

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, June 19, 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 June 19, 2014.

Attendees: Andrew Stone, James Lewis, Conor Morris, and Mike Bleniek.

1. **Call to Order**

Nicholas Bittner called the regular meeting of the Planning Commission to order at 12:00 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 Present

2. **Disposition of Minutes**

Paul Wiehl moved to approve the minutes of June 5, 2014. Nicholas Bittner seconded. All voted aye.

3. **Cases**

Case #14-05 Citizen Bank/City of Athens, University Estates, Lot Split

Andy Stone approached the commission to explain the reason for the requested lot split. If needed, Mr. James Lewis is in attendance.

The extension of the northwest bike path spur was outlined in the development agreement for the University Estates project. This has been a goal of the City of Athens to extend the spur to this area. A recreational trails grant was used to fund the first phase of the plan. Phase II will complete the bike path spur across the river to University Estates. The construction will need to cross Lot 3 to complete the project, which is currently owned by Citizen Bank.

Most of Lot 3 is unbuildable because of the steep terrain but a small portion of the lot is usable. Citizen Bank has requested to have the lot split, so they may use the buildable

portion of the lot. Lot 3 has split zoning, with a portion of the lot zoned R-3 and the remainder is open space. The proposed lot split would create Lot 3B, 0.633 acres, zoned R-3, and Lot 3A, 8.66 acres, zoned open space.

A utility easement for the City of Athens would be part of the split. The original plat shows recorded easements for the pump house and waterline. The lot line will be determined and adjusted incorporating the annexation. The engineer's approval will be obtained when the official approval is given.

The commission looked at the open space, green areas, on the zoning map.

The University Estates development agreement is relevant and in effect until 2019. The zoning lines are based upon approximations outlined in the development agreement. Paul Logue said the land was not subdivided, so the information provided by Dr. Conard in the Planned Unit Development plans were not based on actual lines.

Nancy Bain asked if the commission felt R-3 is a good designation for the proposed Lot 3B. Nicholas Bittner said he felt it was a good fit. Nancy Bain was considering a B-3 zoning designation because of business zoning to the north of this property.

A sizable portion of the original 9 acre tract was designated as R-3 in the approved plans.

Paul Logue said the corner of the lot was originally designated R-3 to allow for a public safety building to house fire, police, etc. John Paszke said with the split zoning, a developer would be allowed to use the least restrictive zoning to develop the parcel.

Mr. James Lewis indicated that Andy Stone's statements are accurate.

Paula Horan Moseley moved to recommend approval of the lot split. Nicholas Bittner seconded. Three voted aye, Nancy Bain abstained.

The City of Athens will be responsible for maintenance of the easement for the paved portion of the bike path. At this time, there are no plans to have the bike path lighted.

Case #14-06 Verizon, 33 E. Park Drive, Wireless Telecommunications Permit

The request is for modifications to an existing tower. The proposal is to add three new antennas to the existing tower (flag pole) on East State Street. Mr. Mike Bleniek said the fiber cable will run to the ground and there will be no change to the footprint on the ground or any ground excavation.

Paula Horan Moseley asked for Verizon to consider changing the current flag to a Garrison Flag. Mr. Bleniek thought the agreement for the flag would be with the property owner but he offered to give John Paszke contact information to see if this could be accomplished. The LTE antennas are data signals.

Mr. Bleniek said the current flag pole is limited structurally to maybe one more carrier. The developer was asked to coordinate work on the tower with the contractors working on the Wastewater Treatment Plant project.

Paul Wiehl moved to approve the application for a Special Use Permit. Nicholas Bittner seconded. All voted aye.

Case #14-07 Verizon, 30 Park Place, Wireless Telecommunications Permit

This will be a modification to an existing tower located on the rooftop of Ohio University's Alden Library.

Verizon will be removing nine existing LTE antennas and installing six new ASW antennas. Fiber optic cable will be installed to the ground equipment and two distribution boxes and two sector distribution boxes will be installed. The weight on the structure will be a net reduction.

Verizon will need to obtain approval from the property owner, Ohio University.

Nicholas Bittner moved to approve the application for a Special Use Permit. Paul Wiehl seconded. All voted aye.

4. **Communications**

None

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

Paul Logue

1. Will provide for the next meeting a packet about light industrial zoning.
2. The presentation by Schooley Caldwell on The Ridges Master Plan was well received.
3. Chamber of Commerce – presentations on flood insurance changes produced great discussions; some of the regulations have been modified.
4. Discussed light industrial – The Athens Mold and Machine might fall under heavy industrial. Light industrial - assembling products for individuals, possible minimum size land mass, Global Cooling on Columbus Road – example of light industrial use.

John Paszke

1. Board of Zoning Appeals
 - A. Devil's Kettle Brewing, Columbus Road - Variance was granted, adjoining property owners supported.

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6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

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

Adjournment

The meeting was adjourned at 1:05 p.m.



Nicholas Bittner, Chairperson
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens