board Member Segnini asked whether the green and park space will be managed by the home owners' association or the City of New Albany.

Mr. Rubey responded that there will be green space and park space dedicated to the city. He further clarified that there are no plans to build a neighborhood park.

Board Member Segnini asked whether will there be trash cans and dog-i-pots.

Mr. Rubey responded yes, there will be trash cans and dog-i-pots. The home owners' association will dictate the quantity.

Board Member Segnini asked whether a water feature would be installed in the pond in order to keep the water moving.

Mr. Rubey responded that there would not be a water feature installed but three bubblers would be installed in order to keep the water moving and manage the algae.

Board Member Segnini asked what the timeline for releasing the lots is.

Mr. Rubey responded that he was unsure. It was built it two years ago and the lots were not released. The design team is now working through the entitlement process. They will be moving street trees in November. Releasing it a year from now would be fantastic, but there are many details to resolve prior to release and the team is painstakingly detail oriented. He added that it is likely that absorption will take well over ten years.

Board Member Segnini asked about advertisement, whether there would be a model home, and what the total number of units would be.

Mr. Rubey responded that there is a process that must be adhered to for model homes. They must be approved in two-year increments. There would be 40 units. The development would be called Blenheim, which was the name of Winston Churchill's childhood home.

Chair Stribick asked for further details about the new retention pond and the existing pond.

Mr. Rubey explained that the new retention pond will be dredged and moved. He further explained that the existing pond is under the jurisdiction of the Army Corps and the EPA, so there are regulatory standards that must be adhered to before any action occurs. The plan is to dredge a portion of the pond and to eliminate and the cat tails. There are many layers of complexity involved with this process and the good news is that plan is to improve the pond, not make it worse.

Mr. Rubey asked for further questions and said that he would return for a formal hearing.

Planner Saumenig added that the planning commission will hear the rezoning application on November 18th.

Board Member Segnini asked whether there was a price point for these homes. She further asked about lighting.

Mr. Rubey responded no. The original prices were not aggressive enough. The improvement plan is north of \$7 million dollars. He further answered that up-lighting and landscape lighting were prohibited.

Hearing no further questions, Chair Stribick thanked Mr. Rubey and introduced the next and final item of Other business.

Attendance of Members Rule Update – Amendments to C.O. 159.02(d)

Planner Christian updated the members on the rule change.

Board Member Bhat asked about the process for being excused.

Planner II Christian explained that upon the fourth absence, the board member should give a reason for the absence and council would have the flexibility to determine whether a forfeiture had occurred or whether the absence constituting grounds for a forfeiture should be excused. He clarified that it was not necessary to give a reason for all absences.

Board Member Steelman asked how this rule would apply to a board that only meets a couple of times per year.

Planner II Christian acknowledged that the new rule would not apply very much to this board.

Board Member Segnini asked whether there are preparation requirements for board members or whether there is a duty to watch missed meetings. She remarked that was surprised to see that some members of important groups seemed unprepared and not understanding all of the issues involved.

Planner II Christian responded that that was good feedback. There is no specific preparation requirement. He further stated that staff tries to include anything pertinent in the staff report.

Board Member Segnini thanked staff and observed that some things get lost in the shuffle, little things that should have been in there.

Planner II Christian responded that staff is continuously trying to build knowledge and to include technology in various ways including putting links into documents and the development of the board and commissions dashboard, which has land entitlement information dating back to 2018. He further said that staff will be circulating a survey asking for ways to improve staff support to boards.

Board Member Segnini thanked Planner II Christian and stated that she liked the idea of including links to the recordings of at least the prior two meetings.

Board Member Steelman added that information about prior procedure involving an application would be very helpful. She observed that there are a lot of things that the board considers and a little bit of review would be very helpful.

Planner II Christian asked whether the level of review for the Hamlet was sufficient.

Board Member Steelman responded that she thought staff needed to do more. She added that board and commission members have an independent duty to seek answers and understanding, but this duty does not extend to the public.

