

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, August 18, 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 18, 2016.

Attendees: Matt Gaiser, Steve Robb, David Moran, T. Michael Corathers, Austin Richard, Anne Cornwell

1. Call to Order

Nancy Bain called the regular meeting of the Planning Commission to order at 12:13 p.m. and administered the oath to all who intended to speak before the commission. One member absent. Quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair Absent
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

Steve Patterson moved to accept the August 4, 2016 minutes. Christy Zempter seconded. All present voted aye.

3. Cases

**Case #16-11 65 Court Street Hotel, 65 North Court Street
Title 41**

Rick Sirois

- The application is for construction on an existing building previously occupied by the Athens County Historical Society.
- The proposed 30 room four story hotel will include alterations to the existing first and second floors and the addition of a third and fourth floor.
- The grade calculations were done in accordance with the International Building Code. The average was calculated by establishing the height of the building vs. the actual floor level. The overall height of the building will be in accordance with Athens City Code Bulk Schedule B-3 restrictions set at 3 ½ stories. Viewing from a Court Street elevation will provide for 4 stories.

- The plans have been reviewed by Engineering and Public Works, City Planner, AFD and APD. Building concerns noted by EPW and AFD.
- Parking concern: 15 parking spots are required. The plans provide for 7 onsite and 8 offsite at 85 North Court Street. Mr. Sirois reviewed the rental permits for 85 N. Court St. and noted O-14-90 deed restriction.
- Mr. Sirois recommended that approval be reserved until further clarification of the deed restriction noted above is obtained.

David Moran/RVC Architects

- Currently a two story building.
- The 1st floor will be check-in, lounge, laundry room, stairwells, and elevator. The 2nd floor will have 8 units and the 3rd and 4th floors will have 11 units each, for a total of 30 units.
- The total height of the building from the Court Street side is 50', however, when the State and International Code is used in determining the ground plane, the actual height is 44' plus a few inches which is below the 45'.
- The building will be fully sprinkled, have two weighted stairwells for safety, and a new elevator which will serve four floors.
- Currently the plans have the dumpsters taking up 2 parking spots. They would like to have the dumpster located at the jewelry store which will then leave only 6 parking spaces to find off site. Their N. Carpenter Street lot is available for 85 N. Court use.

Paula Horan Moseley: the parking issue and dumpster enclosure needs to be resolved. One of AFD's concerns in reviewing the plans was the dumpster.

Anne Cornwell

- Historically there have been hotels on Court Street.
- They are planning a valet service to remove the cars from Court Street.
- They will locate the additional 8 parking spaces off site (6 spaces if they are successful in using the dumpster behind the jewelry store). They have parking options available at 85 N. Court and 56 W. Carpenter. They could use 6 spaces at 85 N. Court and then swap the 6 spaces from 85 N. Court to 56 W. Carpenter (they rent this lot to students).

Paula Horan Moseley: If this was created by an ordinance then this will have to go back to council to get the ordinance modified.

- They also could just use the 56 W. Carpenter lot for the 6 needed spots, if the swap suggested earlier will be complicated by needing to modify an ordinance.
- The valet parking is noted as the passenger loading zone in the plans, which is on their property.

Paula Horan Moseley: Uptown has been making efforts to centralize their garbage and recycling.

Steve Patterson: many people already using the dumpster behind the jewelry store so they may need to increase capacity.

Christy Zempter: Access lane for the handicapped spot is adjacent to the passenger loading zone. Will they have bollards in place to protect people?

T. Michael Corathers: Once they develop the design they will locate bollards for protection. Concrete bollards or some other more attractive design.

Steve Patterson: The parking space total on site (9) also accounting for the relocation of the gas meter.

David Moran: the gas meter will be moved down and will also be protected with bollards.

Paula Horan Moseley: Moving the dumpster will also eliminate the fire chiefs concern about the gas meter.

Nancy Bain: Sanitary sewer proposed by The Buckley Group and the storm sewer look like they are shared. Concerned that the hotel will put an additional strain on the storm sewer which was recently upgraded.

