

**Athens City Planning Commission  
Minutes of Regular Meeting  
Wednesday, December 4, 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 December 4, 2024.

Attendees: Taylor Koch, David Mott

**1. Call to Order**

John Kotowski called the regular meeting of the Planning Commission to order at 12:02 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              | Absent  |
| 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 November 20, 2024 minutes. Andy Stone seconded. Motion passed 3:0 (AP abstained).*

**3. Cases**

**None**

**4. Communications**

**Zone Change Request/111 Hooper Street**

David Riggs/Summary

- Hill Tide Partners has submitted a complete set of site plans.

Taylor Koch/Hill Tide Partners, LLC

- Hill Tide is an affordable housing developer. His office is based out of Columbus.
- David Mott is providing legal assistance for them.
- This project was presented at a recent Affordable Housing Commission meeting.
- The zoning change request includes eight parcels approximately five acres total. Seven of the parcels are zoned R-1 and one is zoned R-2. They would like all the parcels to be zoned R-3.

- There are approximately 18.45 acres under contract. 13.32 acres are outside of the city limits, which they would like, in the future, to annex into the city for further development.
- The parcels are adjacent to Monticello Village which is zoned R-3.
- The plan is to include buffers of 400+ feet with adjacent single-family homes.
- The project consists of two 3-story buildings plus a community building.
- The design will meet state accessibility standards (10% designed for ADA), with Universal Design features, and energy efficient units.
- Applying for 9% housing tax credits (like Kershaw and Beaumont).
- CFA Appalachia credits
- 5-10 single family units are possible in addition to multifamily units.
- It might be possible they could get financing through the Welcome Home Ohio Program.

#### Discussion

- Will rent the multifamily units and sell the single-family homes.
- The ADA requirement for federally financed projects is 5%. The OFA doubles that to 10%.
- Access to the property is challenging, but the site can be developed so that ADA accessibility is possible for the entire development, including the garden and play area.
- Athens Public Transit does not currently have a route up to Monticello, but Meghan Jennings has reached out to APT. Line 3 is the nearest stop, about a 15-minute walk.
- Hill Tide has spoken with the city about allowing sidewalks on Hooper.
- The existing house on the west end will be demolished.
- The entrance to the development is in the city right-of-way.
- Hill Tide will look at the water and sewer information that Andy S. provided after they get past this step in the process.
- There will be a mix of ADA units throughout the complex on the first-floor level.
- All the units in the complex are single floor units.
- Three story walk up, no elevators.
- The annexation will allow for more site plan flexibility. If the annexation is approved, they will seek R-3 zoning.
- The Single-Family Tax Credit is new, so Hill Tide does not have experience with it. It is more of a city-led process. Hill Tide will be seeking any source of funding to help with the single-family tax credit.
- If City Council approves this, it will come back to the Planning Commission as a Title 41.
- Residents' concerns are heard at the City Council level.
- The single-family homes are planned for the potential annexed area.
- Hill Tide will continue to own the development but a third party will be hired to manage the property.
- Hill Tide operates in eleven states, this would be the first property in Ohio.
- 50-80 units planned at the site. Census Tract 9733.
- They have had engineers look at the site and these parcels are the most level. A contour map can be provided to the commission.

- This Athens location was selected because: 1. The land was for sale, 2. It is in a tract eligible for LYTEC funding, and 3. Can be zone corrected before developing.

David Mott/Mollica Gall Sloan & Sillery

- The property is being sold “all or nothing.”
- If the SFTC does not work out there are other funding sources to go after.
- Will make efforts to incorporate sidewalks and work on public transit availability.
- A communication plan is being developed.

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

David Riggs/Code Enforcement Director

- No report

Meghan Jennings/City Planner

- Ohio University is working on plans for a new performing arts center “Violet Patton Performing Arts Center.” They will likely be bringing this project to the Planning Commission sometime in February, 2025.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- The group discussed the process for when the Planning Commission hears cases that they then send forward to City Council for review. Mr. Riggs noted that citizen communication comes at the City Council level. The Code Office works with the City Council Clerk to notify property owners that are adjacent to potential development sites. City Council also advertises and holds a public hearing where anyone with comments/questions/concerns can participate. It was suggested that the process be changed such that the public communication portion occurs at the Planning Commission level.
- Next meeting December 18, 2024

8. **Adjournment**

*The meeting adjourned at 1:05 p.m.*