



Special Planning & Zoning Commission
Monday, July 7, 2025 - 5:30 PM
MINUTES

1. Call to Order/Roll Call

Vice Chairman Ryan Green called to order the Planning and Zoning Commission meeting for July 7, 2025 at 5:35 p.m.

Staff present: Trevor Traphagen - City Planner, Teresa Monroe - Clerk of Council

Public present: Aaron Underhill, Jamie McNally

2. Public Comment on items not on the agenda

No comments

3. Approval of Minutes

a. June 10, 2025

ACTION: Kyle Cook moved to approve; Ryan Green seconded and all were in favor.

AYES: Ryan Green, Kyle Cook, Mark Zolendziewski

NOES: None

ABSTAIN: None

Passed 3 - 0

4. Recommendation to Council on Application # 5-31-25 Zoning Map Amendment; 11076, 11718, 11662, 11820, 11850 Green Chapel Road

a. Application & Staff Report

City Planner Trevor Traphagen said the application before the board tonight is to expand the PD district by applying zoning to properties that will be annexed later and to rearrange a couple of the sub-area boundaries within the Planned Development itself. Zoning proposed is Planned Development (PD) from Agricultural. Mr. Traphagen reviewed the illustrations provided in the application as well as the staff report. He said this area of the Comprehensive Plan is designated employment and planned neighborhood, the proposed change they are reviewing tonight will not really change that in any way, there will still be a mixed-use aspect or a planned neighborhood aspect, the employment will be expanded slightly to accommodate an easier use of the land overall. Based on the Comprehensive Plan and Chapter 1165 of the city's Codified Ordinance, Mr. Traphagen said he did not find any inconsistencies that raised red flags, nothing in here changes the fact that final development plans or a CODA review will still be required for final development, it just simply rearranges the sub-areas to allow for a little more flexibility in the employment portions of the PD.

Aaron Underhill with Underhill and Hodge, attorney representing the applicant, was present along with Jamie McNally with the New Albany Company. Mr. Underhill said that over the last couple of years, since the original zoning, they have continued to acquire parcels around the perimeter and square things off. They have been successful in getting another 28.7 acres in contract, so this will net out an addition of that much to the PD district. He said they are also

taking 73.2 acres and taking them from other subareas and putting them into Sub-Area 1 which is purely industrial, they are seeing the more industrial type users want a site about a hundred acres in size, they do have some interest here by players who won't be named yet.

Ryan Green said they are expanding the commercial side, not the housing side. Jamie McNally said the "missing teeth" have all been filled in along Green Chapel. There is a 6.7 acre parcel still in process and will be the last one along Green Chapel.

Mark Zolendziewski said there is already a data center going in and asked Jamie McNally if there was more employment opportunity from the other players they are talking to, or was this another data center trying to come in. Mr. McNally said he would say they have interest from both, there are a few projects through One Columbus that they have been submitting sites for in Johnstown, they have all been in need of around one hundred acre sites. He said they have different code names, they often don't know who the end user is, biopharmaceutical and advanced manufacturing are the two biggest industries, but they've had interest from various industries, including data centers, pharmaceutical, advanced manufacturing and industrial. He said they don't really have much interest now from commercial, they do have some interest from health care and some from multi-family development, but in the short term, they want to continue the industrial development first before they advance any multi-family. Mr. Underhill said on the big projects, merely the fact that they can't meet the underlying acreage requirement, throws the city off the list, they feel very confident that changing the line and increasing the industrial will make the site more marketable. Mr. Zolendziewski said because they are chopping half of the multi-family subarea currently available, as well as almost half of the commercial and mixed use, and it has to go somewhere else at some point, were they planning on banking to utilize elsewhere or what was the plan. Mr. Underhill said that is to be determined, not very likely if they keep the mixed use there that we will see the units that are entitled to stay on this site, they may be looking to do some things elsewhere. Ryan Green said a plan would have to come back through them, it will have to go through CODA, they still haven't done a final plat on the PD district, there are still checks and balances. He asked if the applicants knew when a final plat would come through, Jamie McNally said no, the big things will be the timing of a project and an end user, and utilities. They have continued to have conversations with Johnstown's service department and engineers to strategize ways to service the site for water and sanitary, as well as when LRE and AEP can bring utilities to the site. All they can do in the meantime is continue to de-risk the site for the desirable end users.

Ryan Green opened the floor to any public comments on the application, there were no comments.

ACTION:	Kyle Cook moved to approve; Mark Zolendziewski seconded and the vote was as follows:
AYES:	Ryan Green, Kyle Cook, Mark Zolendziewski
NOES:	None
ABSTAIN:	None

Passed 3 - 0

Clerk Monroe added for the record that the motion to approve is a recommendation to City Council.

5. Other Business

1. Mr. Green inquired on any upcoming applications. Ms. Monroe said an application from AEP will be heard on July 22nd. Mr. Traphagen said an application has been submitted to amend Ordinance 19-2023, the governing PD district ordinance, to allow for on-site power

generation using a non-combustion based process. His understanding is that it uses natural gas but it doesn't burn it, it is very quiet and can be mounted on buildings, similar to an HVAC unit, he understands it would be part of one of the data centers.

6. Adjourn

ACTION: Ryan Green moved to adjourn; Mark Zolendziewski seconded and all were in favor.

AYES: Ryan Green, Kyle Cook, Mark Zolendziewski

NOES: None

ABSTAIN: None

Passed 3 - 0

The meeting ended at 5:53 pm.