Planner II Christian thanked the board for their feedback.

VIII. Poll members for comment and Adjournment

Board Member Segnini asked whether there could be a way-finding document for the website. The board and commission members could navigate the site, but the average person does not know how to navigate it.

Board Member Bhat remarked that she had raised this issue before, and wanted to renew her request that maps needed have the same big view. It was difficult to orient the location of site plans as presented at the meetings. This difficulty presents a barrier to engagement.

Planner II Christian agreed that it could be included.

Chair Stribick asked for further questions or comments.

Hearing none, Board Member Steelman moved to adjourn the November 4, 2024 meeting of the New Albany Parks and Trails Advisory Board. Board Member Stoughton seconded the motion.

Upon roll call: Ms. Steelman yes; Ms. Stoughton yes; Mr. Stribick yes; Ms. Segnini yes; Ms. Bhat yes. Having five yes votes, the motion passed and the November 4, 2024 meeting was adjourned.

Submitted by: Deputy Clerk Madriguera, Esq.



TO: Parks and Trails Advisory Board
FROM: Jay Henderson, Planner
DATE: June 2, 2025
RE: New Albany Country Club Section 30 Final Development Plan

1. On November 4, 2025, the board heard an informal review of a rezoning and preliminary plat application for NACC Section 30. Section 30 of the New Albany Country Club rezoning and preliminary plat that was for 40 residential lots.
2. The applicant proposes a revision to Section 30 of the New Albany Country Club. The revised section now includes 39 residential lots on 30.04+/- acres nestled into the country club golf course.
3. Section VII(E) of the East Nine Infill-Planned Unit Development states that a public brick sidewalk shall be located within the right-of-way on both sides of Head of Pond Road and Baughman Grant and along the western side of Head of Pond Court. An existing asphalt path will remain along the east side of Head of Pond Court, extending from its intersection with Head of Pond Road.
4. The city's subdivision regulations require 20% of the gross developed land to be common open space. Wet and dry stormwater basins shall not be considered open space. In addition to the open space requirements, the city's subdivision regulations require a parkland dedication of 2,400 square feet per dwelling unit. Below is a table showing the open space and parkland dedication provided.

C.O. Requirement	Shown on FDP as	Required (acres)*	Provided (acres)	Difference	Meets Code?
1165.10 Open Space and Parkland	Reserves	8.2	6.26	-1.94	No
Total		8.2	6.26	-1.94	No

*Calculations based on 30.04 acres and 39 lots.

5. The final plat indicates that parkland will be owned by the city and maintained by an association comprised of the owners of the fee simple titles to the Lots in The New Albany Country Club subdivisions. In order to meet the parkland and open space requirements, staff recommends that the developer submit an updated parkland dedication agreement and remove 1.94 credits from it.
6. The applicant does not propose to install any playground equipment within this section of the country club. Section VII(F)(4) of the zoning text states that this

zoning district shall be exempt from the requirement of Section 1185.15(c)(6) that would otherwise require all residences to be located within 1,200 feet of playground equipment.



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear NEW ALBANY COMPANY LLC,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Thursday, July 17, 2025

The New Albany Parks and Trails Advisory Board took the following action on 06/02/2025 .

Final Development Plan

Location: 1000 Baugham Grant

Applicant: NEW ALBANY COMPANY LLC,

Application: PLFDP20250035

Request: FDP-35-2025 NACC Section 30 Final Development Plan

Final development plan for a 39-lot residential subdivision and 6 reserves on 30.04 acres generally located north and west of Lambton Park Road and south of Brandon Road (PID: 222-004458 and 46 others—see backside of agenda for complete parcel list).

Motion: To approve

Commission Vote: Motion Approved with Conditions, 4-1

Result: Final Development Plan, PLFDP20250035 was Approved with Conditions, by a vote of 4-1.

Recorded in the Official Journal this

Condition(s) of Approval:

1. The applicant withdraws acreage from the parkland bank to meet the required open space and parkland requirement.

Staff Certification:

Jay Henderson
Planner