

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, April 7, 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 April 7, 2016.

Attendees: Nicholas Bittner, Nick Muntean

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:04 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..... Present

STAFF:

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

2. Disposition of Minutes

Steve Patterson moved to accept the minutes of March 3, 2016. Paula Horan Moseley seconded. One abstained (Christy Zempter), one absentee (Nancy Bain), all others voted aye.

3. Cases

**Case #16-02 7746 N. Blackburn Road
Wireless Telecommunications Special Use Permit**

Rick Sirois

AT&T Mobility is planning to redo the antennas and upgrade the equipment on the existing tower, a 300 foot self supported tower. No changes to the height or footprint of the tower will be made. The proper supporting documents were provided and included a positive review for structural analysis of wind and foundation requirements for the sight. AT&T is proposing to modify the equipment and perform routine maintenance at the existing telecom sight. They will remove and replace six antennas and install three additional antennas at a lower level. Older equipment will be removed from the site.

Paula Horan Moseley moved to approve the request based on the structural analysis report and the report from the Code Director. Steve Patterson seconded, all voted aye (one absentee).

Case #16-03

**39 Water Tower Drive
Wireless Telecommunications Special Use Permit**

Rick Sirois

AT&T Mobility is requesting to perform modifications to the existing water tower owned by Ohio University (a 149' monopole). Proper supporting documents were provided and included a positive review for structural analysis of wind and foundation requirements for the sight. No change to the height or footprint of the tower will occur. They will remove and replace six old antennas, and install an additional six new antennas mounted underneath. The additional six antennas will not add additional stress to the tower. Improvement will allow for the coax to be installed inside the pole's shaft.

Paula Horan Moseley has provided Ohio University this information. She recommended approval with the condition that Ohio University will approve the modifications. Steve Patterson seconded. All voted aye (one absentee).

Case #16-04

599 East Park Drive

Rick Sirois

- The purpose of the site is for the construction of a single story 16,000 sq. ft. primarily medical office building with parking - 75 parking spaces, four designated as handicapped.
- The site is located in an M zone; proposed use is permissible.
- Hours of operation will be 9-5 with possible extended evening hours.
- The architect is Nicholas Bittner with BDT Architects and the property owner is Nick Muntean (Muntean Healthcare).
- Recommends approval with conditions.

Paula Horan Moseley

- Bike Path Yield Signs
The City Engineer is requiring that yield signs be installed at the bike path so that vehicles will yield to the users of the bike path.
 - Nicholas Bittner advised that they plan to install yield signs for vehicles at the bike path.
- Roadway condition of the spur that provides access to the site
 - Nicholas Bittner advised that they plan to pave to East Park Drive.
- Easements
The recorded legal easements need to be provided to the Planning Commission: 1. The existing easement of the roadway that provides access to the property off East State Street off Ohio University's property; 2. A recorded easement for the portion of the project property that reflects the Hocking Conservancy District ownership.
 - The Hocking Conservancy easement was hand drawn on the deed and they are planning to get the deed changed and will provide it to the Planning Commission.
- Ohio University property divestment
Ohio University is in the process of divesting some property from the bike path towards East State Street. Will the recorded easement go along with the sale? In addition, the University owns adjoining parcels further north, west and east of the site. Steve Patterson

noted that the Planning Commission will need to know from OU the existing easements, what are they divesting, and access points.

- Nicholas Bittner has not reached out to Ohio University regarding these questions.
- Compliance with the flood plain regulations
Paul Logue is confident that they will be in compliance with the flood plain requirements based on what they propose. FEMA issued preliminary mapping in 2013, if the mapping becomes law the location will no longer be in the floodway, however, for the current permitting they have to treat it based on the current mapping today. They are designing as if the site will remain in the floodway.
- Address of the business
The number is in question. AFD recommendations are on page 6 of the plans.
 - Per Nicholas Bittner, the County Auditor has the address as 559 East State Street.
- Shade trees
They will need to present their plan to the Shade Tree Commission.
 - Per Nicholas Bittner, shade trees have been documented on the site plan. They plan to apply to the Shade Tree Commission for their approval.

Nicholas Bittner

They have added a ramp at the southeast corner, and removed the sidewalk that was in the previous plan.

Dumpster location has been adjusted per recommendation of the Code Director.

RJ Sumney

Inquired about the 1½ lane roadway and asked if there are any minimum regulations that need to be addressed.

- Paul Logue is not aware that there are any issues but he will look into it.

Paula Horan Moseley moved to recommend approval with the conditions sited below and within the staff report:

- Approval from the Shade Tree Commission
- Flood plain compliance
- Meet staff review requirements
- Address number
- Commitment to repair roadway
- Both recorded legal easements need to be provided to the Commission
- Bike path signage

Christy Zempter seconded the motion. All voted aye (one absentee).

4. **Communications**

None

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

Paul Logue

- Sustainability planning: The Sustainability Commission will have a rough draft completed by the Tuesday evening meeting next week. A public open house will be scheduled within the next 30-60 days, prior to that they will distribute a draft to the public to solicit feedback. A final draft will likely be presented to council sometime in June.
- The County Commissioners have been working on sustainability planning as well, and he and a couple other members of the Sustainability Commission have made themselves available to answer any questions they have.
- He recently attended a workshop in Columbus with representatives from the Athens City/County Health Department. The Health Department received grant funding to do active transportation training. A consulting firm is on retainer to do some planning for grant awardees. They will be coming in to Athens this year or early 2017 to assist with Complete Streets Planning and policy guidance. He is having a follow up phone call with the consultants tomorrow.
- He attended the National Conference of the American Planning Association this past weekend. He gave an Essence of Athens presentation on Sunday at the conference that was well attended.

Rick Sirois

- The Dairy Barn submitted a preliminary review for an expansion of over 5,000 sq. ft. that will require a variance for some parking issues. Additional variances may be necessary as well.
- Reminder that Palmer Fest is coming up this weekend.

6. Opportunity for Citizens to Speak

None

7. Announcements & Other Business

The next meeting of the commission will be April 21, 2016.

8. Adjournment

The meeting was adjourned at 12:35 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens