



**New Albany Planning Commission Agenda**  
Monday, September 19, 2022 7:00pm

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 of Minutes:** August 15, 2022

**IV. Additions or Corrections to Agenda**

Swear in All Witnesses/Applicants/Staff whom 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**

**VII. Cases:**

**ZC-82-2022 Rezoning**

Request to rezone 8.83 acres located at 6700, 6770, 6800 Central College Road from Agricultural (AG) to Limited Suburban Single-Family Residential District (L-R-4) for an area to be known as the Alden Woods Zoning District to permit a subdivision consisting of nine new single-family lots (PID: 222-004860).

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

*Motion of Acceptance of staff reports and related documents into the record for ZC-82-2022.*

*Motion of approval for application ZC-82-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**CU-101-2022 Conditional Use**

Request for a conditional use permit to operate an industrial manufacturing and assembly conditional use to allow the operation of a concrete batch plant located at 4680 Ganton Parkway (PID: 094-107106-00).

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

*Motion of Acceptance of staff reports and related documents into the record for CU-101-2022.*

*Motion of approval for application CU-101-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**ZC-102-2022 Rezoning**

Request to rezone 509.17 acres located at Johnstown-Utica Road and Beech Road from Agricultural (AG) to Limited General Employment District (L-GE) for an area to be known as the Business and Technology Zoning District (PID: 222-004860).

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

*Motion of Acceptance of staff reports and related documents into the record for ZC-102-2022.*

*Motion of approval for application ZC-102-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VAR-103-2022 Variance**

Variance request to allow installation of a fence within a drainage easement of the Ebrington Recorded Plat located at 6988 Hanby's Loop (PID: 222-00483600).

**Applicant: Ryan and Ashely Deal**

*Motion of Acceptance of staff reports and related documents into the record for VAR-103-2022.*

*Motion of approval for application VAR-103-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**ZC-105-2022 Rezoning**

Request to rezone 18.3 acres located at 12525 Jug Street from Agricultural (AG) to Infill Planned Unit Development (I-PUD) for an area to be known as the Clover Valley Zoning District (PID: 037-112056-00).

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

*Motion of Acceptance of staff reports and related documents into the record for ZC-105-2022.*

*Motion of approval for application ZC-105-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**CU-106-2022 Conditional Use**

Request for a conditional use permit to operate an industrial manufacturing and assembly conditional use to allow for the operation of a concrete batch plant located at 3210 Horizon Court (PID:095-111756-00).

**Applicant: Pepper Construction Company and Lincoln Properties Company**

*Motion of Acceptance of staff reports and related documents into the record for CU-106-2022.*

*Motion of approval for application CU-106-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FPL-109-2022 Preliminary and Final Plat**

Preliminary and Final Plat for the dedication of Clover Valley Road, Jug Street Road and Mink Street (PID: 095-112188-00.000, 095-112188-00.001, 095-111948-00.000, 095-112080-02.000, 095-112080-00.000, 037-112056-00.001).

**Applicant: City of New Albany**

*Motion of Acceptance of staff reports and related documents into the record for FPL-109-2022.*

*Motion of approval for application FPL-109-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**FPL-110-2022 Preliminary and Final Plat**

Preliminary and Final Plat for the dedication of Clover Valley Road, Harrison Road and Jug Street Road (PID: 095-111756-00.000, 095-111732-00.000, 095-112620-00.000, 095-111978-00.000, 095-111732-00.003, 095-112200-00.004, 095-112200-00.000, 095-111564-00.000).

**Applicant: City of New Albany**

*Motion of Acceptance of staff reports and related documents into the record for FPL-110-2022.*

*Motion of approval for application FPL-110-2022 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.*

**VIII. Other Business**

**IX. Poll members for comment**

**X. Adjournment**