



AGENDA
ATHENS PLANNING COMMISSION
WEDNESDAY, JULY 3, 2024 AT 12:00 PM

Streaming is available at www.ci.athens.oh.us/video

Establish Quorum and Administer Oath

Disposition of Minutes

- June 25, 2024

Cases

- Case #24-06: Appeal of lot split denial 0 Lavelle Road

Communications

Reports

- David Riggs
- Meghan Jennings

Opportunity for citizens to speak about items not covered on agenda

Announcements & Other Business

- Next Meeting: July 17, 2024

Adjournment

The City of Athens supports the Americans with Disabilities Act. Requests for reasonable accommodation may be made with the ADA Coordinator in the City Building or by calling 592-3367.

**Athens City Planning Commission
Minutes of Regular Meeting
Tuesday, June 25, 2024, 12:00 p.m.**

A regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on June 25, 2024.

Attendees: Jon Cozad, Russell Chamberlain, Ken Armstrong, Terry Eiler, Bob Stoll, Stevie Wooddell, Dylan Armstrong, Kimberly Kelly

1. Call to Order

John Kotowski called the regular meeting of the Planning Commission to order at 12:00 p.m. and administered the oath to those in the audience intending to speak before the commission. Quorum established with four members present.

PLANNING COMMISSION MEMBERS:

Chris Knisely	Present
John Kotowski, Chair	Present
Steve Patterson, Mayor	Present
Austin Phillips, Vice-Chair	Absent
Andy Stone, Service-Safety Director	Present

STAFF:

David Riggs, Code Enforcement Director	Present
Meghan Jennings, City Planner	Present

2. Disposition of Minutes

Andy Stone moved to approve the May 15, 2024 minutes. Chris Knisely seconded. Motion passed 3:0 (Steve Patterson abstained as he was not present at the 5/15/24 meeting).

3. Cases

None

4. Communications

Title 41/OU Phase 2 Housing Project

Jonathon Cozad/OU Facilities Management & Safety

- Mr. Cozad, Associate Vice President for Design and Construction, reviewed his presentation with the commission (see attached letter and presentation for reference). Key points included:
 - This is a 591-bed residence hall, one building that connects with adjacent structures.
 - The design was conducted with emergency services and flood requirements in mind.

- The residence hall is in an R-3 zone so there is a nonconformity - it is a 5-story building, 69 feet tall. The smaller footprint/taller structure will conserve green space and minimize impervious area.

Key points of discussion

- The 591 beds are more a replacement of future beds than replacing beds that were already removed.
- It is designed to sit 1.8 feet above the floodwater surface elevation of 640.2 feet.
- The FIS (Flood Insurance Summary) will change this fall. The structure is designed to meet the existing and the proposed FIS.
- The FEMA Soil Compaction requirements will be followed.
- The elevator shaft is designed to meet the buoyancy standards.
- 180 surface parking spaces will be removed, but parking is planned to be reintroduced.
- The current R-3 height maximum is 3 ½ stories, but the city is proposing this maximum to be changed to 4 ½ stories, so the nonconformity will be 1/2 story. The structure will be in conformity with the surrounding buildings.

Appeal of lot split denial at 0 Lavelle Road

David Riggs/Summary

- This lot split was reviewed at the staff level and denied because it was determined that it did not meet the requirements of a minor subdivision. The access easement kicked it into a major subdivision, which requires Planning Commission and City Council review.
- The Planning Commission will review and make a recommendation to City Council.
- This property is located outside the city boundaries but within the 3-mile radius.

Russell Chamberlain/Property Owner and Applicant

- The property is a 23-acre parcel on Lavelle Road. The intent to split into three parcels will result in two of the parcels (tracts B and C) to be landlocked. Only tract A is adjacent to Lavelle Road with road access.

Key points of commission discussion with applicant

- John K. and Meghan J. agreed that one curb cut in the road does make the most sense in this situation.
- There is a dire need in Athens for housing.
- Mr. Chamberlain's intention for the tracts is to sell tracts A & C as single family home sites (these will require septic). The plan for tract B is to build short-term rentals.
- There are issues with the ravine and installing septic.
- Mr. Chamberlain intends to deed restrict these parcels such that no further lot splits will be allowed.
- Health department approval will be required (septic).

Public Input

- Several residents (Terry Eiler, Katherine and Thomas Scott, Ericka and Gabe Spiezio, Jeffrey and Angela Anderson, & Coreland Campbell Phillips) sent the Planning Commission emails expressing their concerns (emails attached for reference).
- The following residents at the meeting spoke before the commission:

- Ken Armstrong/8807 Lavelle Road
- Jerry Eiler/8559 Lavelle Road
- Stevie Woddell/8889 Lavelle Road
- Bob Stohl/8647 Lavelle Road
- Dillon Armstrong/8807 Lavelle Road
- Ken A. concerned because tract C is right next to his property and his daughter has a health condition that will be impacted.
- Jerry E. concerned about LeAx water supply, drainage, and the steep 50-60' fall-off.
- Stevie W. concerned about traffic, speed, blind spots, curvy road, road access, and construction of a road over a gas line. (*Steve P. noted that installing roads over gas lines is permitted but putting structures over gas lines is not*).
- Bob S. concerned about the road noise, and safety for pedestrians who walk on Lavelle Road which lacks a sidewalk.
- Dillon A. concerned about the effect this will have on her existing health condition, the maintenance of the land, and the acquisition of this land from her relatives (she is challenging this). If she can regain ownership her plan is to maintain the land as green space.

John Kotowski will officially read into the record the emails that were received at the July 3rd Planning Commission meeting when this will be up as a case.

Zoning Overlays Presentation/Meghan Jennings, City Planner

- Megan J. reviewed her presentation with the commission (attached for reference). Key points included:
 - Establishes stricter zoning.
 - Interacts with underlying zoning. Does not change the underlying zoning.
 - Overlays help communities meet their goals, protect special features of an area, and promote development projects.
 - Existing overlay zones in Athens are the Wellhead Protection Area and the Historic Districts.
 - The American Structurepoint Stimson Avenue Corridor Plan calls for an overlay zone.

Key points of commission discussion

- Overlay zones, sometimes perceived as restrictive and negatively impacting property values, in fact create a healthier community environment and maintain architectural standards.
- Overlay zones can include provisions for lighting and noise requirements.
- As overlay zones are created it is also possible to change the underlying zones in the area, but that is looked at during planning and design.
- The commissioners expressed thanks to Meghan J. for providing this general overview of zoning overlays.

Public Input

- Peter Kotses/1 Bryant Road and Stimson Avenue property owner expressed concerns about the lack of engagement with business and property owners by American Structurepoint. Losing the lot configurations is a worry that he has about the Stimson Avenue Corridor Plan.

- Kim Kelly reiterated the concerns of Mr. Kotses and noted that she was not aware of this plan until Mr. Kotses recently called it to her attention.
- The commissioners noted that the American Structurepoint plan is a preliminary concept plan of what Stimson Avenue could look like.

5. **Reports from Director of Development & Code Enforcement and City Planner**

David Riggs/Code Enforcement Director

- No report

Meghan Jennings/City Planner

- She is currently working on an application for a state grant, “Welcome Home Ohio.” This assists communities with affordable housing and if the city is awarded funds, the project will require Planning Commission review for PUD zoning.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- Next meeting July 3, 2024.

8. **Adjournment**

The meeting adjourned at 1:31 p.m.



Design and Construction
Lindley Hall, Room S211
79 S. Court St, Athens OH 45701

Planning Commission
City of Athens, Ohio

6/20/24

Members of the Planning Commission,

Ohio University has started construction of a new 5-story, 591-bed residence hall on South Green of Ohio University's Athens Campus. The site for the proposed building is located directly east of the "Front Four" buildings (Pickering, Brown, Mackinnon, and Crawford Halls) on property that is zoned R3. The proposed finished floor elevation of the building is 642.00'. The total height of the proposed building is 69'-3", with a peak elevation of approximately 711'-3".

In accordance with Athens Code of Ordinances, Title 23 – Zoning Code, Section 23.03.19, Ohio University is hereby submitting this letter and the accompanying presentation materials to the City of Athens Planning Commission to outline the nature of and reasons for nonconformance with the regulations of the Zoning Code. Given our efforts to comply with the Zoning Code and minimize this project's impact to the surrounding community, our intent is to invoke government property exemption for this project.

The new residence hall as designed does not meet the below described requirements for development in an R3 zone:

➤ *Title 23 – Zoning Code, Table A – Schedule of Bulk Controls*

The maximum allowable height for a building in an R-3 zone is 35 ft or 2.5 stories.

While the proposed building height of 69'-3" does not conform to the Zoning Code, it does enable the University to accomplish the intended program and capacity of the building on this site while preserving desirable green space and minimizing impermeable surfaces. Additionally, the proposed building height fits the context of the surrounding area by mirroring the height of nearby University and privately owned buildings.

For the Planning Commission's awareness, as the proposed residence hall and associated site amenities are located within FEMA's defined flood hazard area, the first floor elevation of the building has been set 1.8 feet higher than the current 1-percent annual chance floodwater surface elevation of 640.2'. Site work is currently in progress to fill the site within the building footprint to achieve this finished floor elevation. There are two portions of the building that will be constructed below the 1-percent flood elevation, including a Multi-purpose space on the southwest corner of the building and a Mechanical Room on the northeast corner of the building. These two partial floor areas have been designed to meet applicable Ohio Building Code requirements and related ASCE 24 criteria for both wet-floodproofing (for the Multi-purpose Space) and dry-floodproofing (for the Mechanical Room space).

Please feel free to contact me if you have any further questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Cozad', with a large, stylized loop at the end.

Jon Cozad
Associate Vice President for Design and Construction
Ohio University

cc: VPFA John Day
Service-Safety Director Andy Stone

Housing Phase II New Construction City of Athens Planning Commission Meeting

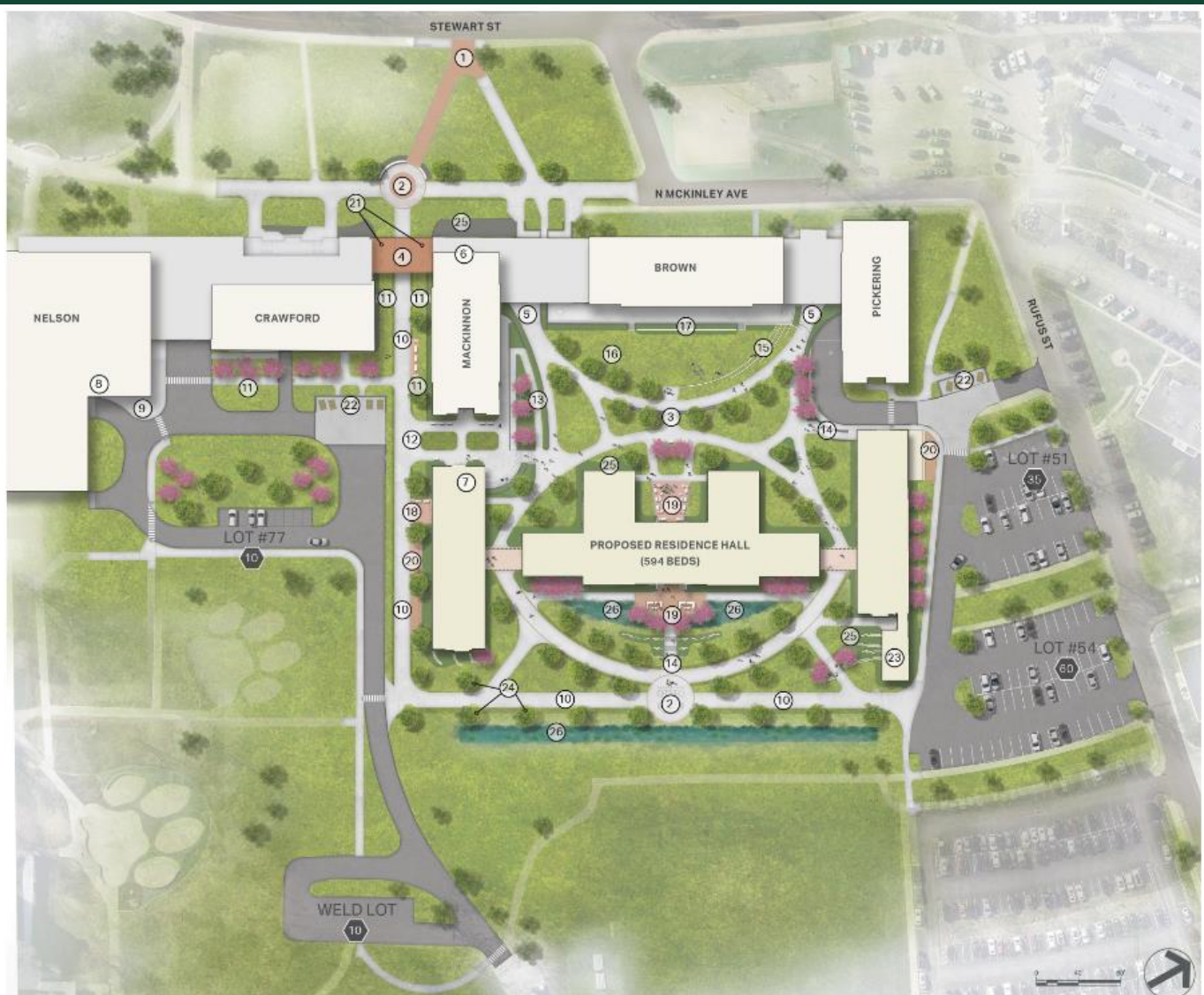
- Site Overview
- Design Drivers
- Renderings
- Building Height



Overall Site Plan

PLAN LEGEND

- ① CONNECTION TO CARPER PARK
- ② NODE
- ③ ELEVATED COURTYARD
- ④ PLINTH BRIDGE
- ⑤ PLINTH CONNECTOR
- ⑥ MACKINNON DOOR RELOCATION & LOBBY MODIFICATIONS
- ⑦ MULTI-PURPOSE ROOM
- ⑧ RELOCATED MAILROOM
- ⑨ DELIVERIES
- ⑩ PEDESTRIAN CONNECTOR
- ⑪ PEDESTRIAN CONNECTOR TO MAIL
- ⑫ SOUTH COURTYARD ENTRANCE
- ⑬ ACCESSIBLE WALK WAY
- ⑭ STEP CONNECTION
- ⑮ AMPHITHEATER
- ⑯ SLOPED LAWN AREA
- ⑰ SCREEN PANEL
- ⑱ MULTI-PURPOSE PLAZA SPACE
- ⑲ SEATING SPACE
- ⑳ BIKE PARKING
- ㉑ COVERED BIKE PARKING
- ㉒ TRASH/ RECYCLING ENCLOSURE
- ㉓ EQUIPMENT PAD
- ㉔ TREE PLANTING
- ㉕ POLLINATOR PLANTING BED
- ㉖ BIORETENTION AREA



Design Drivers

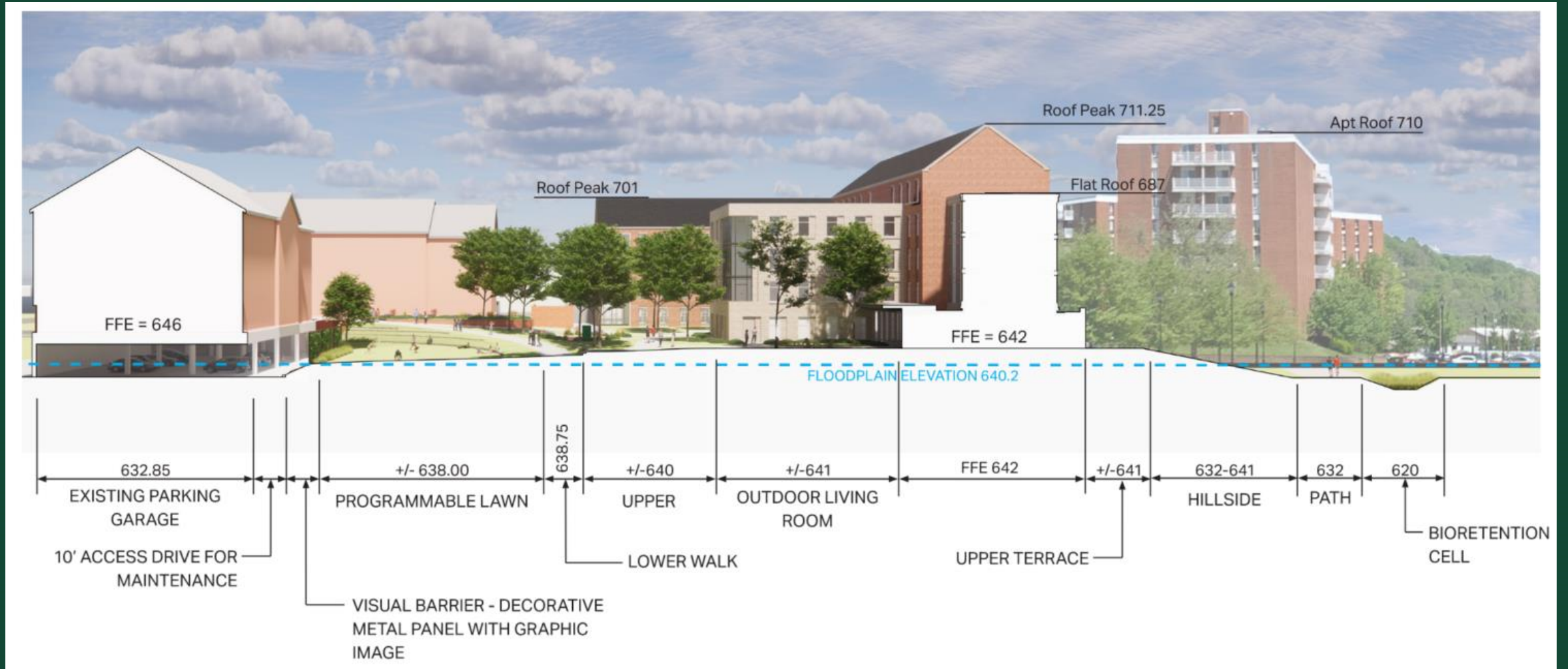
- To address demand, capacity, and facility needs
- To create active indoor and outdoor spaces
- To connect students and visitors to the South Green Community and Campus
- To promote sustainability and wellness
- To create intentional collisions and to foster a sense of community
- To create flexible and inclusive spaces
- To provide opportunities for student identity







Building Height



Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Friday, June 21, 2024 9:40 AM
To: David Riggs; Steve Patterson; Andy Stone; Meghan Jennings; Austin Phillips; Chris Knisely; Patricia Morris-Witmer
Subject: Fwd: Multiple housing and land development on Lavelle Road
Categories: Boards & Commissions

Attached is an email I received from Terry Eiler regarding the proposed land split on Lavelle Road. If need be, I will read it into the record next week. I suspect I will receive additional notes from concerned residents. If so, I will forward them as well.

John

----- Forwarded message -----

From: Terry Eiler <terryeiler@gmail.com>
Date: Fri, Jun 21, 2024, 8:47 AM
Subject: Multiple housing and land development on Lavelle Road
To: <jkkotowski@gmail.com>
Cc: <da228906@ohio.edu>, <driggs@ci.athens.oh.us>, Kathie Scott <Scotland32@gmail.com>

John Kotowski,
Head of the Planning Commission

John,

I am writing to express my opposition to the proposed development of land on Lavelle Road for Airbnb and other multi-unit purposes. The site in question borders family land, which includes a tree farm and conservancy area.

The area slated for development is accessed by Lavelle Road, a narrow, winding lane that already faces challenges of safety, drainage, limited utilities and overhanging trees. Additionally, this region is served by a small Le-Ax water line with limited taps and water pressure. The construction of septic systems here requires meticulous planning due to limestone caps and outcrops that are often less than six feet below the surface, significantly limiting drainage fields.

Lavelle Road is primarily home to single-family dwellings, stretching between Highway 56 and Lurig Road. Although intended for local traffic only, it is frequently used as a cut-through between SR 682 and Highway 56. The increase in traffic and strain on utilities from multiple rental units is not an appropriate use of this land, which is best preserved as wooded greenspace with single-family homes.

Thank you for considering my objections via email. I regret that I cannot be present to voice my opposition in person.

Terry and Lyntha Eiler

Terry E. Eiler
Professor Emeritus
School of Visual Communication
Schoonover Center 250
1 Ohio University
Athens, Ohio 45701

740 592-1280 H
740 707-1281 C
740 593-4895 O

Soul of Athens: (storytelling with impact)
<http://www.soulofathens.com/>

Dawn to Dusk (annual fall student project)
<http://www.viscomd2d.com/>

School of Visual Communication <http://www.viscom.ohiou.edu>

Facebook group: VisCom (OU) Alumni, Students and Friends

Scripps College of Communication: <http://www.scrippscollege.ohio.edu/>

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Saturday, June 22, 2024 1:14 PM
To: Austin Phillips; Chris Knisely; Steve Patterson; Andy Stone; David Riggs; Meghan Jennings; Patricia Morris-Witmer
Subject: Fwd: Lavelle Rd denial

I am forwarding a second letter I received for the proposed lot split off Lavelle Road for your information. This coming Tuesday, I would like to read this letter/email into the record, along with others received, to become a part of the record for the communication seeking to divide the parcel in question.

Sincerely,

John Kotowski

----- Forwarded message -----

From: K Scott <scottland32@gmail.com>
Date: Fri, Jun 21, 2024 at 5:55 PM
Subject: Lavelle Rd denial
To: <jkkotowski@gmail.com>

John Kotowski,
Head of the Planning Commission

Mr Kotowski,

We have been on Lavelle Rd. for forty years and have seen it grow from a few houses to most lots now having homes on them. This road is serviced by a small Le-ax line that already loses pressure & is not adequate for the amount of homes. Lavelle Rd is narrow & dangerous at blindspots, residents know where to slow down & hug the right side. I have been narrowly missed many times because of people unfamiliar with the road driving in the center of the road on hills and blind spots. In the snow it is nearly impossible for two cars to pass. We also have concerns about the increase in septic systems. It seems like Athens is being overrun with apartments, rentals and AB&B's we hope this doesn't happen in our area. Thank you for taking our concerns into consideration and please express them to the Planning Commission at the meeting.