Paula Horan Moseley: The Fern Alley storm sewer improvements were significant. Andy Stone would have indicated any capacity concern in his internal review of the plans.

Christy Zempter: Before this goes to council they should work out where the additional parking spaces will come from as well as go through the legal process of creating new deed restrictions. Deed restriction is a simple process where you just add a note to the 56 W. Carpenter Street deed and have it recorded.

Nancy Bain: The Buckley Group should confer one more time with Andy Stone to review infrastructure.

Christy Zempter moved to approve Title 41 for 65 North Court Street Hotel with the stipulation that the additional parking space requirement be addressed through a deed restriction on an off-site property, that the architect work with the City Engineer to address any infrastructure concerns, and that the dumpster be relocated and replaced with two additional parking spots.

Steve Patterson seconded the motion. All present voted aye. Motion passes 4:0.

4. Communications

Genesis 3 Building, 20 East State Street
Title 41 Preliminary Review

David Moran and T. Michael Corathers/RVC Architects

- Intent is to add two stories to the old Matter's building where Passion Works and Zoe's are currently located.
- 18 total bedrooms, three 4 bedroom units and two 3 bedroom units above grade.
- Fully sprinkled.
- Elevator will be installed.
- They have the required 27 parking spots on E. State Street and on Fern. Parking need is 18 for the apartments and 9 for commercial.
- The developer is Mike L'Heureux in partnership with Kevin Goldsberry and one other individual.
- The parking lot that used to be Magic Video's lot is currently being rented.
- They will have a stairwell that accesses out of the building and will go all the way to the back.
- Fern Alley is on page 1 of the plan sets, everything in yellow is owned by Genesis.

- Two stories of basement currently exists. Precision Imprint is on the lower level right now. Stair access down to the basement.

Rick Sirois: Their previous plan had a huge deck on the back which he asked that they remove.

- 6-8' wide balconies. They don't project out, are set back. Could push it back to 3' or 4' so that it is not a gathering area, just a standing area. If APD and/or AFD want to recommend that it be pushed back they can do that. This hasn't been reviewed by the city yet, so they will have the opportunity to comment.
- Deck material will be wood with membrane roofing, concrete pavers or weathered decking.
- Balconies will be on the 2nd and 3rd floors.

Steve Patterson: The façade on the 3rd floor deck appears to be brick on the plans.

- The brick will stop on the 2nd floor.

Paula Horan Moseley: Concerns about the lighting in the back where the decks are located.

- The back will be well lit in part because the stairwell, which goes all the way back to the parking lot.
- They would like to come back before the Commission on September 1st if the city has had enough time for its internal review process. Will supply additional elevations.

5. Report from City Planner and Director of Code Enforcement

Paul Logue

- Sustainability Plan is ongoing. Will have all the input for the update by next Friday and then will bring it before City Council.

Rick Sirois

- OU move-in beginning.
- Attending luncheon with OU Community Ambassadors at Baker Center on Friday.
- Upcoming Title 41 Communication: 12 E. Carpenter.
- Possible lot splits coming up: Old Peach Ridge and 0 Richland.

Nancy Bain: There is a city document about the existence of quicksand that was created in the 1980's when a Sheraton Hotel was being considered to be built. It may be of use to Rick Sirois.

6. Opportunity for Citizens to Speak

Matt Gaiser/Orion Ventures, LLC

- Old Peach Ridge Road 9.8 acre parcel was recently purchased by Orion Ventures, LLC
- They want to create 3 parcels from this purchase and leave the remainder (everything above the new parcels all the way to Stroud's Run Road, about 4.8 acres) on Stroud's Run Road.
- All city utilities are on their side of the road.

- Clarified that they are not creating the easement that is shown on the plans. It was created when the highway was put in.
- Last year they requested a lot split from this property for two parcels, but they never filed it. They are revisiting this now because a citizen wants to build a tiny home on one of the lots.

Will come back as a communication at the September 1st meeting.

7. Announcements & Other Business

- The next meeting of the commission will be September 1, 2016.

8. Adjournment

The meeting was adjourned at 1:16 p.m.

Nancy Bain, Planning Commission

Patricia Witmer, City of Athens