

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, September 18, 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 September 18, 2014.

Attendees: Ryan Buckley, Don Bowman, Melissa Bowman, Dave Anderson, David Fisher, Keith Blankenship, and Michael Hodgson.

1. **Call to Order**

Nancy Bain called the regular meeting of the Planning Commission to order at 12:06 p.m. and administered the oath to all who intended to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

Chair

RJ Sumney, Vice ChairPresent

Nancy Bain Present

Paul Wiehl, MayorPresent

Paula Horan Moseley, Service-Safety Director.....Present

STAFF:

Paul Logue, City Planner Present

John Paszke, Director of DEFPresent

2. **Disposition of Minutes**

Paul Wiehl moved to approve the minutes of August 7, 2014. Paula Horan Moseley seconded. All voted aye.

3. **Cases**

Case #14-10 Family Oxygen, Lot Split

The property is located at 711 West Union Street. The requested split meets the bulk control requirements. A shared access easement is included in the deed restrictions and there will be no curb cut across from the ODOT property.

The current lift station was designed to accommodate two structures but the property owner will need an easement to access the lift station. The lift station is privately owned by the property owners and will be maintained by them. A maintenance agreement will need to be place at the time an application is submitted to code for the new building. The deed will show an easement for the shared access and an easement to the lift station. Nancy Bain would like to see something attached to the deed for the maintenance of the lift station.

John Paszke read the Engineering and Public Works Department comments: required common access easement, sewer easement needed and recorded in the legal description.

Paul Wiehl moved to accept the lot split as presented. Paula Horan Moseley seconded. All voted aye.

4. **Communications**

University Estates, Title 41

A lot split was approved for Matt Gaiser at the last Planning Commission meeting. The proposal is to build a SurgCenter onsite.

The waterline will be an extension of the current 8 inch line located in the northeast corner of the property.

There is a 2 inch line running across the southern parcel that feeds the city lift station. An easement for the city to gain access to the lift station is required. The current parcel where the SurgCenter will be located is not affected by the waterline for the lift station. If a building is built on the southern property, the 2 inch line will have to be relocated or not disturbed by the new development. If necessary, the relocation of the line would be the property owner's responsibility.

SurgCenter Development partners with local surgeons and physicians to operate an ambulatory surgical center. There are no overnight stays at these centers.

There will be a curb cut across from the University Blvd. center island, with a shared easement for the southern property.

The parking will be in the front of the property and the building will be built in the rear of the property. A handicap ramp will be installed to the building.

Nancy Bain asked if there would be any visibility issues with the right turn. Ryan Buckley did not feel there would be any issues at the entrance for turning.

A storm water management plan will be reviewed by the city. The Tree Commission will need to review the plans for approval.

There is a Neighborhood Association for University Estates. They have not been notified of the project that anyone is aware of.

If a formal application is submitted, a sign will be posted onsite announcing the upcoming Title 41 project.

Paula Horan Moseley asked about the progress to encourage art. Paul Logue said the AMAC is still working on ways to encourage art for new projects.

John Paszke said, Andy Stone has requested utility access easements and the developer is aware of this. The proposed building will be a one story.

SurgCenter is a national company and they partner with local doctors for their facilities.

River Gate Apartments, Title 41

The Board of Zoning of Appeals granted River Gate Apartments a variance for lot coverage. The maximum allowed under city code is 60%.

The proposed development will be a student housing project located on the existing New Assembly of God Church on 10 South Green Drive. The improvements to South Green Drive by Ohio University might result in renaming of the roadway.

The developer provided the commission members with the River Gate Conceptual Plan and the supplemental letter provided to the BZA.

The proposed development will be three stories, podium style building on piers, with parking under the building. There will be 70 units with 232 beds, amenities to include, pool deck, exercise facility, and coffee bar.

The owners of River Park and River's Edge strive to reduce the party image at their locations. There is onsite management at their properties and they own units across the country.

This is the first step in the Title 41 process. Mr. Fisher said the parking area will be a pervious surface and storm water management will be retained onsite. This project will bring a tax base to Athens. Paula Horan Moseley said onsite management of student rentals is a benefit.

The River Park and River's Edge apartments have approximately 22 employees.

The ownership of the roadway in front of the church is a question. The developer is working with Ohio University for easements to this property. John Paszke said the developer has agreed to work with the city to cleanup some access issues into the current apartments for emergency vehicles and residents.

The church has occupancy until the end of the year and the goal is for move in August, 2016. There will be several technical hoops to go through to obtain easements with Ohio University. The Title 41 application will be submitted to the Planning Commission in a couple of months.

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

Paul Logue

1. October 15, 2014, 6:00 p.m. - Public meeting for the Sustainability Plan
2. The Ridges Master Plan - Public workshop on October 1, 2014, 5:30 p.m., at Walter Hall Room 135
3. Historic Preservation – local volunteers to help update the forms, massive project, will partner with Athens Historical Society and The Government Channel
4. Paul Logue will attend a conference on October 2, 2014
5. AMAC – prioritize points system, Midwest Sculpture Alliance provides large gallery exhibits in cities, could be worth pursuing this as a joint effort for Athens and Nelsonville

John Paszke

1. Board of Zoning Appeals
 - A. River Gate Apartments variance for lot coverage was approved
2. Next Planning Commission Meeting:
SurgCenter, University Estates, Title 41
Open communication-Allen McMillan, Old Frontier building
3. Proposed project at the BP Station was denied by the Code Director

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

The next meeting of the commission will be October 2, 2014.

Adjournment

The meeting was adjourned at 1:23 p.m.

Nancy Bain, Acting Chair
City Planning Commission

Sharlene Bails, Recording Secretary
City of Athens