Katherine & Thomas Scott

Sent from my iPhone

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Saturday, June 22, 2024 1:28 PM
To: Austin Phillips; Chris Knisely; Andy Stone; Steve Patterson; David Riggs; Meghan Jennings; Patricia Morris-Witmer
Subject: Fwd: 0 Lavelle Rd Appeal

I am forwarding the third letter/email that I have received regarding the proposed lot split off Lavelle Road. I want to make all aware of the concerns regarding the split being proposed.
John Kotowski

----- Forwarded message -----

From: Ericka Spiezio <espiezio33@gmail.com>
Date: Fri, Jun 21, 2024 at 5:57 PM
Subject: 0 Lavelle Rd Appeal
To: <jkkotowski@gmail.com>, Gabe Spiezio <gspiezio1984@gmail.com>

Dr. Mr. Kotowski, I reside at 8590 Lavelle Rd., and I am reaching out to voice my opposition to the proposed use of land on Lavelle Rd. for Airbnb development. My family relocated here in June of 2023, seeking a quieter life after living in Las Vegas for over 25 years. My initial experiences with Airbnb in other areas have shown me the negative impact they can have on communities, and I'm not keen on dealing with that in our new neighborhood. Lavelle Rd. is quite narrow, and the traffic is already excessive, to say the least. There's even a single-lane bridge! Constructing Airbnb or multi-unit buildings here would only exacerbate the congestion and increase the risk of accidents. With a child who will soon be driving, the current road conditions are already concerning, and more traffic would pose a significant safety hazard. We chose Lavelle Rd. for its single-family homes and spacious, private yards. Had we been aware of the potential for Airbnb or multi-unit buildings, we would have chosen a different location. I urge you to consider the safety and well-being of Lavelle residents over the financial interests of those seeking to profit from this development. I wish I had been informed earlier so I could have attended. I was just recently made aware of this development. I'm sorry I won't be able to physically oppose it, but please understand that the Lavelle community is united in our opposition to this project.

Please reach out if you have any questions!

Ericka and Gabe Spiezio
8590 Lavelle Rd.
(702) 302-8784

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Sunday, June 23, 2024 6:59 PM
To: Austin Phillips; Chris Knisely; Andy Stone; Steve Patterson; David Riggs; Meghan Jennings; Patricia Morris-Witmer
Subject: Fwd: 0 Lavelle Rd Request

I am forwarding another note expressing opposition to the lot split being proposed for a parcel on Lavelle Road for your information. See you on Tuesday at our scheduled commission meeting.

Sincerely,

John Kotowski

----- Forwarded message -----

From: **Angela Anderson** <angela.anderson83@gmail.com>
Date: Sun, Jun 23, 2024 at 6:23 PM
Subject: 0 Lavelle Rd Request
To: <jkkotowski@gmail.com>

Dear Members of the Athens City Planning Committee,

We are writing to support our neighbors by opposing the division of a section of land on Lavelle Rd. into 3 parcels and subsequent development into a subdivision.

Our road is narrow, curvy, includes several blind spots, and has significant drop offs on the sides of the road. Adding additional units, especially those that could include multi-family units and/or visitors unfamiliar with the road is troublesome and dangerous. We know how scary this is, as our road was used as an unofficial detour with the closing of the bridge on Union Street/Route 56 for repair a few years ago.

The stress on utilities and other infrastructure with the addition of multiple units would also be impacted with dividing what is now one parcel.

While we are not aware of the specifics of the ordinance being appealed to your committee, we wanted to voice our opposition to approval as we all learn more.

Thank you for your consideration in sticking with your original decision to deny the request for dividing and developing the parcel at 0 Lavelle Rd. We will not be able to attend the meeting in person, as we will be out of town.

Jeffrey and Angela Anderson
8959 Lavelle Rd.

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Wednesday, June 26, 2024 12:55 PM
To: Austin Phillips; Chris Knisely; Andy Stone; Steve Patterson; David Riggs; Meghan Jennings; Patricia Morris-Witmer
Subject: Fwd: Lavelle Road Lotsplit/Land Transfer Permit
Categories: Boards & Commissions

I am forwarding a note I have received from Mr. Coreland Campbell Phillips regarding the lot split being proposed on Lavelle Road. As with the other letters/emails I have received, it will be my intention to read them into the record on July 3rd, our next regularly scheduled Planning Commission meeting.
John

----- Forwarded message -----

From: Coreland <cpeheotel@gmail.com>
Date: Tue, Jun 25, 2024 at 2:14 AM
Subject: Lavelle Road Lotsplit/Land Transfer Permit
To: jkkotowski@gmail.com <jkkotowski@gmail.com>
Cc: <eiler@ohio.edu>

John:

As a resident of Lavelle Road, I am writing to you this evening to express my concerns regarding subdivision of lands, owned by Russel Chamberlain, near 8807 Lavelle Road. As a newer resident of Lavelle who came previously lived in Cincinnati, Columbus, and Yellow Springs Ohio - I have an interesting view on the current utility challenges facing our quaint street. When my wife and I first settled in, we didn't quite realize the interesting state of affairs regarding having Le Ax providing water service, but every address having a private waste disposal/septic system. These systems appear to be often times constrained in their placement on the properties they serve - perhaps due to the mineral / rock composition under the soil - which was made abundantly clear to me after a contractor broke an entire drilling rig attempting to create geothermal pipe wells on our property. This obviously creates a unique environmental situation on our street as property drainage naturally feeds Hocking River tributaries such as Margaret's creek. Additionally, Lavelle Road is at its best a 1.75 car roadway that is often used at excessive speeds by people connecting from 56 to 682 and students taking joy rides. The road already feels unsafe at night and early in the morning to traverse via car and feels unsafe at all hours of the day as a pedestrian just trying to get some fresh air and walk their dogs. Additionally, much of Lavelle Road did not even have hardwired broadband internet when we moved in due to over reporting by Spectrum on FCC surveys. We finally pushed Spectrum to finish build out for most/all of the remaining addresses - however it is an uphill battle as we still don't have a firm date from Frontier (formerly GTE) to replace their underground buried, decaying, and barely functional Copper POTS infrastructure. All this is to say, Lavelle is a beautiful oasis near the city but given its proximity it faces some stark limitations in water delivery, sewage treatment, road safety/drainage care, modern digital infrastructure, and frequent electrical issues that already tax AEP crews/services ability to find down lines in a timely manner.

Based on the Athens County Comprehensive plan, when adding things such as subdivisions - major or minor - some of the recommendations from the plan writers include adopting asphalt as a minimum standard for subdivision road surfaces. Additionally, the plan writers note:

"Pedestrians and bicyclists often feel unwelcome or even threatened on most streets and roadways."

This would almost certainly increase traffic on Lavelle and exacerbate the sentiment quoted from Comprehensive Plan. Additionally, while the strategic plan mentions fostering entrepreneurship within Athens County, according to the plan the entrepreneurial businesses should provide for meaningful and skill-oriented employment for Athens County residents. AirBnB and competing services, e.g. VRBO, only serve to perpetuate a gig economy and don't provide inherent employment stability or high paying job opportunities.

I believe this development would alter the current make up of Lavelle Road significantly by changing the dynamic of its current single-family housing with large wooded/conservation areas and adding in a potentially disruptive and culture changing element of a short-term rental subdivision. The utility infrastructure of Lavelle Road is already under resourced and strained. The roadways and drainage have not been modernized to meet the current level of demand, let alone *more*. Additionally, there's not likely to be an economic or entrepreneurial impact the community can realize or profit from in any meaningful way. What is possible is a disruptive building project, further strained resources, negative environmental impact from utility/road construction etc., and increased traffic and litter.

I sincerely thank you for your consideration and time reading this e-mail.

Regards,
Coreland Campbell Phillips

CITY OF ATHENS

OVERLAY ZONES

A presentation for the Athens City Planning Commission
June 25, 2024

WHAT ARE OVERLAY ZONES?

An overlay zone is a zoning district which establishes additional or stricter standards to meet specific community goals.

Overlay zones are tailored for specific areas and can cover multiple properties and underlying zoning districts.



HOW DO THEY INTERACT WITH

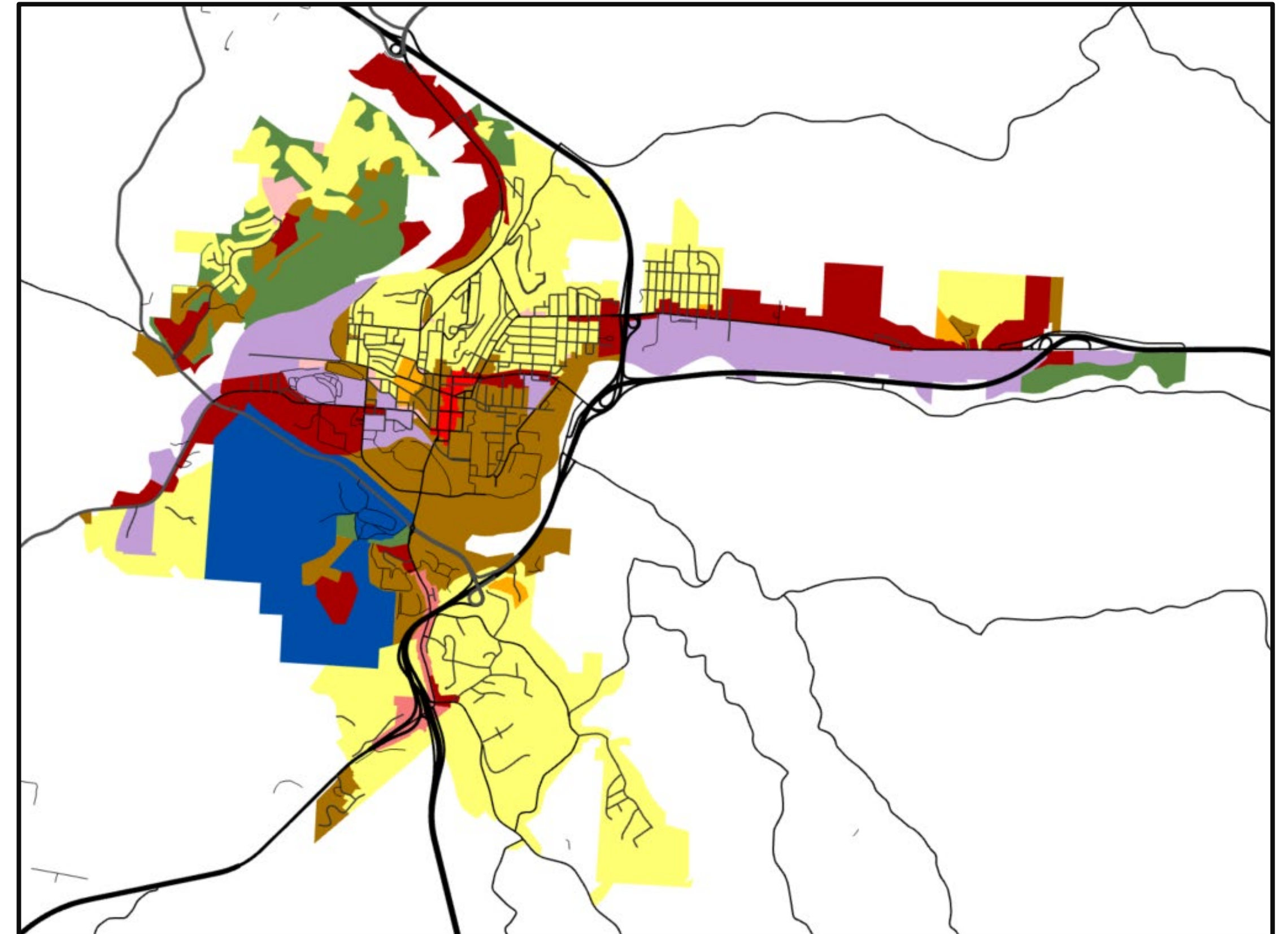
UNDERLYING ZONING?

UNDERLYING ZONING DISTRICTS ARE STILL VALID

Overlay zones do not change the underlying zoning district. They cannot permit land uses that are not already permitted in the underlying zoning.

Overlay zones work with the underlying zones and create more specific, or stricter, standards than what is otherwise permitted in code.

ATHENS ZONING MAP



WHY USE

OVERLAY ZONES?

Overlay zones can help communities meet stated goals or address specific inequities.

Communities often use overlay zones to protect special features such as historic buildings, wetlands, steep slopes, and waterfronts.

Overlay zones can also be used to promote specific development projects, such as mixed-used developments, waterfront developments, housing along transit corridors, or affordable housing.



EXISTING ATHENS OVERLAY ZONES



WELLHEAD PROTECTION

To protect the drinking water by regulating activities in the area surrounding the wells.



HISTORIC DISTRICTS

To protect and preserve historic sites and encourage compatible changes with Athens' historic image.

FORTHCOMING
**STIMSON
OVERLAY
ZONE**

The Stimson Avenue Corridor Plan listed goals for a future overlay zone:

- Create opportunities for placemaking
- Promote pedestrian-oriented development
- Enact floodplain mitigation
- Adopt parking maximums



WHERE & WHEN

STIMSON OVERLAY ZONE

A 2024 GOAL FOR THE ATHENS CITY PLANNING COMMISSION

The City of Athens will establish a contract with American Structurepoint (the same firm that conducted the Stimson Avenue Corridor Plan) to engage the public for input and guidance, prepare the Overlay Zone language, and represent the proposal at City meetings.

STIMSON CORRIDOR BOUNDARY MAP



CITY OF ATHENS - OVERLAY ZONES

THANK YOU

Questions?
Meghan Jennings, City Planner
mjennings@ci.athens.oh.us

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Friday, June 21, 2024 9:40 AM
To: David Riggs; Steve Patterson; Andy Stone; Meghan Jennings; Austin Phillips; Chris Knisely; Patricia Morris-Witmer
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Categories: Boards & Commissions

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Cc: <da228906@ohio.edu>, <driggs@ci.athens.oh.us>, Kathie Scott <Scotland32@gmail.com>

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Thank you for considering my objections via email. I regret that I cannot be present to voice my opposition in person.

Terry and Lyntha Eiler

Terry E. Eiler
Professor Emeritus
School of Visual Communication
Schoonover Center 250
1 Ohio University
Athens, Ohio 45701

740 592-1280 H
740 707-1281 C
740 593-4895 O

Soul of Athens: (storytelling with impact)
<http://www.soulofathens.com/>

Dawn to Dusk (annual fall student project)
<http://www.viscomd2d.com/>

School of Visual Communication <http://www.viscom.ohiou.edu>

Facebook group: VisCom (OU) Alumni, Students and Friends

Scripps College of Communication: <http://www.scrippscollege.ohio.edu/>

Patricia Morris-Witmer

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John Kotowski,
Head of the Planning Commission

Mr Kotowski,

We have been on Lavelle Rd. for forty years and have seen it grow from a few houses to most lots now having homes on them. This road is serviced by a small Le-ax line that already loses pressure & is not adequate for the amount of homes. Lavelle Rd is narrow & dangerous at blindspots, residents know where to slow down & hug the right side. I have been narrowly missed many times because of people unfamiliar with the road driving in the center of the road on hills and blind spots. In the snow it is nearly impossible for two cars to pass. We also have concerns about the increase in septic systems. It seems like Athens is being overrun with apartments, rentals and AB&B's we hope this doesn't happen in our area. Thank you for taking our concerns into consideration and please express them to the Planning Commission at the meeting.

Katherine & Thomas Scott

Sent from my iPhone

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Saturday, June 22, 2024 1:28 PM
To: Austin Phillips; Chris Knisely; Andy Stone; Steve Patterson; David Riggs; Meghan Jennings; Patricia Morris-Witmer
Subject: Fwd: 0 Lavelle Rd Appeal

I am forwarding the third letter/email that I have received regarding the proposed lot split off Lavelle Road. I want to make all aware of the concerns regarding the split being proposed.
John Kotowski

----- Forwarded message -----

From: Ericka Spiezio <espiezio33@gmail.com>
Date: Fri, Jun 21, 2024 at 5:57 PM
Subject: 0 Lavelle Rd Appeal
To: <jkkotowski@gmail.com>, Gabe Spiezio <gspiezio1984@gmail.com>

Dr. Mr. Kotowski, I reside at 8590 Lavelle Rd., and I am reaching out to voice my opposition to the proposed use of land on Lavelle Rd. for Airbnb development. My family relocated here in June of 2023, seeking a quieter life after living in Las Vegas for over 25 years. My initial experiences with Airbnb in other areas have shown me the negative impact they can have on communities, and I'm not keen on dealing with that in our new neighborhood. Lavelle Rd. is quite narrow, and the traffic is already excessive, to say the least. There's even a single-lane bridge! Constructing Airbnb or multi-unit buildings here would only exacerbate the congestion and increase the risk of accidents. With a child who will soon be driving, the current road conditions are already concerning, and more traffic would pose a significant safety hazard. We chose Lavelle Rd. for its single-family homes and spacious, private yards. Had we been aware of the potential for Airbnb or multi-unit buildings, we would have chosen a different location. I urge you to consider the safety and well-being of Lavelle residents over the financial interests of those seeking to profit from this development. I wish I had been informed earlier so I could have attended. I was just recently made aware of this development. I'm sorry I won't be able to physically oppose it, but please understand that the Lavelle community is united in our opposition to this project.

Please reach out if you have any questions!

Ericka and Gabe Spiezio
8590 Lavelle Rd.
(702) 302-8784

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Sunday, June 23, 2024 6:59 PM
To: Austin Phillips; Chris Knisely; Andy Stone; Steve Patterson; David Riggs; Meghan Jennings; Patricia Morris-Witmer
Subject: Fwd: 0 Lavelle Rd Request

I am forwarding another note expressing opposition to the lot split being proposed for a parcel on Lavelle Road for your information. See you on Tuesday at our scheduled commission meeting.

Sincerely,

John Kotowski

----- Forwarded message -----

From: **Angela Anderson** <angela.anderson83@gmail.com>
Date: Sun, Jun 23, 2024 at 6:23 PM
Subject: 0 Lavelle Rd Request
To: <jkkotowski@gmail.com>

Dear Members of the Athens City Planning Committee,

We are writing to support our neighbors by opposing the division of a section of land on Lavelle Rd. into 3 parcels and subsequent development into a subdivision.

Our road is narrow, curvy, includes several blind spots, and has significant drop offs on the sides of the road. Adding additional units, especially those that could include multi-family units and/or visitors unfamiliar with the road is troublesome and dangerous. We know how scary this is, as our road was used as an unofficial detour with the closing of the bridge on Union Street/Route 56 for repair a few years ago.

The stress on utilities and other infrastructure with the addition of multiple units would also be impacted with dividing what is now one parcel.

While we are not aware of the specifics of the ordinance being appealed to your committee, we wanted to voice our opposition to approval as we all learn more.

Thank you for your consideration in sticking with your original decision to deny the request for dividing and developing the parcel at 0 Lavelle Rd. We will not be able to attend the meeting in person, as we will be out of town.

Jeffrey and Angela Anderson
8959 Lavelle Rd.

Patricia Morris-Witmer

From: John Kotowski <jkkotowski@gmail.com>
Sent: Wednesday, June 26, 2024 12:55 PM
To: Austin Phillips; Chris Knisely; Andy Stone; Steve Patterson; David Riggs; Meghan Jennings; Patricia Morris-Witmer
Subject: Fwd: Lavelle Road Lotsplit/Land Transfer Permit
Categories: Boards & Commissions

I am forwarding a note I have received from Mr. Coreland Campbell Phillips regarding the lot split being proposed on Lavelle Road. As with the other letters/emails I have received, it will be my intention to read them into the record on July 3rd, our next regularly scheduled Planning Commission meeting.
John

----- Forwarded message -----

From: Coreland <cpeheotel@gmail.com>
Date: Tue, Jun 25, 2024 at 2:14 AM
Subject: Lavelle Road Lotsplit/Land Transfer Permit
To: jkkotowski@gmail.com <jkkotowski@gmail.com>
Cc: <eiler@ohio.edu>

John:

As a resident of Lavelle Road, I am writing to you this evening to express my concerns regarding subdivision of lands, owned by Russel Chamberlain, near 8807 Lavelle Road. As a newer resident of Lavelle who came previously lived in Cincinnati, Columbus, and Yellow Springs Ohio - I have an interesting view on the current utility challenges facing our quaint street. When my wife and I first settled in, we didn't quite realize the interesting state of affairs regarding having Le Ax providing water service, but every address having a private waste disposal/septic system. These systems appear to be often times constrained in their placement on the properties they serve - perhaps due to the mineral / rock composition under the soil - which was made abundantly clear to me after a contractor broke an entire drilling rig attempting to create geothermal pipe wells on our property. This obviously creates a unique environmental situation on our street as property drainage naturally feeds Hocking River tributaries such as Margaret's creek. Additionally, Lavelle Road is at its best a 1.75 car roadway that is often used at excessive speeds by people connecting from 56 to 682 and students taking joy rides. The road already feels unsafe at night and early in the morning to traverse via car and feels unsafe at all hours of the day as a pedestrian just trying to get some fresh air and walk their dogs. Additionally, much of Lavelle Road did not even have hardwired broadband internet when we moved in due to over reporting by Spectrum on FCC surveys. We finally pushed Spectrum to finish build out for most/all of the remaining addresses - however it is an uphill battle as we still don't have a firm date from Frontier (formerly GTE) to replace their underground buried, decaying, and barely functional Copper POTS infrastructure. All this is to say, Lavelle is a beautiful oasis near the city but given its proximity it faces some stark limitations in water delivery, sewage treatment, road safety/drainage care, modern digital infrastructure, and frequent electrical issues that already tax AEP crews/services ability to find down lines in a timely manner.

