

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, November 2, 2017, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor, at City Hall on November 2, 2017.

Attendees: Bob Eichenberg, T. Michael Corathers, Kelly Sauber, Penny Mullen, Michael Noel, Demetrios Prokos, Robert Delach

1. **Call to Order**

RJ Sumney called the regular meeting of the Planning Commission to order at 12:04 p.m. and administered the oath to all who intended to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair Present
Christy Zempter Present
Nancy Bain, Vice Chair..... Present
Steve Patterson, Mayor Absent
Paula Horan Moseley, Service-Safety Director..... Present

STAFF:

Paul Logue, City Planner Present
Rick Sirois, Code Enforcement Director..... Present

2. **Disposition of Minutes**

RJ Sumney moved to accept the October 19, 2017 minutes. Christy Zempter seconded. All present voted aye. Motion passed.

3. **Cases**

None

4. **Communications**

Renovation for Zymo Enterprise, LLC - 237 West State Street

Rick Sirois: A small addition that abuts an R1.

Mike Corathers/RVC Architects

Shed addition onto the existing Zymo Industries project. The shed is 450 sq. ft., a 15 x 30 addition. At the property line on the neighboring R1 property, there will be a 20 ft. easement which means that the neighbor can't build anything within 20 ft. on that property. They went to the BZA to request a variance to build the shed, which the BZA

approved. This is only for the storage area. In the future they may build a deck on the other side; shouldn't be any problem with that.

Discussion

Christy Zempter: Would that be enclosed or open?

Mike Corathers: Unknown, hasn't been designed yet. It will be another phase of the project.

Christy Zempter: Both these meet the 10 ft. set back requirements?

Rick Sirois: Yes, they are fine. He instructed them to use the full measurement for the concrete pad because they are just putting a pad down. They can come back for the other permit when they are ready to build something.

Paula Moseley: How can the BZA award them an easement on someone else's property?

Mike Corathers: The easement is already there. It is recorded on the deed of that property.

Paula Moseley: The easement is there for utilities now.

Christy Zempter: That would basically impose a 30 ft. setback on any structure between this (the shed) and any structure on that property.

Mike Corathers: Yes, the setback requirement of 25 ft. is well within it, and since it is a permanent easement they figured it would be acceptable. The trees shown are in existence; they are good on shade trees.

Rick Sirois: Already forwarded to the Shade Tree Commission.

Paula Moseley: The site entry/exist, it says there is no change. It is "wonky" down there, is there an existing access easement?

Kelly Sauber/Owner: Presently there is an easement for my property and the Ratliff property for ingress and egress.

Penny Mullin/RVC: The easement is to provide new sanitary lines from his property and go down to the end of W. State and connect into that. The city will benefit from the easement and addition. Kelly has paid all the cost involved with that. He has good rapport with the adjacent property owners.

Paula Moseley: Has anyone talked with Andy Stone about whether this will be deemed an industrial discharge?

Kelly Sauber: The sanitary is roughly 1100 linear feet and 7 manholes. City will take over ownership of the sanitary.

Paula Moseley: In accordance with the utility code.

New Construction for Prokos Office Building - 88 East State Street

Rick Sirois: The project is for office space, about 9000 sq. ft.

Mike Noel/Mike Noel Architect

Originally there was an office building at this location that had a fire. Because of the zoning codes, the amount of work required to repair the existing building, it couldn't be reused in its present state. They looked at feasibility to build new based on setback requirements for a B3 next to an R1 and R3. Requires parking as well – the parking defined the design of the first floor (office space, elevator, stairwell, patio, and a dumpster area for recycling carts, etc.). The site is restricted which creates issues with

parking, there isn't room for a large garbage truck to maneuver in, which is why they are going with the individual carts. The Shade Tree Commission has approved it already.

Discussion

Paula Moseley: Does the parking exceed the amount you need?

Mike Noel: No, they have exactly what they need. The cantilever building sits up on stilts, the parking dictates how much space they can lease. The 2nd floor hasn't been designed yet; hopefully it will be office but it may be residential because it requires less parking.

Nancy Bain: Are there certain parking spaces that are currently leased that were required by a zoning variance?

Rick Sirois: There are some spots that are deed restricted to across the street. This has been addressed with the applicant already. Parking spots have been identified with asterisks.

Paula Moseley: When will we know it will be residential or office on the 2nd floor?

Mike Noel: After they get the shell up, they will have a better idea what the interest is in the 2nd floor space. The current design is for offices.

RJ Sumney: How many units upstairs that are potentially residential?

Mike Noel: 5000 sq. ft. on 2nd level could accommodate four 3-bedroom units which require 12 parking spaces.

Rick Sirois: They would have to come back if they decide to build residential on the 2nd floor.

Demetrious Prokos/Owner: He has apartment experience, not so much commercial experience. Because of the location he thinks that the office spaces will be rented but they have the apartments as a fallback. Going to start with offices and see if they rent. Apartments will have less impact.

RJ Sumney: Are there elevators?

Mike Noel: There is an elevator and it is sprinkled, and two stairwells.

