



New Albany Planning Commission Agenda
Wednesday, February 22, 2023 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall, 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: December 19, 2022

IV. Additions or corrections to agenda

Administer the oath to all witnesses/applicants/staff who plan to address the board. "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-08-2023 Rezoning

Request to rezone 195.98 acres located on the west side of Beech Road in Licking County from Agricultural (AG) to Limited General Employment District (L-GE) for an area to be known as the Northeast Business Park Zoning District (PIDs: 037-111558-00.000, 037-111768-01.000, 037-111768-00.000, 037-111768-00.004, 037-111768-00.001, 037-111768-00.002, 037-112026-00.00, 037-111768-00.003).

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

Motion of acceptance of staff reports and related documents into the record for ZC-08-2023.

Motion of approval for application ZC-08-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FDP-09-2023 Final Development Plan

Final development plan modification to allow for construction of a 2,050 square foot Wendy's restaurant with drive-through on 1.20 acres located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00).

Applicant: The McIntosh Group, c/o Mark Lamzik

Motion of acceptance of staff reports and related documents into the record for FDP-09-2023.

Motion of approval for application FDP-09-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

CU-10-2023 Conditional Use

Request for a conditional use permit to operate a drive-through use associated with a Wendy's restaurant located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00).

Applicant: The McIntosh Group, c/o Mark Lamzik

Motion of acceptance of staff reports and related documents into the record for CU-10-2023.

Motion of approval for application CU-10-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VAR-15-2023 Variances

Variances to the number of active and operable doors, maneuvering lane width requirements, signage requirements, and setback requirements associated with a final development plan application for a Wendy's development generally located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00).

Applicant: The McIntosh Group, c/o Mark Lamzik

Motion of acceptance of staff reports and related documents into the record for VAR-15-2023.

Motion of approval for application VAR-15-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

FPL-50-2014 Condition of Approval Modification

Modifications to a condition of approval for the Innovation Campus Way final plat located east of Innovation Campus Court and west of Harrison Road, and north of State Route 161, and right-of-way dedication along the west side of Harrison Road.

Applicant: City of New Albany

Motion of acceptance of staff reports and related documents into the record for FPL-50-2014.

Motion of approval for application FPL-50-2014 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval.

VII. Other Business

- New Albany Solar Energy Initiative Best Practices Report
- Beech Road North Landscape Plan

VIII. Poll members for comment**IX. Adjournment**