Based on the Athens County Comprehensive plan, when adding things such as subdivisions - major or minor - some of the recommendations from the plan writers include adopting asphalt as a minimum standard for subdivision road surfaces. Additionally, the plan writers note:

"Pedestrians and bicyclists often feel unwelcome or even threatened on most streets and roadways."

This would almost certainly increase traffic on Lavelle and exacerbate the sentiment quoted from Comprehensive Plan. Additionally, while the strategic plan mentions fostering entrepreneurship within Athens County, according to the plan the entrepreneurial businesses should provide for meaningful and skill-oriented employment for Athens County residents. AirBnB and competing services, e.g. VRBO, only serve to perpetuate a gig economy and don't provide inherent employment stability or high paying job opportunities.

I believe this development would alter the current make up of Lavelle Road significantly by changing the dynamic of its current single-family housing with large wooded/conservation areas and adding in a potentially disruptive and culture changing element of a short-term rental subdivision. The utility infrastructure of Lavelle Road is already under resourced and strained. The roadways and drainage have not been modernized to meet the current level of demand, let alone *more*. Additionally, there's not likely to be an economic or entrepreneurial impact the community can realize or profit from in any meaningful way. What is possible is a disruptive building project, further strained resources, negative environmental impact from utility/road construction etc., and increased traffic and litter.

I sincerely thank you for your consideration and time reading this e-mail.

Regards,
Coreland Campbell Phillips

**Office of Code Enforcement
& Community Development**

28 Curran Drive
Athens, Ohio 45701
740-592-3306 (Office)
740-594-6304 (Fax)



**City of Athens
Athens, Ohio**

June 06, 2024

To:

Applicant Address:

Russell Chamberlain

7196 Ervin Road

Athens, OH 45701

To:

Owner Address:

Russell Chamberlain

7196 Ervin Road

Athens, OH 45701

REFUSAL

Lotsplit/Land Transfer Permit - Minor Refusal Detail

Premises Address: 0 Lavelle Road

Application Date: 05/24/2024

For: 0 Lavelle Road

Note: Your request for a Minor Lotsplit has been denied in accordance with the application submitted and ACC Title 21. Minor Lotsplit with access easement requested; major subdivision is required.



LOTSPLIT/LAND TRANSFER PERMIT
CITY OF ATHENS, OHIO
ATHENS CITY CODE TITLE 23

Permit #: LS24-000016
REFUSAL

Minor

Project Address : 0 Lavelle Road

Approval Conditions: Your request for a Minor Lotsplit has been denied in accordance with the application submitted and ACC Title 21. Minor Lotsplit with access easement requested; major subdivision is required.

Applicant:

Russell Chamberlain
Phone:

7196 Ervin Road
Athens, OH 45701

Property Owner:

Russell Chamberlain
Phone: (740) 541-3251
Surveyor Name: NA

7196 Ervin Road
Athens, OH 45701
Registration #:

Date property owner originally purchased the property: 04/04/2024
Acreage of original purchase: 23.1
Number and size of parcels subdivided since original purchase: 0
Acreage of proposed parcel(s) with new plat of survey attached: Tract A: 6.38 | Tract B 7.49 | Tract C 9.48
Public road frontage of proposed parcel(s): Residual: B Existing Frontage; A & C No Frontage
Date of survey of plat of proposed parcel(s): TBS pending approval
Approval date of health authority of jurisdiction for sewage disposal:
Approval date of County Engineer for mathematical accuracy of survey:
Location:
Lot: Section: Town: Range: Township:

Minimum Requirements:

Public Road Frontage:
Width to Depth Ratio:
Number of Splits Permitted:
Engineer's Approval:
Health Department Approval:
Registered Surveyor:

Scope of Project: 0 Lavelle Road

Director:

☐ Approved ☒ Refused

June 06, 2024

David R. Riggs, PE
Director of Development and Code Enforcement,
Facilities

Date

APPLICATION for MINOR SUBDIVISION



(Lot Split/Land Transfer)

CITY OF ATHENS, OHIO

ATHENS CITY CODE TITLE 21

Applications must contain all of the following information. An incomplete application will not be processed. Lotsplit Fee: \$100

(For Office Use Only)

Permit # LS24-000016

Date Rec'd 5/24/2024

Address of Property and / or Parcel ID(s) 0 Lavelle Road - adjacent to 8781 Lavelle Road

Reason for lot split Division into 3 home sites

Applicant Russell Chamberlain Phone # to call when processed 740-541-3251

Address 7196 Ervin Road

Property Owner Southeast Ohio Realty Group Phone 740-541-3251

(if other than applicant) Address 540 West Union - Athens OH

Surveyor Name and State Registration Number TBS - John Branner

Date property owner originally purchased the property 4/4/24

Acreage of original purchase 23.1

Number and size of parcels subdivided since original purchase 0

Acreage of proposed parcel(s) with new plat of survey attached Tract A: 6.38 | Tract B: 7.49 | Tract C: 9.48

Public road frontage of: Proposed parcel(s) A & C- no frontage Residual parcel B - existing frontage

Date of survey of plat of proposed parcel(s) TBS pending approval

Approval date of health authority of jurisdiction for sewage disposal N/A - each lot over 5 acres

Approval date of County Engineer for mathematical accuracy of survey _____

Parcel location: _____

Lot _____ Section _____ Town _____ Range _____ Township _____

(For Office Use Only)

Do the proposed parcel(s) and residual satisfy minimum requirements for:

	YES	NO	N/A		YES	NO	N/A
Public Road Frontage	☐	☐	☐	Engineer's Approval	☐	☐	☐
Width to Depth Ratio	☐	☐	☐	Health Dept Approval	☐	☐	☐
Number of Splits Permitted as Minor Subdivision	☐	☐	☐	Registered Surveyor	☐	☐	☐

