

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, March 20, 2014, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in the Council Chambers, third floor, at City Hall on March 20, 2014.

Attendees: Pete Raptis, Robert Rittenhouse, and Jeff Risner.

1. **Call to Order**

Nancy Bain called the regular meeting of the Planning Commission to order at 12:14 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 Absent

2. **Disposition of Minutes**

Paul Wiehl moved to approve the minutes of March 6, 2014. Paula Horan Moseley seconded. All voted aye.

3. **Cases**

Case #14-02 Verizon, Monticello Towers, Wireless Telecommunications

The request from Verizon Wireless is for equipment upgrades to Monticello Towers located at 20A Monticello Drive.

Pete Raptis said Verizon will be replacing six (6) of its existing (12) antenna on the tower with new models. This will be an upgrade to the equipment that is already present.

Paula Horan Moseley said in the past there have been soil slippage concerns at this location. Mr. Raptis said there would be no changes to equipment on the ground on this project.

The reason for the upgrade is to increase the wireless capacity in the area.

Paul Wiehl moved to accept the Special Use Permit submitted by Verizon. Paula Horan Moseley seconded. All voted aye. RJ Sumney apologized for being late and abstained from the vote for this reason.

The duties of Chair were passed to RJ Sumney by Nancy Bain.

Case #14-03 Verizon, Parking Garage, Wireless Telecommunications

The equipment upgrade to the tower is located at the Athens City Parking Garage. The proposed modification will remove and replace (12) of the existing antennas with (6) six new models. This will be a reduction in the amount of antennas.

The upgrade will include the installation of ancillary equipment behind the new antennas, consisting of remote radios and sector boxes. There will be no changes to the equipment on the ground. The upgrades will increase the capacity in the area.

Paula Horan Moseley advised the representative for Verizon that the City of Athens is in the process of evaluating the city parking garage structure. The Mayor asked the contractor to contact the Service Safety Director to gain access to the upper level of the parking garage before the work is performed. The site was identified as OU North Campus. In the future, the applicant was advised to title the work site by the owner of the property/location address.

Since the site has been deemed high priority, Mr. Raptis said the work should be performed within the next couple of months.

Paul Wiehl moved to accept the Special Use Permit submitted by Verizon. Nancy Bain seconded. All voted aye.

4. Communications

ODOT Site

The communication from Sands and Decker for the ODOT site on SR56 and SR682 has been removed from the agenda for this meeting.

Zoning Designation for Annexation Request

Robert Rittenhouse is representing the owner of the property located on Armitage Road. Athens City Council has requested a recommendation from the Planning Commission for a zoning designation for the property.

The utility services were identified on Monday at the City Council meeting, contingent on a release from Le-Ax and the property owner.

Mr. Rittenhouse said the intent is to construct a brewery at this location and the owner is seeking a B-3 designation. The commission discussed the surrounding parcels (Grande Vista Village (R-3), back parcel is open space). Paul Logue approached the commission

and identified, as best he could from memory, the zoning of the parcels.

If the property is annexed, the utilities will be the provided by and maintained by the City of Athens. The property owner will be required to comply with the wellhead protection plan.

Nancy Bain was concerned with the impact of the zoning designation (B-3) to the adjacent property owners. Does a brewery fit in with the location and surrounding property owners? In a B-3 zone any bottling works operations is required to be at least 100 feet from any R-Zone. Mr. Rittenhouse indicated that the property owner of Grande Vista Village would provide a letter of support if needed.

Paula Horan Moseley moved to recommend to City Council a B-3 zoning designation for the 2.2064 acres located on Armitage Road. Paul Wiehl seconded. This will increase the city's burden on utilities. Paul Logue indicated that Andy Stone has reviewed the proposed request for annexation and services. (3 Aye, Nancy Bain voted No), motion passed.

Zoning Code Discussions

The commission will start reviewing the corridor areas at future commission meetings. The Columbus Road corridor could warrant annexation of property into the city to better serve this area in the future.

Jeff Risner asked if it would be possible for City Council members to help with evaluating corridors in their area with the commission members and comments from the general public will be pertinent to the discussions.

5. Report from City Planner and Director DEF

Paul Logue

1. Arts, Parks and Recreation Executive Summary plan is done – will be working on next steps.
2. Columbus Road bike path bridge
3. Nancy Bain thanked Paul Logue for all of his work on the corridors.

6. Opportunity for Citizens to Speak

None

7. Announcements & Other Business

The next meeting of the commission will be April 3, 2014.

Adjournment

Planning Commission
March 20, 2014

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

RJ Sumney, Vice Chair
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens