

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, May 15, 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 May 15, 2014.

Attendees: Jeff Risner and Art Oestrike.

1. **Call to Order**

RJ Sumney called the regular meeting of the Planning Commission to order at 12:13 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 April 17, 2014. Paula Horan Moseley seconded. All voted aye. Nancy Bain abstained.

3. **Cases**

None

4. **Communications**

Art Oestrike, Stimson Avenue Project

The use of the current building footprint is full; expansion is needed to increase productivity. The proposals will be to increase the foot print of the building by adding vertically to the building and adding a loading dock. This will allow for a larger area for more fermenter tanks for Jackie O's Brewery.

This is a preliminary communication with the commission and the project will fall under Title 41 guidelines.

Replacement of a manhole cover located on the property might need to be dealt with during construction. Previously, a variance for the proximity to residential was granted.

A future requirement from the city could require pretreatment prior to discharge in the sanitary sewer. Jackie O's has warehouse space located in the McBee building on East State Street that is currently being used for storage. This space will probably still be needed even though expansion is occurring at the current site.

Is there tours done at the site now? Art Oestrike said they have done some in the past and he would be open to more tours in the future. There is a potential for a small commercial bakery located inside the new building as well.

Mr. Oestrike or the commission members have no knowledge of any future plans for the Athens Mold and Machine. Nancy Bain commented that it would be nice to see more productive manufacturing in this area of town.

Title 23, Zoning Code Discussions

Union Street Corridor – Paul Wiehl

The Mayor put together a packet for the commission members for the Union Street corridor.

Assessment of the corridor:

1. Kenney Drive manufacturing area,
2. Land use is dominated by fairgrounds,
3. Cemetery would not change the footprint,
4. OU property majority in this area.

Comprehensive Plan:

1. Rezoning of the B-3 to industrial in the Comprehensive Plan was outlined,
2. Gaps in sidewalks is an issue in this area,
3. Bike Path, Union, and Columbus Road - access road would be beneficial but not in any future planning.

Maps:

1. Draft of extension with county for the sewer map – Union Street is part of this, some residential could turn to commercial, OU presence.
2. Lot Map – Kenny Drive developed-property across from; railroad spurs industry helps with planning.

Salient Points:

1. Most of the property is already developed, Comprehensive Plan emphasizes industrial, potential development is out of the corporation limits.
2. 682 to Shafer expansion of OU medical facilities is a possibility
Medical zoning versus manufacturing zoning – Medical facilities typically B-3 zones, Is Union Street adequate to handle traffic flow with expansion.
3. TS Trim discussion – use of the building, size of the buildings in Athens for manufacturing needs might be an issue.

Nancy Bain felt that manufacturing opportunities on West Union are in locations farther out in the city. In summary, trying to look at the future possibilities in this corridor and how it will affect infrastructure and traffic. Paul Logue suggested revising the Comprehensive Plan sections to reflect the proposed visions of the corridors. The changes to the Plan would need to be approved by City Council but could be beneficial to the future zoning changes in these areas. Paula Horan Moseley supported this idea.

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

Paul Logue

1. No new updates

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

The next meeting of the commission will be June 5, 2014.
The Mayor has signed a TREX License for Fluff Bakery.

Adjournment

The meeting was adjourned at 1:08 p.m.

RJ Sumney, Vice Chair
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens