

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, February 6, 2014, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in the Mayors Front Conference, first floor, at City Hall on February 6, 2014.

Attendees: Jeff Risner and John Valentour.

1. **Call to Order**

RJ Sumney called the regular meeting of the Planning Commission to order at 12:08 p.m. and administered the oath to all who intended to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

Nicholas Bittner, Chair Absent
RJ Sumney, Vice Chair Present
Nancy Bain Present
Paul Wiehl, Mayor Present
Paula Horan Moseley, Service-Safety Director..... Present

STAFF:

Paul Logue, City Planner Present
John Paszke, Director of DEF Present

2. **Disposition of Minutes**

Paul Wiehl moved to approve the minutes of January 16, 2014. Nancy Bain seconded. All voted aye.

3. **Cases**

Case #14-01 John Valentour, 19 West State Street, Title 41

The property is currently known as the Lamborn's building. The proposed project will consist of commercial space on the first floor with residential on the floors above. The access will be from the rear of the site and parking will be provided on site. There will be two stories of residential with 20 residents. The second story balcony will be recessed back from the street.

City Staff reviews:

1. Zoning: B2D
2. Meets all bulk controls
3. Adequate parking
4. Bicycle parking: needs moved inside

5. Dumpster: Will be part of the uptown centralized trash system. John Paszke has requested the dumpsters be relocated to parking space number 20 to allow better vehicular access.
6. Shade Tree: Agenda for February 13, 2014, trees are shown in the front sidewalk

Athens Fire Department

1. Standard comments
2. Some concern about depth of parapet drop onto 2nd floor balcony – self enclosed, should not be an issue

Athens Police Department

1. Lighting - developer will discuss and address additional lighting

Athens City Planner

1. No Issues

Engineering and Public Works

1. Back parking lot storm drainage

The commission discussed the dumpster placement. There will still be adequate parking with the elimination of one space for the dumpster placement. The bike racks will need to be relocated inside the building. AEP will need to relocate or upgrade the service for the overhead power lines. John Valentour said the plan will indicate taking all of the roof water into the existing alley to the west and then to the storm drain in the parking lot.

The trees shown on the plans are positioned to avoid utility entrance and concrete vaults. The structure of the commercial space will be the same but a steel frame will be constructed inside the existing garage to support the residential floors.

Paula Horan Moseley asked Mr. Valentour what the plan is for the alley. The entire alley will be repaved and all work will be completed by the contractor for this project to maintain access to the building and the dumpsters. The entire roof will be replaced but the space will look the same in the front of the building.

There was a question whether an easement for the alley is owned by Prokos. Mr. Valentour indicated that this is not the case, there is no such easement. All utility installations will be coordinated with the City of Athens.

Public Works will require a 6 inch tap to the building then it will be reduced to 4 inch tap coming into the building.

John Valentour said Lamborn's Studio will be moving out of this location and it is anticipated that a retail business will occupy the space. A building permit will be required prior to a business moving into this space.

Paul Wiehl moved to approve the Title 41 plan requiring that all the conditions of the city's staff are met. Paula Horan Moseley seconded. Nancy Bain said she was worried about noise on the northwest exposure. John Valentour said he hopes this will be partially protected by the stairwell. All voted aye.

4. **Communications**

City of Athens, 458 Richland Avenue Use

The property located at 458 Richland Avenue, which the City of Athens wishes to rehab and use as a single family house is not in compliance with the zoning for that area. The single family house is in a B-2 zone. Athens City Code 23.09.19 allows for government property exemptions, when such authorities find they cannot conform to these regulations, by informing the Planning Commission in writing.

Paula Horan Moseley informed the commission members that the rehab work will be completed using community block grant funds to provide low income housing. Hocking Athens Perry Community Action will use the CDBG funds for the rehab work and to make the house ADA accessible.

The Athens Metropolitan Housing Authority will maintain and administer the program after the work is completed. The City of Athens has been working with the housing authority since 1978, with the goal of providing low income housing for individuals in Athens.

RJ Sumney asked about fencing at the property because of the traffic on Richland Avenue for safety reasons. Paula Horan Moseley said the city would address this issue in the future if a concern arises. Jeff Risner voiced his support and said he would like to see more families living in this area. Once completed, the property will be inspected by the Code Enforcement office.

Nancy Bain made a motion to support the renovations and the use of the property located at 458 Richland Avenue. Paul Wiehl seconded. All voted aye.

5. **Report from City Planner and Director DEF**

Paul Logue

1. OU Ridges Subcommittee – first meeting scheduled for this afternoon, goal is to move forward with updating the plan
2. Essence of Athens – finished draft in March, 2014
3. Arts, Parks, and Recreation Master Plan - A Public Forum will be scheduled
4. Potential project at 10 South Green Drive – R3 zone, student housing possible, challenges at the site due to flood plain

John Paszke

1. Title 23 Zoning Review

John Paszke provided the commission with a document adding uses from the State Building Code to the Athens City Code. John stated that he slotted the uses in a zone that he felt was appropriate for that zone, which is a proposed draft and open for changes and comments.

Paul Logue explained the thought process behind a form based code. The code is written by determining the design and look for a certain zone and then only that type of zoning would occur due to the parameters given for the zone. Stimson Avenue might be a good location for form based, Court Street maybe not, possibly on Richland Avenue.

2. Board of Zoning Appeals

A. 12 Columbia Avenue – R-1 zone, duplex variance

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

Fire Chief Troxel will be recognized at the HERO breakfast. There will be **no** trash delay on President's Day.

The next meeting of the commission will be Wednesday, February 19, 2014.

Adjournment

The meeting was adjourned at 1:11 p.m.

RJ Sumney, Vice Chair
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens