

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, February 16, 2017, 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 February 16, 2017.

Attendees:

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:03 p.m. There were no attendees in the live audience, so the oath was not administered. Quorum was established.

PLANNING COMMISSION MEMBERS:

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

STAFF:

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

2. Disposition of Minutes

RJ Sumney moved to accept the January 19, 2017 minutes. Christy Zempter seconded. All present voted aye.

3. Cases

**Case #17-02 Title 21 Lot Split
2131 East State Street
Holzer Health Systems**

Paul Logue/Summary

Holzer did a communication on this last month. The split consists of two parcels. Parcel 1 is 3.791 acres and meets all of the lot split requirements. Parcel 2 is 2.051 acres and will need a variance from the width to depth ratio requirement. The parcels have all the required road frontage and the splits are not creating any flag or landlocked parcels. Lot splits are providing 275 ft. of road frontage for the 3.791 acre parcel and 125 ft. of road frontage for the 2.051 acre parcel. The applicant is asking the Planning Commission to recommend to City Council a variance from the width to depth ratio requirement.

The city review resulted in no issues other than the denial to the width to depth ratio. There are portions of the real estate that are in the flood plain and other portions that are

in the flood way, however, there is a developable site that is out of the floodway and the floodplain through a letter of map removal approved by FEMA a few years ago. The Public Works Director noted that there are no issues with utilities; it is an accessible site.

Discussion

RJ Sumney: Holzer is asking for us to make a recommendation to council to accept the current width to depth ratio.

Paula Moseley: Asked where the buildable portion was on the map.

Paul Logue: The buildable portion is in the elevated area indicated by the hatched lines and surveyor's marks. The developable area meets the width to depth ratio; there was a discussion about this and it was decided to treat the lot as a whole.

RJ Sumney: Their intention is for EMS to build a station on the developable portion.

Paula Moseley: At the communication there were discussions about adding that as a condition to the recommendation to council.

Steve Patterson: Looking at the map there are .784 acres above the base flood elevation.

Paul Logue: That is the developable area.

Paula Moseley: Can they use any other portion of the property for parking?

Paul Logue: They could potentially use the area between the floodway and the hatch mark, although the contour map shows that there is a steep slope.

RJ Sumney: Was the intention to sell or lease the property to EMS?

Paula Moseley: Her recollection was that Holzer was going to keep a portion for their future use as well. EMS is a critical service provider so she would recommend a motion, however, she doesn't know how the commissioner feels about assigning a particular use to the property as a condition.

Christy Zempter: Everything meets the code requirements on the developable site. She doesn't feel like a specific use needs to be assigned to the parcel given that a large portion of the property is undevelopable. Doesn't know what mandating a particular use may mean in legal terms.

Paul Logue: The area that has been elevated with fill has a manufacturing zoning designation. The floodway areas are zoned open space. Open space use is very limited. Maybe access to the river, or recreation.

Paula Moseley: Is a variance needed for the use in the manufacturing zone?

Paul Logue: The manufacturing language is very open with the exception that it can't be in a residential zone. Everything in a B is allowed in an M. Emergency Services is generally exempt.

Steve Patterson: Looking at the map along the service road to the contour line of the flood base elevation, this is the developable space. He has no issues with this.

Nancy Bain: Is inclined not to stipulate use for the lot as part of the recommendation to council.

Steve Patterson moved to accept Case #17-02 lot split with a width to depth ratio variance. RJ Sumney seconded. All present voted aye.

4. **Communications**

Update: Application for Special Use Permit

**Title 43 Wireless Telecommunications Facility
286 W. Union Street Athens County Fairgrounds**

Paul Logue

The most recent communication is dated 2/3/17 from Code Director Richard Sirois to Randy Hartmeyer with Horvath Communication. Horvath has submitted an application, but some requirements weren't provided in their application. Mr. Horvath is working on providing the missing information.

There is a required balloon test scheduled for tomorrow and Saturday. Horvath will be in Athens to document the test.

Discussion

RJ Sumney: A public hearing is not required until the application is completed.

Steve Patterson: People will see the balloon floating about 150' above the fairgrounds between the hours of 10 am and 4 pm Friday and Saturday.

Paula Moseley: They are requesting relief for a variance related to the side set back.

Nancy Bain: Will the people affected be notified?

Paula Moseley: The property owners within 1500' of the property line have to be notified.

Paul Logue: Prior to the public hearing, notice has to be placed in the newspaper 14 days prior and to include names and addresses of property owners.

5. Report from City Planner and Director of Code Enforcement

Paul Logue

- Park Place: There will be a public workshop on February 22nd at 7 p.m. at the Community Center to receive feedback from community members. Park Place is a public street under city control. Important for commission members to attend if they have any comments or input. There will be two other public workshops on February 23rd at noon and 4:30 at the Baker Center.

Rich Sirois

No report

6. Opportunity for Citizens to Speak

None

7. Announcements & Other Business

- Paula Moseley mentioned that Ohio University has approached City Council seeking a vacation of a section of Moore Avenue for an OU HCOM new build. This will come before the Planning Commission at a future date.
- Two members will be unable to attend the next regularly scheduled March 2nd meeting, therefore it was agreed that the March 2nd meeting will be cancelled. The next meeting of the commission will be March 16, 2017.

8. **Adjournment**

The meeting was adjourned at 12:22 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens