

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, April 17, 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 17, 2014.

Attendees:

1. **Call to Order**

Nicholas Bittner called the regular meeting of the Planning Commission to order at 12:05 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 Present
Nancy Bain Absent
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 April 3, 2014. Nicholas Bittner seconded. All voted aye. RJ Sumney abstained.

3. **Cases**

None

4. **Communications**

Title 23, Zoning Code Discussions

The 2020 vision of the Comprehensive Plan included a corridor focus. The Planning commission members were assigned a corridor to research and make recommendations for zoning. The five areas of focus are: Richland Avenue, Stimson, West Union, Columbus Road, and East State Street.

The commission members talked about what is currently occurring in their corridors.

Richland Avenue – Nicholas Bittner

The Comprehensive Plan described the Richland area. Overlays were mentioned as an initiative in the Comprehensive Plan for Richland Avenue. Nicholas Bittner will discuss in more detail his corridor at the next scheduled meeting.

East State Street Corridor – Paula Horan Moseley

The upcoming plans for Richland South and the West Union design will be made available to the commission members. ODOT is working on a safety study of the East State Street area.

The initial entrance into the corridor is somewhat bleak and there are a number of vacant lots further out East State Street. The old Abrio and Maplewood buildings and the Radio Shack store are vacant. Currently, there are two vacancies in the old Athens Mall. The protection of the residential homes in this area is still very important.

Nicholas Bittner asked about future plans for a 33/50 intersection as a gateway to the city. Paula Horan Moseley said a study of this area is needed.

Union Street – Paul Wiehl

The Union Street corridor is outlined in Phase II of the Comprehensive Plan. The Union Street corridor has B-3 and Manufacturing, surrounding by an R-1 zone. Several of the properties are in the flood plain with a mix of university property, the fairgrounds, and the hospital corridor.

The west side is a series of residential homes. The parcels located to the west side of Union Street on Route 56 have the potential for manufacturing opportunities. In the future, some of the critical infrastructure could be affected by the 100 year flood, which could include the hospital property. Several Athens residents walk on Shafer Street; sidewalks could be warranted. Paula Horan Moseley said sidewalks are outlined in the West Union design plan. Access roads and curb cuts on Route 56 are not an issue currently but could be in the future.

Stimson Avenue – RJ Sumney

RJ Sumney said he has talked to some of the business owners in this area. A corridor overlay would be a good idea in this area and the establishment of usage uniformity.

There were some concerns about eliminating on street parking spaces. The relocation of Lamborn's is a positive to this area of town. There are several core businesses still located in this corridor area.

On the Southside of Stimson, across from KFC, there are a number of houses; not sure how they would be affected, with OU interest in this corridor.

The commission discussed off street and on street parking and what the needs would be if more commercial business was located in this area.

If this area was changed to an Ohio University gateway would there be less vehicular traffic. RJ Sumney said he not sure if this would be so or not, initially he thought so. Paula Horan Moseley will provide the South Green Loop Road Extension plan to RJ Sumney.

The commission discussed the ATCO building; space is limited, right of ways and parking could limit options.

John Paszke said the South Green Loop Road Extension plan would be very beneficial to RJ Sumney for planning in this corridor.

The current Athens Post Office traffic in/out and any future expansion to the building could affect traffic in this area.

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

Paul Logue

1. Arts, Parks, and Recreation planning meeting will be held next Thursday at 6:00 p.m. at the Athens Community Center.
2. ODOT meeting will be held at the Athens Community Center on May 8.
3. There will be an Electrical Aggregation Meeting on May 1st at the Athens Community Center.

John Paszke

1. BZA
Allen McMillen, 0 Washington/Congress - variances approved
2. Future Title 41 Communications on Stimson Avenue, Art Oestrike, cheese barn building

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

The next meeting of the commission will be May 1, 2014.

Adjournment

The meeting was adjourned at 12:55 p.m.

Nicholas Bittner, Chairperson
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens