

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

Attendees: Tim Lutz and Jeff Risner.

1. **Call to Order**

Nancy Bain 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 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 July 3, 2014. Paula Horan Moseley seconded. All voted aye.

3. **Cases**

Case #14-08 Tim Lutz, E. First Street, The Plains, Lot Split

The City reviews property within the three mile city limits. The property is owned by Tim Lutz and located in The Plains.

Ordinance #0-106-06, dated October, 16, 2006, granted variances from the subdivision regulations for this property. At the time the variances were granted, the property was undeveloped.

The proposed parcel received a variance to permit a lot area of approximately 18,250 square feet, where 20,000 square feet is the minimum, and lot frontage/width at the street of 30 feet, where 90 feet is the minimum.

The proposed residual received a variance to permit a lot area of approximately 18,474 square feet, where 20,000 square feet is the minimum, and lot frontage/width at the street of 75.86 feet, where 90 feet is the minimum.

As presented to the commission today, the lot split would require the following variances for the commercial parcel:

1. Lot area of approximately 19,297 square feet, where 20,000 square feet is the minimum
2. Lot frontage/width at the street of 16.08 feet, where 30 feet is the minimum
3. Maximum depth to width ratio is greater than 3 to 1

As presented to the commission today, the lot split would require the following variances for the residential parcel:

1. Lot area of approximately 17,424 square feet, where 20,000 square feet is the minimum
2. Lot frontage/width at the street of 89.78 feet, where 90 feet is the minimum

The owner was asked if the driveway is paved. Tim Lutz said it is currently a gravel driveway. Mr. Lutz was asked if he operates the business located on the property and he does. The current commercial business is a mini storage with 72 units. No large vehicles use the driveway to gain access to the mini storage units (mostly U-Haul trucks).

John Paszke said the primary reason for the review of this split is to allow access into the commercial lot. A survey has been completed. The property owner said he is trying to protect the home from the business property.

Paula Horan Moseley moved to recommend approval of the lot split with the required variances. Paul Wiehl seconded. All voted aye.

4. **Communications**

Title 23, Zoning Code, Corridor Discussions

Nancy Bain asked if the information was found on the manufacturing zones performance standards. Paul Logue said he will work on getting this information to the commission. Nancy Bain felt the information might be redundant because manufacturing (heavy) would be governed by the Environmental Protection Agency regulations.

The commission has discussed providing a distinction between light and heavy manufacturing and deleting extractive. The commission needs to research extractive and decide if it should be removed or not.

John Paszke said the State Building Code does define light and hazardous manufacturing.

The three zones (light, heavy, and extractive) are defined in the definitions but they were not defined separately on the zoning map.

The Mayor asked about the history of the manufacturing zones because it was designed using a performance based code and the commission discussed using this approach again.

Nancy Bain felt there could be some challenges with light manufacturing and the monitoring of chemicals being used. However, some of these processes are already regulated by other agencies, such as the EPA.

The Stimson Avenue corridor is next on the agenda to be discussed. Nancy Bain said she did receive positive comments on the East State Street corridor discussions.

The commission discussed how to go about making these changes; editing the Comprehensive Plan, amend the B-3 to include light manufacturing and possible changes to bulk controls. Paul Logue and John Paszke offered to work on recommendations to present at the second meeting in August.

The Mayor felt the process would include review of the Comprehensive Plan and the current B-3 zones and development of a B-3 Stimson Zone, B-3 Richland Zone, etc. Nancy Bain said she could see three types of corridors/zones; example, Stimson/Richland zone because of the clientele it serves. The Mayor envisions a concept of B-3 overlay zones. Nancy Bain would like to focus on wording for a light manufacturing zone.

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

Paul Logue

1. Will participate in the GoBus selection committee for a new contract provider.
2. The Ohio Historic Preservation Office training will be held on August 5, 2014 in the Mayors Front Conference Room at City Hall.
3. The Essence of Athens books will be delivered shortly.

John Paszke

1. Board of Zoning Appeals
 - A. No pending cases
 - B. Lisa Carson and Joan Kraynanski will be reappointed to serve on the BZA, pending approval from City Council.
2. No upcoming cases for the next Planning Commission meeting.

6. **Opportunity for Citizens to Speak**

None

Planning Commission
July 17, 2014

7. **Announcements & Other Business**

The next meeting of the commission will be August 7, 2014.

Adjournment

The meeting was adjourned at 12:56 p.m.

Nancy Bain, Acting Chair
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens