

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, April 3, 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 April 3, 2014.

Attendees: Chip Gamertsfelder, Don Gamertsfelder and John Branner.

1. **Call to Order**

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

PLANNING COMMISSION MEMBERS:

Nicholas Bittner, Chair Present
RJ Sumney, Vice Chair Absent
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 20, 2014. Nancy Bain seconded. All voted aye.

3. **Cases**

Case #14-04 John Branner, The Plains, Lot Split

The applicant is requesting a lot split for property located at East First Street in The Plains. The proposal would create a new parcel subdivided from the original 26.872 acres owned by Don Gamertsfelder Trustees.

Paul Logue said John Paszke has reviewed the proposal and it meets the standards in Title 21. The water and sewer utilities are available for the site.

Nancy Bain asked what the road frontage width is for the proposed parcel. There is approximately 70 feet of residual road frontage between the post lot and the proposed lot.

The previous parcels that were subdivided from the original tract of land are as follows:

1. Athens Conservancy: 8.02 acres & 5.49 acres (continuous and contiguous)
2. Garden Communities: 0.507 acres, 1.497 acres, & 0.667 acres (continuous and contiguous)
3. Brent Hayes: 1 acre
4. Proposed Lot: 0.286 acres

Note: Tract in yellow – non building lot, Mound Preservation lot

Paul Logue said this is the maximum number of splits allowed. All property owners are aware that any future split will trigger a major subdivision and those regulations would prevail.

The minor subdivision, less than five acres, includes: Garden Communities, Brent Hayes and the proposed lot.

Nicholas Bittner moved to accept the minor lot split. Paul Wiehl seconded. All voted aye.

4. **Communications**

Acceptance of UE Roadways

The roadway for University Estates was platted but has never officially been accepted. The property owners have submitted a petition for acceptance and the public improvements have been completed.

Paula Horan Moseley said a recommendation from the Athens City Planning Commission to accept the public improvements is needed to allow for City Council action to confirm dedication of streets in the University Estates area.

Assessments will be levied upon the property owners receiving benefits from the street improvements.

Nancy Bain asked about the terms of the original development agreement. A settlement agreement is in effect until 2019 but the sewer agreement expired October/November of 2013.

Future changes to the property would be in accordance with the parameters of the settlement agreement and the Title 41 review process. Paul Logue said he would email a copy of the University Estates settlement agreement to the commission members.

Paul Wiehl moved to recommend acceptance of the public improvements. Nicholas Bittner seconded, and he requested the roadway be added to the code maps. All voted aye.

Title 23, Zoning Code Discussions

The zoning code discussions were tabled. Nicholas Bittner asked if it was possible to get copies of the latest plans for the improvements to Richland Avenue to help with his corridor planning.

Paul Wiehl said he attended a meeting that discussed future planning on campus for Ohio University properties.

Paul Logue agreed to send to the commission members updated flood plain maps for their corridor. Paula Horan Moseley will send out information regarding future planned improvements in the corridors.

Jeff Risner suggested reaching out to the neighborhood groups in each corridor to obtain public input and comments.

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

Paul Logue

1. The Ridges OU committee is in the process of sending out a request for proposals (RFP) to obtain a planning consultant. Paul Logue agreed to be a part of the review process for the RFP.
2. A public meeting to discuss the Arts, Parks, and Recreation Master Plan will be held on April 24 at 6:00 p.m.; the documents are available on the city website.
3. The US Department of Interior has approved the Certified Local Government for Historical Preservation status for the City of Athens. We are the 61st community in Ohio to receive this status. Nicholas Bittner thanked Paul Logue for all of his work on this endeavor.
4. Discussion about EI designation – what point does the zoning requirements become applicable; not used for educational purposes or property is leased? Paul Logue said the campus is mostly zoned R-3, except for The Ridges.
5. Availability of bike rack locations in the city and on campus. There is a GIS map showing bike rack locations but it needs updated.

John Paszke

N/A

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

The next meeting of the commission will be on April 17, 2014. Nancy Bain will not be able to attend.

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Adjournment

The meeting was adjourned at 12:54 p.m.

Nicholas Bittner, Chairperson
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens