



New Albany Planning Commission Meeting Agenda
Monday, November 17, 2025, at 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: October 20, 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:

FDP-83-2025 Dutch Bros Coffee Shop Final Development Plan

Final development plan for a new Dutch Bros coffee shop on a 0.70-acre site in the Canini Trust Corp. located at 9930 Johnstown Road (PID: 222-005166).

Applicant: Galloway c/o Aaron McLean

Motion of acceptance of staff reports and related documents into the record for FDP-83-2025.

Motion of approval for application FDP-83-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-84-2025 Dutch Bros Coffee Shop Drive-Through Conditional Use

Request for the conditional use of a drive-through for a new coffee shop on a 0.70-acre site in the Canini Trust Corp. located at 9930 Johnstown Road (PID: 222-005166).

Applicant: Galloway c/o Aaron McLean

Motion of acceptance of staff reports and related documents into the record for CU-84-2025.

Motion of approval for application CU-84-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

VAR-85-2025 Dutch Bros Coffee Shop Variances

Request for variances from parking space requirements, signage requirements, and active front door requirements for a new coffee shop on a 0.70-acre site in the Canini Trust Corp. located at 9930 Johnstown Road (PID: 222-005166).

Applicant: Galloway c/o Aaron McLean

Motion of acceptance of staff reports and related documents into the record for VAR-85-2025.

Motion of approval for application VAR-85-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-91-2025 Woodhaven Model Homes Conditional Use 1

Conditional use extension to allow an existing model home to continue operations on lot 52 within the Woodhaven subdivision (PID: 222-005343).

Applicant: Bob Webb c/o Kirk Denyes

Motion of acceptance of staff reports and related documents into the record for CU-91-2025.

Motion of approval for application CU-91-2025 based on the findings in the staff report, with the conditions listed in the staff report, subject to staff approval.

CU-92-2025 Woodhaven Model Homes Conditional Use 2

Conditional use approval for a residential model home to be located on lot 51 within the Woodhaven subdivision (PID: 222-005342).

Applicant: Bob Webb c/o Kirk Denyes

Motion of acceptance of staff reports and related documents into the record for CU-92-2025.

Motion of approval for application CU-92-2025 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