

Athens City Planning Commission

Minutes of Regular Meeting

Wednesday, July 16, 2025 – 12:00 PM

A regular meeting of the Athens City Planning Commission was held in the City Council Chambers, third floor of City Hall, on July 16, 2025, at 12:00 PM

Attendees: Dustin Todd, Architect (Archall Architects) & Mason Malcolm, Civil Engineer (The Kleingers Group)

1. Call to Order

Chair John Kotowski called the meeting to order at 12:02 PM and administered the oath to those in the audience intending to speak before the Commission. A quorum was established.

Planning Commission Members

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

Staff Present:

- David Riggs- Code Enforcement Director
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2. Disposition of Minutes

- June 4, 2025, Meeting Minutes:
 - Corrections noted by Ms. Knisely had already been made by Monica.

Motion: Ms. Knisely moved to approve the minutes as presented.

Second: Mr. Stone seconded.

Vote: Motion passed unanimously.

3. Cases

- No Cases were presented.

4. Communications

Title 41 Application/ Hugh White Honda

Summary:

- Proposed ~24,000 sq. ft. auto dealership including showroom and service center.
- Plans to raise site elevation to remove it from floodplain.
- Currently three parcels on the site. One triangular parcel (NE section) requires annexation.
- Staff Memorandum (See Attached):
 - Code Office: tap and capacity fees are pending; annexation before water and sewer connections.
 - No comments from fire, police, or City Planner.
 - Utilities: Need to ensure proper connection to force main.
 - Stormwater: had a couple comments.

Discussion:

- Stormwater and wellhead protection area considerations noted.
- Lighting and security balance discussed.
- Parcel configuration and whether the property will be combined or split into multiple parcels to satisfy zoning requirements.
- Annexation process and timing.
- Mr. Malcolm requested clarification on setback requirements for potential parcel split—staff confirmed no variance required for parking areas.

Next Steps:

- Applicant to appear before Shade Tree Commission in early August.
- Project anticipated to return as a case at a future meeting.

5. Reports

Columbus Road / Lancaster Street / Columbia Ave. Neighborhood Hub Rezoning

Summary:

- Update follows recent public input session.
- Proposed zoning map revised based on resident feedback (see attached).
- Changes:

- B3 zones converted to B2 between 2nd and Sunset Drives to prohibit drive-throughs (per community concerns).
 - Inclusion of more B1 zones to support local neighborhood-scale businesses.
 - Emphasis on maintaining R-1 residential zones.
 - Proposal reflects balance between community vision and long-term city planning goals.
 - The former Dairy Queen site with B-2 status cannot have a drive-thru but a pick-up window could be permitted.
 - Community Feedback:
 - Strong desire for walkability and local businesses.
 - Request for a neighborhood park; no specific location identified.
 - Existing cemetery and right-of-way limit available open space.
 - City may override zoning for public parks if city-owned.
 - Will return as a communication at a future meeting.
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6. Opportunity for Citizens to Speak About Items Not Covered on Agenda

- None.
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7. Announcements & Other Business

- **Next Meeting:** Scheduled for August 6, 2025.
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8. Adjournment

- Meeting was adjourned at 12:30 PM

Motion: Mr. Kotowski moved to adjourn meeting.

Second: Ms. Knisely seconded.

Vote: Motion passed unanimously.

Minutes submitted by: Monica Flowers, Secretary, Planning Commission

**Office of Code Enforcement and
Community Development**

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City of Athens
ATHENS, OHIO

July 16, 2025

Memorandum

To: Athens Planning Commission

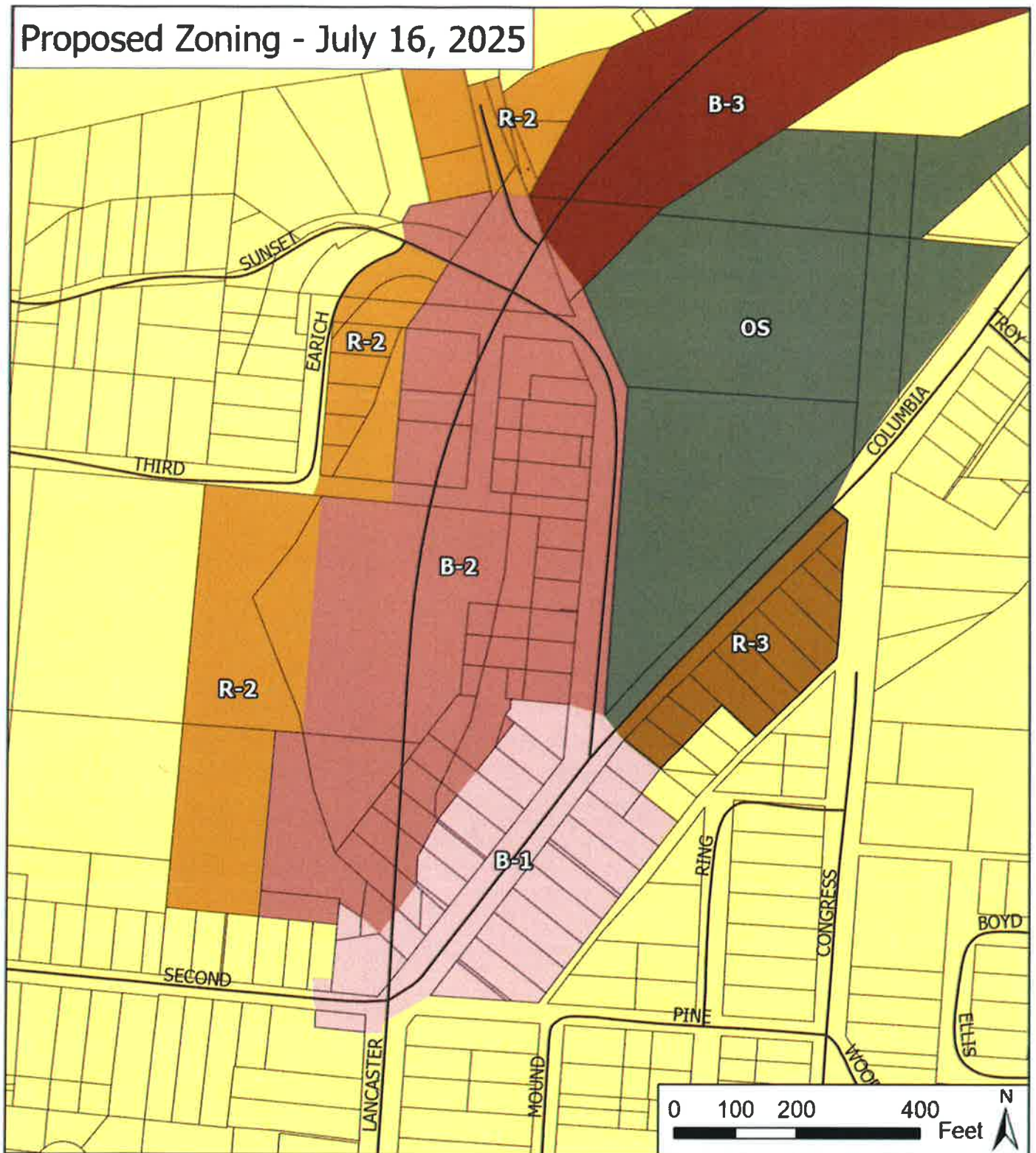
From: David Riggs, Code Director

RE: Planning Commission Communication – Title 41 Site Plan Development of 250 Columbus Road Hugh White Honda

The developer is requesting a review of the above-mentioned site plans for a new automobile sales facility. Staff comments on the site plan documents are as follows:

- Code Office
 - Calculating tap and capacity fees for the project.
 - No annexation request submitted yet. The city will not be able to provide water and sewer connections to the site without an annexation agreement underway.
- Fire Department – no comments.
- Police Department - no comments.
- City Planner - no comments.
- City Utilities
 - For connection to our proposed force main, we recommend a pump capable of overcoming line pressure (with an internal check valve), an external check valve, and inline valve for external check valve maintenance. This is in addition to standard sewer specifications.
 - The proposed line is to be 3". The Athens EPW will make the tap-connection fees apply.
 - Provide compliance with wellhead protection regulations.
- Stormwater
 - No tree plantings in the proposed detention basin
 - Provide SWP3 template data for water quality calculations
- Streets – no comments
- Shade Tree Commission – under review

Proposed Zoning - July 16, 2025



Proposed Zone Changes

Proposed zone change for properties along N. Lancaster Street, Second Street, Columbia Avenue, and Columbus Road.

Map created by Athens City Planner. Data recent as of 7/16/2025.

Legend

— Road
□ Parcel

Zoning

B-1	M
B-2	OS
B-2D	R-1
B-3	R-2
EI	R-3

PUBLIC INPUT MEETING - Summary Report

Occurred

WEDNESDAY, JUNE 11 @ 6:00 - 8:00 PM

Hosted at

OHIO VALLEY MUSEUM OF DISCOVERY

67 Columbus Road Athens, OH 45701



REIMAGINE YOUR NEIGHBORHOOD

Summary of public input received at Public Input Meeting discussion of the future of the Columbus Rd., Lancaster St., and Columbia Ave. hub.



**CITY OF ATHENS
PLANNING COMMISSION**

Columbus Road / Lancaster Street / Columbia Avenue Rezoning

Public Input Meeting on June 11th:

- Attended by 50 people
- Several forms of direct public input were available and received; SWOT analysis (strengths, weaknesses, opportunities, threats), color-coded personal experience map, and a DIY zoning map
- This public input is included in your packet for your review and consideration

Comment-themes heard:

- No drive-thru on old Dairy Queen site
- Traffic congestion issues along Lancaster Street between Second Street and Columbia Avenue
- Concerns about increasing density, traffic, and noise (bars, college students, etc.)
- Support of having access to neighborhood-level commercial and retail. Many liked the idea of being able to walk to a restaurant or shop without having to go uptown or to East State Street.
- Many had concerns about pedestrian infrastructure; both sidewalks and crosswalks (especially at Columbus Road and Second Street)
- Neighborhood would love a park to be available in the vicinity

Proposal:

New map

- B-1 along first section of Lancaster
 - allows residential uses as principal use
- B-2 along Columbus Rd and N. Lancaster Street
 - does not allow for drive-thru's
- B-3 only along northern-section of Columbus Rd
 - matches existing zoning and appropriate for corridor's capacity
- R-2 and R-3 used for buffer zones along Third Street, Earich, N. Lancaster, and Columbia Ave

New Park

- Review and discuss location of new park in this vicinity during the Comprehensive Plan update process.