November 17, 2026

Plain Township Board of Trustees
c/o Kerri Mollard, Chair
45 Second Street
New Albany, Ohio 43054

RE: Zoning Commission Hearing on 7276 Walnut Street

To the Plain Township Board of Trustees:

Please be advised that the Plain Township Zoning Commission held a public hearing on November 12, 2026, on the rezoning application of 7276 Walnut Street to rezone Parcel #220-001668 from Rural to Exceptional Use District in order to allow a baseball training facility. This proposed amendment was designated as Plain Township Zoning Amendment Number 10-8-2026-01.

During this public hearing, Amanda Martin made a motion to approve the zoning amendment with conditions and the motion was seconded by Ali Behaein. VOTE: Amanda Martin – YES; Richard Otten – YES; Ali Behaein – YES; Dustin Pargeon – YES. As a result, the motion to recommend approval of Zoning Amendment 10-8-2026-01was adopted by a majority vote. The conditions of the recommendation are as follows:

1) Tree screening on the west side using mixed native species, along the first 700 ft (applicant suggested roughly 30 trees in phase 1 and 20 in phase 2).
2) A preliminary landscape plan, including headlight screening.
3) Netting for any future outdoor baseball field.
4) Dumpster screening.
5) The conditions of approval recommended by the Franklin County Planning Commission
    a. The applicant/owner shall dedicate 40 feet of ROW to the Franklin County Commissioners, measured from the Walnut Street centerline to provide their portion of the 80 feet of ROW per the Throughfare Plan ROW.
    b. Prior to consideration by the Plain Township Board of Trustees, the applicant shall provide information necessary for the Franklin County Engineer's Office to make a finding of engineering feasibility or other evidence of reasonableness regarding stormwater management.
    c. Prior to approval of any zoning compliance, the applicant shall submit and receive approval by the FCEO of a traffic access study that analyzes turn lanes into the site and a sight distance study at the proposed access point will be required based on the number of peak hour trips expected and incorporates trip generation data per the 12th edition of the ITE Trip Generation Manual.

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Therefore, the recommendation of the Plain Township Zoning Commission is to approve Zoning Amendment 10-8-2026-01, with the aforementioned conditions, to rezone 7276 Walnut Street from Rural to Exceptional Use to allow a recreational facility operated on an admission fee or membership basis.

Sincerely,

Richard Otten
Chairman
Plain Township Zoning Commission