

Minutes of Regular Meeting
Athens City Planning Commission
City Hall - Council Chambers - Third Floor
Wednesday, September 5, 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 September 5, 2012.

Attendees: John Paszke, Paul Logue, John Valentour, Sara Brumfield, Jeff Thompson, and Ed Block.

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, RJ Sumney, Paula Horan Moseley, and Nancy Bain. Absent: None. Quorum was established.

2. Disposition of Minutes

Paul Wiehl moved to approve the minutes of June 6, 2012. Paula Horan Moseley seconded. All voted aye. Paul Wiehl moved to approve the minutes of August 15, 2012. Nicholas Bittner seconded. All voted aye. Paula Horan Moseley abstained.

3. Cases

Case #12-05 152 & 154 Mill Street, Title 41

The representative for the project is RVC Architects. The project is being reviewed by the commission under Title 41.

The Shade Tree Commission has given its approval. Mr. Valentour said he has revised the parking lot to save the tree identified by the Shade Tree Commission.

A letter was received from Andy Stone in reference to the project and the site visit that was conducted last week. Mr. Stone finds the proposal acceptable if the developer meets the following conditions:

1. The "dry well" he proposes is properly designed in accordance with the ODNR Rainwater and Land Development Manual 2006 Edition and shown in his final plans. He should utilize the Athens County Soil and Water Conservation District for technical advice on a rain garden or similar feature.
2. The rear parking area be revised and arranged differently so the 36" trunk diameter pin oak tree currently identified for removal instead remains and is incorporated into the rain garden noted in item one above. This very large shade tree is healthy and will be very effective in absorbing storm water.

The number of parking spaces will be one space short after saving the tree. The parking, before the change, was adequate and met the requirements. Mr. Valentour said the lot coverage will be close to the same as proposed.

RJ Sumney asked about the location of dumpsters and bicycle racks. The dumpsters and bicycle sites have been located on the plans now.

- Lighting – parking lot will be properly lighted
- Curb in the back yard - bumper blocks will be added
- Proposed 18 beds – 2 per apartment

The Mayor stated that 12 cans are needed for trash and the plans need revised to reflect this.

Nancy Bain asked, how deep is the storm sewer. The developer was looking at an elevation down Elliot but this was more difficult due to the changes from the recent Mill Street construction.

Nicholas Bittner asked if a parking space could be added to the South parking area. The developer will look at this area and will try to redefine the size of the space shown currently on the plans.

Paula Horan Moseley said saving the tree is beneficial to the storm water management.

The developer would need to go to the Board of Zoning Appeals to get a variance for parking if he cannot add one additional space.

Nancy Bain voiced her concern about preserving the tree now and in the future. The developer said they have done this in the past and he feels confident that they can preserve the tree.

The plans need to show 18 parking spaces and comply with Andy Stone's requirements in his letter.

Nicholas Bittner moved to accept the Mill Street design with the conditions that Andy Stone's requirements in his letter are met and 18 standard spaces are provided in the final plans. Paul Logue added, flood vents need to be shown on the final plans. Paula Horan Moseley seconded. Nancy Bain added that parking bumpers need shown on the plans and stay in place. All voted aye.

4. Communications

Monticello Towers

This is a communication about Monticello Towers and will serve as a pre-application meeting.

The commission asked for a response about priority 1 and why the owner is proceeding

with priority number 2. A narrative was provided to the Planning Commission.

AT&T currently has two sites in the City of Athens that are currently at capacity. A search ring was designed to search for a new location or collocate on an existing structure. The search showed three possible locations; an existing SBA tower and two land locations outside the city limits. The request is to use the existing tower and not build a new tower. Paula Horan Moseley said collocation is a better option to building a new tower.

Mr. Ed Block said they will do their best to match the fence that is present while expanding the compound. There will be a long term lease on the property for access and use of the tower by AT&T.

Nancy Bain asked about how much dirt will be moved when expanding the compound. The developer was advised that there is a history of slippage in this area. A structural analysis was done on the tower and Mr. Block will review the soil and geotechnical report.

An application will be submitted and a formal review will be made by the commission at a later date.

5. Report from City Planner and Director DEF

Paul Logue

1. His office has been relocated to the City Code building on Curran Drive
2. Attended the Floodplain Manager Conference – will review our code and make some recommendations to City Council
3. FEMA and ODNR – working on updating flood maps for the Hocking River-Spring of 2013 new maps will be available showing changes in Athens

Paula Horan Moseley asked about the Far East Side rezoning request. The rezoning will be added to the agenda for the next meeting.

John Paszke

1. Will be attending the Waste to Wealth Summit at the OU Inn
2. Sept 19 – Fall Housing Resource Fair – representative from the city
3. BZA – no cases next meeting

6. Opportunity for Citizens to Speak

None

7. Announcements & Other Business

The next meeting of the commission will be September 19, 2012.

Adjournment

Planning Commission
September 5, 2012

The meeting was adjourned at 1:02 p.m.

Nicholas Bittner, Chairperson

Sharlene Plott, Secretary