

**Office of Code Enforcement and
Community Development**

28 Curran Drive
Athens, OH 45701
(740)592-3306
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City of Athens
ATHENS, OHIO

**Board of Zoning Appeals
Minutes
June 10, 2025**

Members present: Aaron Thomas, Rob Delach (elected Chairperson), Paul Isherwood, Alicia Sweeney, and Ben Lachman.

City Officials present: David Riggs (Zoning Administrator)

The meeting was called to order on June 10th, 2025, at 7:00 pm at City Council Chambers, 8 East Washington Street, Third Floor, Athens, OH, by the active Chair of the Board of Zoning Appeals.

A video was played stating the policies and procedures of the board.

The Chairperson announced the cases on the agenda and swore in all who wished to testify in the hearings.

Hearings:

1. Case #25-08C 122 E State Street Zone R3 Matthew Yoak/Hiatt Wolfe / appellant

Appellant is requesting a conditional use in accordance with ACC 23.04.03 (C)(3) to allow a clinical use in a R3 zone.

The Chairperson asked the Zoning Administrator to give a report on the case. Mr. Riggs gave background information about the case.

The Chairperson invited the appellant and any representatives to speak.

Hiatt Wolfe (appellant) stated that to serve clientele that travels to Parkersburg from Athens they would like to open a satellite location at 122 East State St. The appellant explained that they offer medical aesthetics and lifestyle medicine services. They look to offer services through one operating room on the property and there would typically be two employees working on the property at a time, which would have a minimal impact on traffic in the area.

Ben Lachmn asked the appellant how many patients they would see on a weekly basis and at max capacity.

The appellant explained that they could see twenty to forty patients a week, with forty being max capacity.

The Chairperson asked if there were any plans to close the Parkersburg office and move all operations to Athens.

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The appellant said there were no plans to move all operations to Athens.

Ben Lachman asked the appellant about the potential for emergency service access.

The appellant responded saying there are protocols in place if emergency services are needed.

The Chairperson invited Stuart Goldsbury to speak.

Stuart Goldsbury (property owner) spoke about the history of the property and its prior use as a therapist office. He continued saying he ran a financial business on the property with more employees than the amount proposed by the appellant, yet there were only minor difficulties in terms of parking.

Ben Lachman asked if the entire envelope of the house would be the clinic or just the first floor.

The appellant responded, saying the upstairs of the house is planned for being used for office space and the first floor is planned to be used for medical procedures.

The Chairperson invited those in general comment to speak. No one came forward.

The Chairperson invited those in opposition to speak. No one came forward.

The Chairperson closed the testimony from the floor.

There was discussion on possible impacts on traffic.

Findings:

1.) USE WILL HAVE SIGNIFICANT NEGATIVE IMPACTS ON OTHER USES IN THE ZONE OR VICINITY: No.

On a motion from Paul Isherwood, seconded by Alicia Sweeney, the board moved to grant a conditional use in accordance with ACC 23.04.03 (C)(3) to allow a clinical use in a R3 zone.

The Chairperson called for a vote: 5 votes for (Lachman, Sweeney, Delach, Thomas, Isherwood) – 0 votes against. Motion Granted.

OTHER BUSINESS:

Approval of minutes from:

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May 13th, 2025: Aaron Thomas moved to approve the minutes, Ben Lachman seconded the motion. Approved by Aaron Thomas, Alicia Sweeney, Rob Delach, Paul Isherwood and Ben Lachman.

The Chairperson adjourned the meeting at 7:28 pm.

Robert Delach, Chairperson

Date

David Riggs, Zoning Administrator

Date