Paula Moseley: Are there any required variances?

Rick Sirois: Not that he saw. This has gone through the Shade Tree Commission, Andy Stone and AFD review.

Mike Noel: They will come back once the shell is up because more permits may be required at that point.

Paula Moseley: Will this come back before as a case?

Rick Sirois: Yes, at the next meeting.

Mike Noel: I will bring a residential layout to the next meeting, if requested. If office space can't be accomplished, they will come back with apartments if no one is showing interest in office space.

Paula Moseley: Did Andy Stone mention the Stimson Avenue project? The project will come up to that intersection.

Mike Noel: He would like to see the plans so they can begin the design where Stimson work ends. On Carpenter side, there is a built in barrier (landscaping) already.

Atlas Ventures, LLC/Title 21 Lot splits - University Estates

Rick Sirois: multiple lot splits at University Estates

Bob Eichenberg/Round River Planning and Design, representing Atlas Ventures

Minor subdivision. It has 3 proposed lots coming out of 2 platted lots in University Estates. Looking at the zoning map, in 2007 there was a replat of Phase 1 and it set up the long skinny open space piece as you enter University Estates. In the middle of that is a 2+ acre piece that is zoned R1. With the replat in 2007, it was a separate lot, 7D. The request is that they want to deed that lot 7D separately. And in effect split the open space into two; an 8 acres open space piece to the north and then a piece down along Route 682. The change is minimal, the open space will stay open space. The zoned R1 will be marketable as an R1 lot. The minor subdivision seemed appropriate because the effect is very minimal. All parcels will still have frontage on city streets. No new easements will be necessary.

Discussion

Christy Zempter: The new lot is flag shaped. Is there a zoning concern for width to depth ratio?

Rick Sirois: Yes, there will be a variance to go through the Planning Commission.

Paula Moseley: Ownership of the open space? Originally it was all one piece including the R1?

Bob Eichenberg: The County Auditor shows it as once parcel with two separate zonings. The plat that was amended in 2007 separates those two out, so on the approved plat there are two separate parcels, but that is not how it is recorded. One is 7D and the other is Lot 13 (the open space pieces).

Paula Moseley: Who would retain the ownership of the open space pieces?

Bob Eichenberg: Atlas Ventures would still be the owner. With this proposal it's about 12.5 acres of open space. After this they would have two separate lots, but both of those two open space lots have road frontage. These open spaces are very rugged terrain and he can't imagine that they would be anything other than open space.

Paula Moseley: Things are not tied to another piece of property.

Bob Eichenberg: He heard that it was intended to be horse or hiking trail, which is the reason for the long linear layout. The client owns Lot 11 and would be willing to tie one open space piece to that lot if necessary.

Nancy Bain: What is the address? The condominiums are on Altamont.

Bob Eichenberg: The access will be between two of those condo units. Lot 11 is down by the entry to University Estates. The condos were part of the split that created Lot 7.

Nancy Bain: Will the condo members be concerned about this?

Bob Eichenberg: The entry point is labeled overflow parking. Not sure, the intention is a single home site. If it turned into a driveway and not a parking lot, then they may have concern about that.

Nancy Bain: Condo members had expressed concern when there was discussion about a clubhouse. This is a minor subdivision in the midst of a PUD?

Bob Eichenberg: He doesn't know why the lines were drawn the way they were.

Paula Moseley: It is already designated as an R1 site and we are not changing any of the zoning.

Nancy Bain: When you come back could you bring the plat so we could see where the lots are?

Bob Eichenberg: He reviewed three survey sketches with the commissioners.

Nancy Bain: Will these be recorded separately?

Bob Eichenberg: If they are sold separately they will be recorded separately. 3 parcels will be created, all of which can be sold.

Bylaws and Rules of Order

With the Mayor's absence, RJ Sumney moved to table the discussion. Christy Zempter seconded. All present voted aye. Motion passed.

5. Report from City Planner and Director of Code Enforcement

Paul Logue

- Comprehensive Plan online survey will continue to be available on the city website until November 13th. 64 surveys have been received so far.

Rick Sirois

- Next meeting there will be these 3 cases and a possible communication (175 Columbus Road).
- Thanked local vendors for the success of the Halloween event.
- On November 17th the Code Enforcement Department will be attending a workshop at Ohio University. Citizens can call in (one person will be staffing the office and answering calls).

6. Opportunity for Citizens to Speak

Robert Delach/124 Morris Avenue

Wants to address bicycle parking requirements for new developments. There is a new development on Carpenter next to Dollar Store with a bike rack out front. He feels there should be guidelines regarding style and placement of bike racks. This bike rack is an eyesore – it could have been done much better, like those on Court Street.

Rick Sirois: They had an extra rack and he and Andy Stone reviewed/signed off on their plan. They didn't want to waste the bike rack and they wanted the functionality of it.

7. Announcements & Other Business

The November 16 meeting was cancelled because three commissioners will be unable to attend. The next meeting will be December 7th.

8. Adjournment

The meeting was adjourned at 12:57 p.m.