

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, November 3, 2016, 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 November 3, 2016.

Attendees: Robert Prebe

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:03 p.m. and administered the oath to all who intended to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair Present
Christy Zempter Present
Nancy Bain, Vice Chair..... Absent
Steve Patterson, Mayor Present
Paula Horan Moseley, Service-Safety Director..... Absent

STAFF:

Paul Logue, City Planner Present
Rick Sirois, Code Enforcement Director..... Absent

2. Disposition of Minutes

RJ Sumney moved to accept the October 20, 2016 minutes. Steve Patterson seconded. All present voted aye.

3. Cases

4. Communications

2 & 4 Dalton Avenue, Title 21 Minor Subdivision

Rick Sirois/Summary

Minor sub-division at 2 & 4 Dalton Avenue in an R1 Zone. Involves the division of a 2.22 acre parcel into two 1.11 acre parcels. The property is non-conforming as it has two primary structures and three accessory buildings. The division will correct the non-conforming status. There will be a variance required for depth to width ratio. The width with the split is 100' for each parcel and the depth is 400'. One structure, 4 Dalton, was set for condemnation. David Funk (Capstone Co.) and the owner, Raymond Croxford, are in the process of repair and clean up of the property.

Robert Prebe/Angel Ridge Road

One house was in the process of being condemned. He has made arrangements with the owner to stabilize the structure and bring it back to its original condition.

Discussion

Steve Patterson: Asked whether the properties were currently inhabited.

Robert Preve: The buildings are vacant. 4 Dalton has been vacant for many years, and he has no idea how long 2 Dalton has been vacant. This location was the initial site for the Wayne National Forest Headquarters. It was the first development on the far-east side so it is historically significant. He would like to see the site brought back to the original condition.

RJ Sumney: Asked whether the properties would be rented or sold.

Robert Preve: He is focusing on restoring the property back to its original condition. Mr. Funk will be here at the next meeting to expand on the details.

Steve Patterson: There was a gas fill station on this site in 2015; he asked if it has been cleared with BUSTR.

Rick Sirois: He will be looking at that as part of the review process.

Paul Logue: A variance will be required so the Planning Commission will have to make a recommendation to City Council.

Christy Zempter: Everything else is in line with code requirements.

5. **Report from City Planner and Director of Code Enforcement**

Paul Logue

- Sustainability Commission is wrapping up the Sustainability Plan.
- Historic Preservation Commission is meeting on the 14th. Signage for the near-east side historic district is being discussed. They are also interested in updating uptown historic district nomination to bring it up to date as far as eligibility goes. Some of the building in 1981 were not eligible at the time but may be now.
- Regarding the approved Title 41 site plan review for a conversion of the location behind the Community Center (Muntean Health Care), the flood way analysis was completed and they signed off on that this morning. Construction will move forward in 2017.

Rick Sirois

- Shade Tree Commission reviewed/approved the Texas Roadhouse landscaping plan.
- Dirty Dog Carwash is being built next to the El Camino Restaurant on East State Street.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

- The next meeting of the commission will be November 17, 2016.

8. **Adjournment**

The meeting was adjourned at 12:13 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens