

**Athens City Planning Commission
Minutes of Regular Meeting
Wednesday, November 6, 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 November 6, 2024.

Attendees: Dan DeLuca, Sean McNickle

1. Call to Order

John Kotowski called the regular meeting of the Planning Commission to order at 12:00 p.m. and established a quorum with five members present.

PLANNING COMMISSION MEMBERS:

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

STAFF:

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

2. Disposition of Minutes

Chris Knisely moved to approve the September 18, 2024 minutes. Austin Phillips seconded. Motion passed 3:0 (two abstentions).

3. Cases

None

4. Communications

Application for Title 41 P.U.D./34 Elliott Street

David Riggs/Code Enforcement Director

- A zone change was approved previously and now the applicant is seeking a Title 41 approval.
- The application included floor plans but not a site plan yet.

Dan DeLuca/applicant

- The architect is Richard Shultz.

Discussion

- Code will need to post this to the public for two weeks before the commission can hear this as a case.

- After the posting period and the site plan is received then the commission can add it to an agenda as a case, but the next scheduled meeting, 11/20, will be too soon.
- The plan calls for twelve 2-bedroom apartments. They are planning to include accessibility requirements in the site plan.
- There is a significant difference in the finished floor relative to the 100-year flood plain, so it will be difficult to meet accessibility requirements.
- A wrap-around ramp (like at OU's Memorial Auditorium) may be a solution to providing ground floor accessibility.
- The commission requested that Richard Shultz be present at the meeting when this is on the agenda as a case.

Application for Title 41 P.U.D./52 Depot Street

David Riggs/Code Enforcement Director

- The applicant is the same as Title 41 discussed previously.
- Steep slopes on the property. Soils are shallow depth bedrock.

Discussion

- The site does not front on Depot Street, it is on the north side of Depot behind the Cats Den.
- It will be important for the architect, Richard Shultz, to determine the existing utilities in the area.
- John K. requested to have the architect submit a site plan with more of the surrounding area included.
- The plan calls for six 3-bedroom apartments. They are planning to include accessibility requirements in the plan.
- Meghan J. expressed concerns about the restrictive lot, diagonal parking, and dumpster location. Vehicles will be required to back out. Depot Street is a dead end.

Application for Zone Change/0 Pomeroy Road/Spire Development

David Riggs/Code Enforcement Director

- Request to change to R-3 from R-1.
- Sean McNickle/Spire Development is present to answer questions.

Discussion

- Concern expressed about high rain events that affect that area of Pomeroy and Richland. A suggestion was made to use semi-permeable paving if it would be an option.
- Sean M. commented that Spire always keeps storm water issues in their designs. They are planning to meet all accessibility requirements.
- Meghan J. spoke with Spire and suggested adding sidewalks to the plan.
- The site is within corporation boundaries.
- The rezoning request is for just 8.5 acres of the 23-acre parcel.
- Andy S. commented that people may not be open to changing from an R-3 to and R-1 to accommodate building apartments and wondered if there was a way they could build the project in an R-1, by incorporating owner occupied buildings.
- Meghan J. observed that the R-3 would be juxtaposed with a B-3. She felt that the R-3 made sense in this case.

- This is not a “phase 1” project – the other fifteen acres cannot be developed because it is too steep.
- There are two access points, but the plan is to only access via one of them as illustrated in the site plan.
- Chris K. observed that there are existing single-family residences in the area. Suggested including a buffer of some sort.
- The current plan exceeds the new bulk controls requirements.
- Sean M. stated that their funding source has constraints on the type of housing, so it must be apartments. General occupancy with income restrictions.

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

David Riggs/Code Enforcement Director

- No updates

Meghan Jennings/City Planner

- Changes to the bulk controls became effective today.
- \$2M received from Welcome Home Ohio Program to build eight affordable housing units.
- Under contract with American Structure Point to draft an overlay zone for Stimson Avenue. Public engagement will begin next year.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- Next meeting November 20, 2024

8. **Adjournment**

The meeting adjourned at 12:45 p.m.