

Athens City Planning Commission  
Minutes of Regular Meeting  
Thursday, October 20, 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 October 20, 2016.

**Attendees:**

1. **Call to Order**

RJ Sumney called the regular meeting of the Planning Commission to order at 12:07 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..... 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**

*Steve Patterson moved to accept the September 15, 2016 minutes. Christy Zempter seconded. All present voted aye.*

3. **Cases**

**Case #16-16 36 S. Court Street  
Wireless Telecommunication  
Title 43**

Paul Logue

Introduction:

T-Mobile is proposing modifications to upgrade their system on an existing site located at 36 S. Court Street, above Brenan's Café and TSI Housing. There are also 2 or 3 stories of apartments above with a large set back. The modifications are to remove and replace six existing panel antennas mounted on roof top sleds, and related equipment. Involves roof top work on the existing sled. The total elevation including the building is just under 80 ft. and the height of the antenna is 10.5 ft. No changes to the height or footprint of the current equipment will be made. The applicant is T-Mobile Central based in Independence, Ohio. Zoned B2D and the estimated value of the improvement is \$20,000.

### Discussion

Paula Horan Moseley: This is the second application like this that has come before them this year referencing Ohio University in the project name, when they are not the property owner.

Paul Logue: He was wondering why they referenced Ohio University as well.

R.J. Sumney: Would we like to invite a representative from Ohio University to comment on that?

Paula Horan Moseley: No, they are not the property owner, however, she recommends that a note to T-Mobile be added in the approval.

Paul Logue: There was a similar situation a few years ago involving the parking garage. The representative from the wireless company said that they assign project names based on locations, so this might have to do with the current location's close proximity to Ohio University. The network improvements are to the user, not the property owner.

Paula Moseley: She would like to share with Ohio University because maybe they are the appropriate entity to reach out and state that they are not the property owner. She is comfortable with moving forward with a motion to approve because this is not a new tower.

Paula Horan Moseley moved to approve Case #16-16, 36 S. Court, Wireless Telecommunication with the notation that she will engage with Ohio University to let them know that they are being identified.

R.J. Sumney: Perhaps going forward, for future wireless telecommunication replacement applications, the applicant be required to identify more specifically who is receiving the service and what their involvement will be on it.

Nancy Bain seconded Paula Moseley's motion to approve. All voted aye. Motion passed.

Nancy Bain: Did anyone check the math on this application?

Paul Logue: It is stamped with their engineer's stamp. Code allows us to accept the engineer's stamp. We can request an additional engineer to review plans at the expense of the applicant, and we always have the option to table.

Paul Logue: A potential applicant has been in communication with the city over the past six months to build a new tower on the west side of Athens. This would be a new build.

Nancy Bain: It would be nice to let the neighbors know.

Paul Logue: Public notification is part of the process.

## 4. **Communications**

### R.J. Sumney

Suggested that at the next few Planning Commission meetings they come in with suggestions of items that they each want to work on in the coming year. For example, to look over the code, or questions they would like to address to other committees.

### Discussion

Paula Moseley: Suggested Title 41 review and the Comprehensive Plan.

Paul Logue: Ideally there will be an update to the Comprehensive Plan in 2017, so this is worthy of discussion.

Nancy Bain: Will the Title 41 review be open to input from the other commission members?

Paula Moseley: The commission began this discussion early in the year with the idea of tweaking process and timing.

Christy Zempter: The goal is for the Planning Commission to determine what they want Title 41 to look like. She and Paula Moseley will then work on the language to best accomplish the changes the commission has outlined. The Law Director would also review.

Paula Moseley: She recalls that one of the items that came up was removing the term “Mass” or having it defined.

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

### Paul Logue

- Council voted on Monday to approve the Bed and Breakfast language. He hasn't seen the final ordinance to see that if they incorporated any suggestions from the Planning Commission or not.

Paula Moseley: R3's included in the Ordinance.

Steve Patterson: B's and R3's were included.

- Armory study is complete and submitted to the State. He will email copies to the Planning Commission members.
- Attended an all day workshop in Nelsonville yesterday that was organized by the Athens City-County Health Dept. and the Ohio Dept. of Health. The County Health Dept. received a grant to do work on complete streets – looking at public right-of-ways, improvements for safety, improving service for cyclists, pedestrians and motor vehicles. Good representation there from around the City and County.
- On Tuesday he participated in a 3 hour bike ride around town (“Yay Bikes”) with the Mayor and others. They stopped at certain stations to discuss their experiences with bikes and safety.
- Sustainability planning is ongoing; getting close. They had a meeting on Tuesday evening, and agreed that they will get the final draft to City Council in 2016. Minor edits remain, appendix and glossary sections, photographs.

### Rick Sirois

- No report

## 6. **Opportunity for Citizens to Speak**

None

## 7. **Announcements & Other Business**

- The next meeting of the commission will be November 3, 2016.

8. **Adjournment**

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

---

R.J. Sumney, Planning Commission

---

Patricia Witmer, City of Athens