

Minutes of Regular Meeting
Athens City Planning Commission
City Hall - Council Chambers - Third Floor
Wednesday, August 15, 2012, 12:00 p.m.

Regular meeting of the Athens City Planning Commission was held in the Council Chambers, third floor, City Hall at 12:00 p.m. on August 15, 2012.

Attendees: John Paszke, Paul Logue, Chris Knisely, Sara Brumfield, Abby Rouse, Charles A. Richmond, Jonathan Sowalu, and Russell Chamberlain.

1. Call to Order

Nicholas Bittner called the regular meeting of the Planning Commission to order at 12:03 p.m. and administered the oath to all who intended to speak before the commission.

Members present were Paul Wiehl, Nicholas Bittner, Nancy Bain, and RJ Sumney. Absent: Paula Horan Moseley. Quorum was established.

Public Hearing – Madison Heights

Nicholas Bittner opened up the Public Hearing for the Madison Heights project. John Paszke said the current request is for fee simple lots, seven lots in total. A variance will be needed for a parcel that is less than two acres. A letter was received from Andy Stone stating his concerns about the waterline, sanitary main, “ingress and egress” easement and the use of a Homeowners Association.

Nancy Bain asked John if he could get a recommendation from Andy Stone on the slope of the road; possible one way has been discussed and no left hand turn was previously approved. The original Ordinance from City Council required a one way loop prohibiting a left hand turn. Paul Logue said that curb design can be used to discourage turns on the one way loop.

RJ Sumney said the site line is currently obstructed by the retaining wall at Madison and East State. Would it be possible to reduce or eliminate a portion of the retaining wall?

Nicholas Bittner requested comments from the public.

Chris Knisely, 24 Old Coach Road

Chris Knisely asked for the following to be incorporated in the new design:

1. Shared driveways
2. Sidewalks

2. Disposition of Minutes

Paul Wiehl moved to approve the minutes of June 20, 2012. RJ Sumney seconded. All voted aye. The June 6th minutes need reviewed and approved.

3. Cases

None

4. Communications

Charles Richmond, Lot Split

Mr. Richmond owns a two acres parcel at 22 Mulligan, and would like to split the property in to three lots. The split meets the qualification for a lot split, except the 3:1 ratio.

Proposed lots:

1. Parcel to the south of 22 Mulligan
2. Parcel on the existing structure at 22 Mulligan
3. Parcel to the north would not have frontage, could have access from Oak Street

The property to the east is 20 Mulligan. There is no house number available for the additional lot. This creates difficulty in assigning a new address without changing the current addresses of existing homeowners. If Oak Street is used as the access, a maintenance agreement between the two property owners would be required.

Nancy Bain was concerned about the intended use of the internal parcel and the strip along the highway. The total acreage of the property is 2.28 acres. The garage will need to be torn down because an accessory structure cannot be present on a lot without a primary structure. The property owner could ask for a variance for the garage. A survey has not been completed. John Paszke showed the commission members the possible property lines for the three different lots. Nancy Bain would like to see the survey show suitable, buildable lots. Charles Richmond said the lots are buildable along the road and have green space.

The commission discussed the access out of Mr. Richmond's driveway on to Mulligan, the width and access, and the possibility of the combining of lots.

Abby Rouse, 20 Mulligan, 0 Mulligan

Abby Rouse approached the commission to voice her concerns.

1. Address change
2. Mulligan Road – House located on side street, Oak Street, what does it do to my home value or resale?
3. Shared maintenance agreement a concern; John said the property owner would be responsible for Oak Street, 50% back to their property. Oak Street is currently an unimproved right of way.
4. The existing land owner's address should not be changed; should be imposed on the new owner of the parcels.

John Paszke offered to discuss the address change issue with 911, Police, and Fire.

Monticello Towers, Pre-Application

The applicant was not present for the meeting.

Paul Logue explained the applicant will be adding one co location to an existing tower and new equipment. Nicholas Bittner asked about screening and the commission discussed ranking and priority. Paul Logue said there is already screening in this area. The applicant needs to be present and more detail will be needed.

Russell Chamberlain

Mr. Chamberlin wanted to know if this is an additional tower. It is the same tower the applicant is just adding another receiver.

5. Report from City Planner and Director DEF

Paul Logue

1. Brief summary of the rezoning request for the Far East Side
2. ODOT, Transportation Alternative grant to build a bike path spur, date 2015
3. Hickory Creek Nursing Home project – Received a letter of map removal from FEMA to remove it from the floodplain
4. Athens Housing Coalition – draft ready of study

John Paszke

BZA

1. 234 West Washington Street – review of Code Director's Denial, BZA agreed with decision
2. 2 Alexander Avenue - move structure to street, variance approved

6. Opportunity for Citizens to Speak

Russell Chamberlain

Mr. Chamberlin is working on a student housing project located behind Carpenter Hall. He approached the commission to get clarification about the requirement for business use on the first floor. Nancy Bain asked what businesses are currently in this area. Mr. Chamberlin said most of the businesses are gone in this area of town.

The Law Director has made a ruling on this matter. The commission discussed B-3 zones and setback requirements. John Paszke said that if a refusal is received then the developer could go to the Board of Zoning Appeals for a variance. The Law Director is reviewing each of these on a case by case basis.

7. Announcements & Other Business

The next meeting of the commission will be September 5, 2012.

The Far East Side rezoning will be put on the agenda if there are no cases and will be reviewed by zone.

Planning Commission
August 15, 2012

Adjournment

The meeting was adjourned at 1:40 p.m.

Nicholas Bittner, Chairperson

Sharlene Plott, Secretary