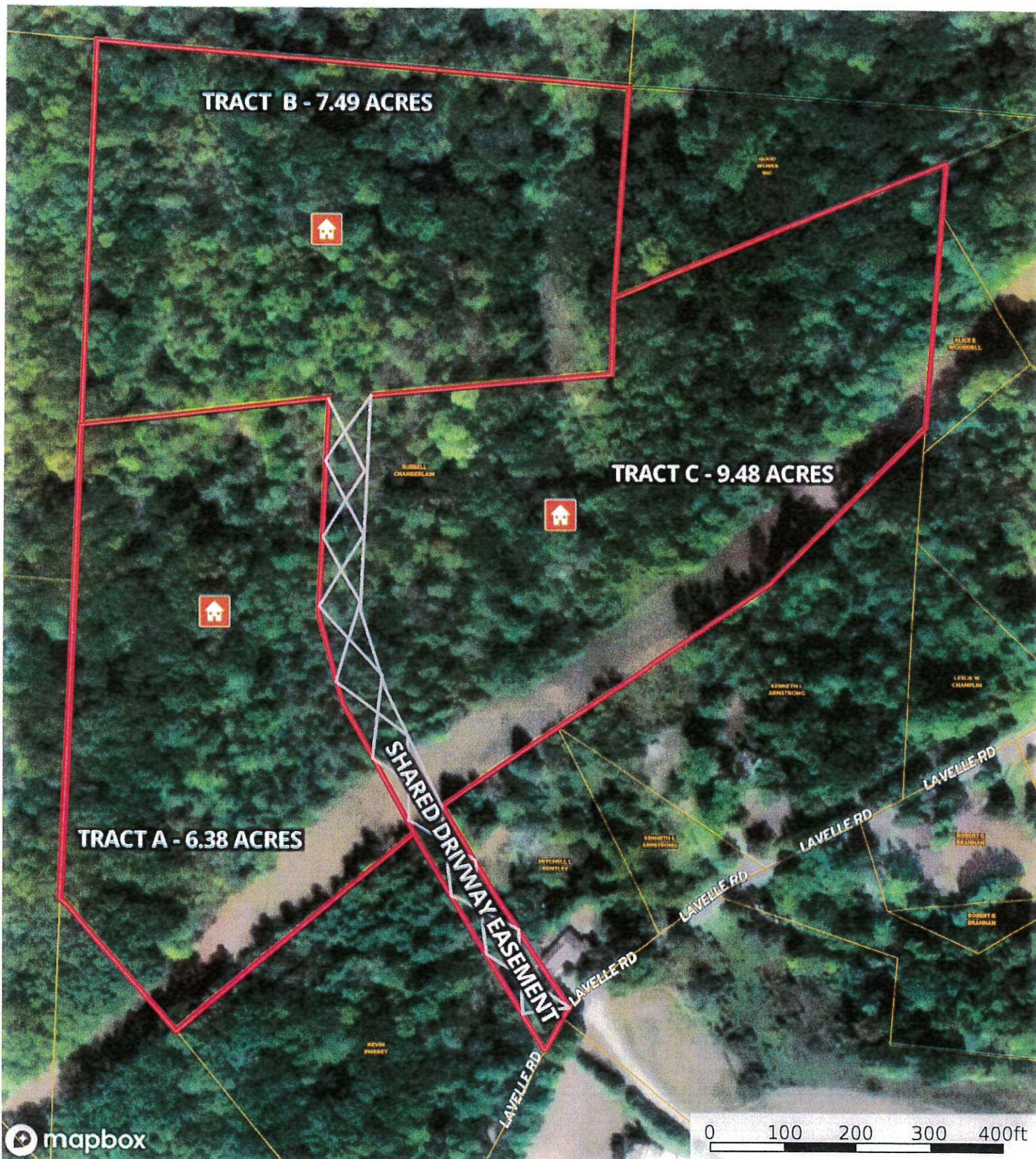
Zoning Director Comments Asking for Minor Lot split w/ Access Easement

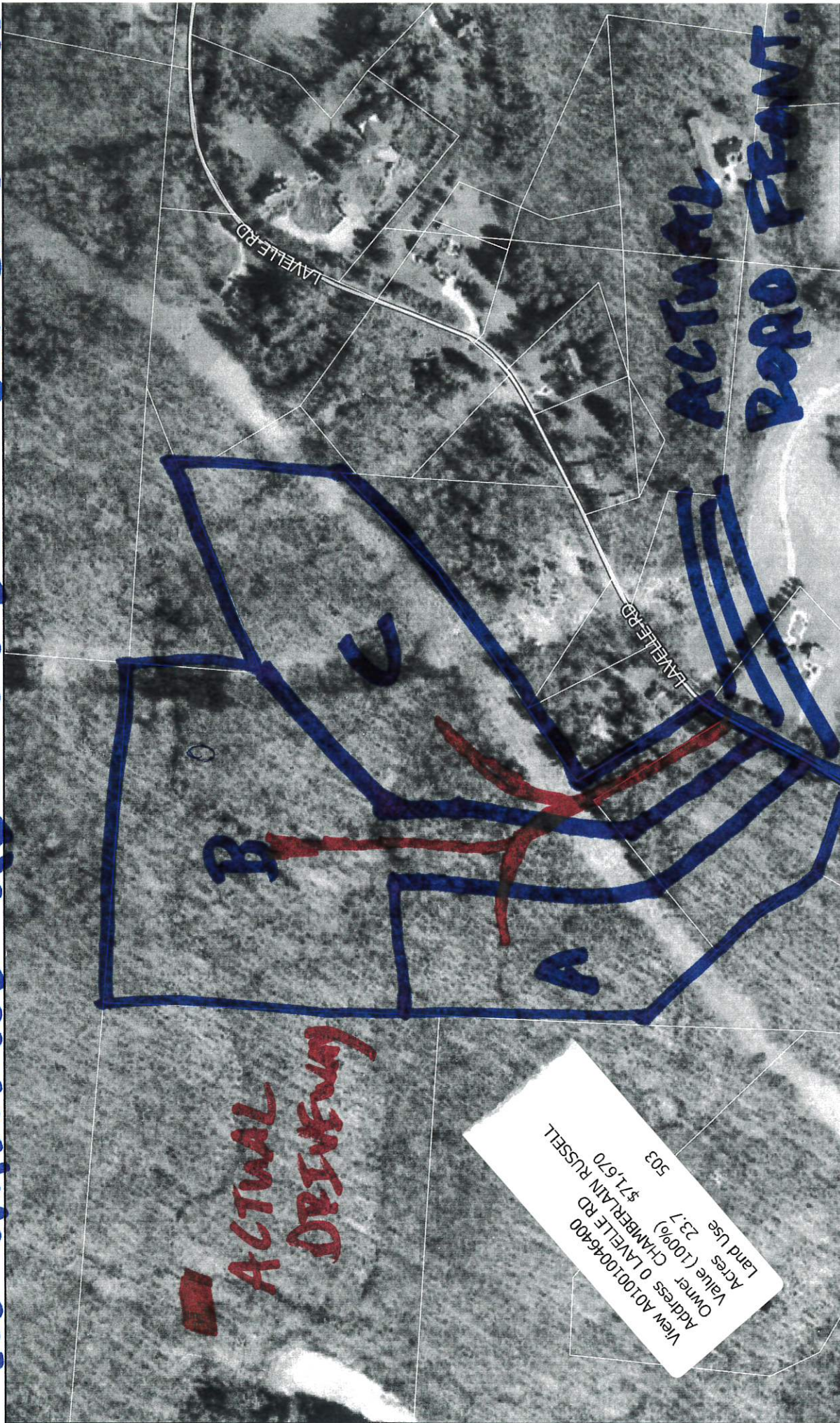
Zoning Director Signature [Signature] Date 5.24.24 Approved ☐ Refused ☒

Need Major Subdivision

Service Safety Dir. Comments _____

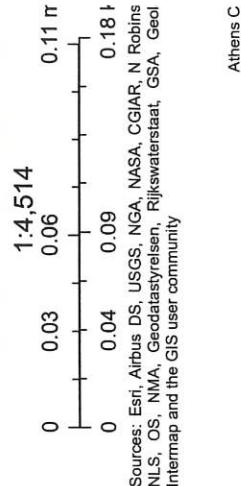
Service Safety Dir. Signature [Signature] Date 6/4/24 Approved ☐ Refused ☒





5/23/2024, 2:36:50 PM

Parcels	21283E486288N.ecw	21283E430848N.ecw	20966E486288N.ecw	20676E433488N.ecw	20623E536448N.ecw	20623E486288N.ecw	20333E436128N.ecw	20254E486288N.ecw
21732E428208N.ecw	Red: Red	Green: Green	Blue: Blue	Red: Red	Green: Green	Blue: Blue	Blue: Blue	Red: Red
	Green: Green	Blue: Blue	Red: Red	Green: Green	Blue: Blue	Red: Red	Green: Green	Blue: Blue
	Blue: Blue	Red: Red	Green: Green	Blue: Blue	Red: Red	Green: Green	Blue: Blue	Red: Red





 Pipeline 5
 Pipeline 6
 Pipeline 7
 Pipeline 8
 Pipeline 9
 Pipeline 10
 Pipeline 11
 Pipeline 2
 Pipeline 3