

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

Attendees: Nick Muntean, Nicholas Bittner

1. **Call to Order**

RJ Sumney called the regular meeting of the Planning Commission to order at 12:05 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 Zempster Absent
Nancy Bain, Vice Chair..... Present
Steve Patterson, Mayor Present
Paula Horan Moseley, Service-Safety Director..... Present

STAFF:

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

2. **Disposition of Minutes**

RJ Sumney moved to accept the minutes of February 18, 2016. Steve Patterson seconded. All voted aye.

3. **Cases**

None

4. **Communications**

599 East State Street – Title 41 Site Plan Review

Nick Muntean

Plan Concept:

- Currently an impound lot and two old masonry buildings at the end of Park Drive.
- Proposing a 15,000 square foot primarily medical arts building with some retail space.
- He plans to move “Athens Medical Testing”, the business he currently owns across from Bob Evans, to this location. Other businesses at the location across from Bob Evans, including a dentist, would move as well.

Planning Commission
March 3, 2016

- Anticipates the businesses to be open Monday – Friday, 9-5.
- Possible businesses would be a coffee shop, a high-end running shoe store and an adult day care (potential anchor).
- Plans include demolition of the existing masonry structures.
- The site’s FEMA designation is expected to change from “floodway” to floodplain”, however, the design is based on “floodway” specifications. Existing soil will be used to grade up to the same level as the bike path. The structure will be built on pilings, which will be hidden.

Steve Patterson

Inquired about ADA accessibility.

- Nick Muntean: The north side entrance will be graded from the parking lot to the decking, allowing ADA accessibility. The lower area will have stairs. They are considering extending the decking around and adding ramping as well. The south side emergency exits will not be ADA accessible as currently designed.

Paula Horan Moseley

Inquired about trip generation estimates in light of the Community Center campus, the new pool, possible farmer’s market, etc. and asked if there is a current figure for the towing service.

- Nick Muntean: Based on current flow plus forecasted flow, the estimate is 150 vehicles daily.

Nicholas Bittner/BDT Architects and Interior Designers, arrived and was sworn in by RJ Sumney.

Nicholas Bittner

- Estimates 30 cars at the beginning of each business day and at the end of the day, mostly employees.
- Adult day care will take up approximately 1/3 of the building. Vehicle traffic for the adult day care is anticipated to be mainly for pick up and drop off.
- The roadway shows up on the easement for the property. The easement is described all the way back to East State Street. It is a permanent easement.
- The last sale of this property shows that an easement was given to the Hocking Conservancy District – it was hand drawn on the auditor’s copy of the survey, it doesn’t show up in the written documentation. They would like to make this a permanent easement.
- The conservancy does use this easement for mowing, etc.

Paula Horan Moseley

Would like to have the City Engineer look at the design because of the upcoming plans for a new pool, possible farmer’s market location, and the East State Street Improvements Project, etc.

Address is actually East Park Drive, not East State Street. This needs to be corrected in order to align with emergency services response.

RJ Sumney

Inquired about the parking spaces.

- Nicholas Bittner: There are 71 planned spaces, including disabled parking. The parking space calculation was based on 15,600 sq. ft. (16,800 sq. ft. – 1,200 sq. ft. mechanical rooms) of medical buildings exclusively.
- Nick Muntean: He would be open to allowing overflow weekend parking (for the Farmer's Market).

Nancy Bain

Commented that if they were to proceed with building at this location there is likely to be more businesses to follow, especially with OU divested property becoming available,

- Paula Horan Moseley: The University is willing to grant us a permanent easement for the bikeway which would protect the area.
- Nicholas Bittner: They want to preserve the easement along the bike path; plant trees, etc. so there is a buffer between the bike path and the building. They aren't constructing toward the river so a buffer will continue to exist there.

Nancy Bain

Asked why they are not putting parking under the building.

- Nicolas Bittner: They are not elevating it high enough - the elevation will be 4-5 feet above grade because they don't want it to be too high above the bike path. The fill will be from the site itself. ADA spots will be grade with the building.

Nancy Bain

Asked about building so close to the Wastewater Treatment Plant and the potential for an odor problem.

- Nicholas Bittner: There is an improvement in the odor issue since the construction of the new plant.
- Nick Muntean: Did informal "sniff tests" in late December through mid-January and determined that the odor issue has improved.

Nancy Bain

How will they promise that the business will be a Monday through Friday, 9-5 operation.

- Nicholas Bittner: Their expectation is to have this be the case, especially with the medical businesses. No leases have been signed so this is hard for them to say.
- Nick Muntean: He believes that the *majority* of the businesses it would operate Monday-Friday, 7:30-5.

RJ Sumney

Requested that they describe the lighting design.

- Nicholas Bittner: LED pointing down, and some on the building.

Nicholas Bittner

- Waterline along the spur will have to be sized up. The building will have a sprinkler system as well.
- Sewer capacity is fine, however, they are proposing a storm sewer to flow naturally towards the conservancy.
- Will provide more information when they come before the commission again. He wanted to do a preliminary communication prior to providing more detailed information for internal review.
- Don't plan to modify their design to build to floodplain even if the core of engineers changes the designation.

5. Report from City Planner and Director of Code Enforcement

Paul Logue

- No report

Steve Patterson introduced Rick Sirois, the new Code Enforcement Director.

6. Opportunity for Citizens to Speak

None

7. Announcements & Other Business

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

8. Adjournment

The meeting was adjourned at 12: 44 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens