

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, August 4, 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 August 4, 2016.

Attendees: Trent DeBruin, T. Michael Corathers, David Cornwell

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. All members present. 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..... Present

2. **Disposition of Minutes**

RJ Sumney moved to accept the July 7, 2016 minutes. Steve Patterson seconded. Four ayes, motion passed. Christy Zempter abstained as she was not present at the July 7 meeting.

3. **Cases**

None

4. **Communications**

Title 41, Change of Use: Renovation of Existing Church into a Museum

Trent DeBruin/BDT Architects

- He is here on behalf of the Athens County Historical Society & Museum.
- The museum is relocating to 24 W. State Street (First Christian Church, built in 1960)
-
- Changing the existing church to a museum.
- Adding an addition on back with handicap accessibility and elevator.
- Revising the parking lot so that there will be 18 legal spots. The church had several spaces but many were not legal.

Rick Sirois

- This communication does not need to go before the Board.
- The property abuts to an R3. The new parking space requirement was calculated by doubling the original requirement of parking spaces because the renovation will double the square footage of the building.
- There is street parking and garage parking nearby.
- There will be one van accessible handicapped parking spot.
- Available street parking on the south side of W. State Street was not factored in on the 18 spaces.
- The church is still holding services on Sundays.
- No additional fire safety requirement.
- Construction is expected to be completed by mid-December, 2016.

North Court Street Hotel

T. Michael Corathers/RVC Architects & David Cornwell/42 Stroud's Run Road

- Taking the existing building where the Athens County Historical Society used to be (65 North Court) and converting it into a hotel.
- There will be a total of 30 hotel rooms.
- Adding two stories.
- Parking requirement is 15 spaces for 30 rooms: 7 will be onsite and the remaining will be worked out across the alley (Rose Alley).
- This may require a deed restriction which Rick Sirois will determine once he has a chance to review the plans (he just received the plans this morning).
- Sheet A1.1: The proposed accessible parking space will have an access aisle (triangular patch noted in the plans will be used for the 5 foot aisle way). The total requirement of 16 feet will be accommodated and will be part of the final design.
- A1.2: Balconies on the parking side are extended a few feet. 3 foot balconies at most, not a party deck.
- For every 15 parking spaces at least one has to be van accessible.
- The first floor is below grade so there will be no hotel rooms on the first floor. The first floor use is to be determined but will likely include an exercise room and a kitchen.
- The Buckley Group and RVC's structural engineer have begun preliminary investigations into the infrastructure of the property. Nancy Bain pointed out that there may have been past issues with quicksand and sewer gas odors.

Rick Sirois received the detailed plans for internal review this morning. They include the utilities and everything else on the Title 41 checklist.

They are requesting to come back for a case review in two weeks.

5. Report from City Planner and Director of Code Enforcement

Paul Logue

- The Sustainability Commission held a successful public meeting in mid-June. The feedback that was received at the meeting and after the meeting via email, is being incorporated in the plan. They will be adding approximately 16-20 pages to their original draft and will present this to City Council at the end of August.
- Armory: a draft report will be coming within a month. The project has to be finalized by the end of September based on a grant they received from the Historic Preservation Office.
- 93 Hudson Street: City owned property with an old garage on it that was included as part of the Armory purchase in the late 1990's. The Environmental EPA Phase II report should be completed in draft form by tomorrow or within the next week.

Rick Sirois

- Upcoming Title 41: Genesis 3 Apartments/20 East State Street. Three 4-bedroom and two 3-bedroom apartments. Passion Works Studio will remain on the ground floor.
- Upcoming Title 41: Hotel/65 North Court.
- BZA: Cats Den/110 West Union Street. Expansion, brewery and apartment above.
- Revocable license: AEP planning on adding fiber and cable towards Factory Street and Riverside Drive. Paula Horan Moseley requested that Rick Sirois contact Andy Stone about a permit vs. a revocable license.
- 12 East Carpenter: expecting plans soon
- Rivergate: currently conducting rental inspections on the 70 apartments

6. Opportunity for Citizens to Speak

none

7. Announcements & Other Business

- The next meeting of the commission will be August 18, 2016.

8. Adjournment

The meeting was adjourned at 12:28 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens