

**Athens City Planning Commission
Minutes of PUBIC HEARING and Regular Meeting
Thursday, September 7, 2023 12:00 p.m.**

A Public Meeting followed by a Regular Meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on September 7, 2023.

PUBLIC HEARING

University Estates Planned Unit Development (PUD) Homestead Court and Broadmoor

Steve Patterson called the Public Hearing to order at 12:00 p.m. No attendees were present. The case will be discussed during the regular meeting.

REGULAR MEETING

Attendees: Rob Delach

1. Call to Order

Steve Patterson called the regular meeting of the Planning Commission to order at 12:03 p.m. and quorum was established with all members present.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
John Kotowski, Vice Chair	Present
Nancy Bain	Present
Austin Phillips	Present
Andy Stone, Service-Safety Director	Present

STAFF:

David Riggs, Code Enforcement Director	Absent
--	--------

2. Disposition of Minutes

John Kotowski moved to approve the August 3, 2023 minutes. Nancy Bain seconded. All present voted aye, motion passed 5:0.

3. Cases

**Case #23-02 University Estates P.U.D.
Homestead Court & Broadmoor
Affordable Housing Development**

Andy Stone (for David Riggs)

- This case has come back to the Planning Commission again today because there wasn't an officially stated and advertised Public Hearing. Two previous Planning Commission meetings

were held on this PUD, July 6th and August 3rd. The commission voted to approve this case on August 3rd, so the question is whether the commission needs to vote again.

- The developer has since notified the city that the development is no longer financially viable. The original engineer's estimate for this development has doubled. Additionally, the interest rates have increased, and even with the TIF revenue, the project is no longer feasible.
- This city wants this project to happen, but understands the constraints that the developer is under. His recommendation is to follow through with the PUD process and vote again to approve the case in hopes that the financial situation changes for the developer in the future.

Discussion

- Steve P: disappointed with the lack of affordable housing in the city. He would like to hold a vote again and move forward as well. The developer may be able to finance and find a path forward.
- John K: supportive of going ahead and voting, however, he fears that if the developer does find a way forward that the plan will look different and have to come before the Planning Commission again anyway.
- Austin P: feels this is a great project but would like to have a traffic light included at the intersection with Rt. 682.
- Andy S: commented that homes don't generate traffic like restaurants or theaters. Originally, the plan for UE was to have multiple access points, however, because Phases 3 & 4 weren't built these access roads were not built.
- John K: commented that the roundabout that is planned at 56/682 may help with congestion and also suggested the addition of a slow-down lane and/or a traffic light. The intersection does need to be investigated further.

John Kotowski moved to approve Case #23-02, Nancy Bain seconded. All present voted aye. Motion passed 5:0. This will now go to City Council as a Recommendation from the Planning Commission.

4. **Communications**

None

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

- Andy S: reported that David Riggs is looking at several changes to code to facilitate housing in the city, like changes to sub-division regulations regarding lot size requirements. Alternate construction options may help (tiny houses, barns, container homes, etc.).
- John K: commented that it is important to build where infrastructure already exists. He inquired about the status of the Stimson corridor.

- Andy S: American Structurepoint is the firm that the city is working with on the Stimson Avenue corridor. They will be submitting their recommendations by the end of October, which will include an overlay zone.
- John K: asked what is different about the housing being proposed at the Ridges, will developers be faced with the same issues that the UE PUD developer has encountered?
- Steve P: The Ridges falls under the New Community Authority. More opportunities will be available for developers. There will be a need for some zoning changes as well.
- Andy S: currently there is new infrastructure being installed along Dairy Lane so that will already be in place for the developers, and there won't be any land costs.
- John K: glad to hear about other methods that can be utilized to encourage housing development in Athens.
- Ron Delach/Morris Avenue: hasn't heard discussion of Accessory Dwelling Units. Freezing R-1 neighborhoods in time is the wrong approach in his opinion. Loosening the regulations in R-1 zones would be beneficial to promote in-filling.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- Next meeting September 21, 2023

8. **Adjournment**

Austin Phillips moved to adjourn, Nancy Bain seconded, all present voted aye. The meeting was adjourned at 12:35 p.m.