

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, January 16, 2020, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor, at City Hall on January 16, 2020.

Attendees: Rob Delach

1. **Call to Order**

Nancy Bain called the regular meeting of the Planning Commission to order at 12:08 p.m. A quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair	Absent
Christy Zempter	Present
Nancy Bain, Vice Chair	Present
Steve Patterson, Mayor	Present
Andrew Stone, Service-Safety Director	Present

STAFF:

Paul Logue, City Planner	Present
David Riggs, Code Enforcement Director	Absent

2. **Disposition of Minutes**

Andy Stone moved to accept the January 2, 2020 minutes. Steve Patterson seconded. Motion passed 3:0, with Christy Zempter abstaining.

3. **Cases**

None

4. **Communications**

***Title 21 Lot Split – 34 E. Fourth St. (Lot 645) & 36 E. Fourth St. (Lot 646)**

Paul Logue/Summary

Memo from Code Enforcement Director David Riggs (attached for reference). This is a lot split in The Plains. The property owners are trying to correct an error. There is a portion of a driveway on one parcel that they want to move to get in line with the parcel where the house is. No issues with the County Health Department. Because of the driveway issue it is creating a width to depth ratio issue which is requiring a variance.

Andy Stone made a motion to approve the lot split and the variance, with the condition that the surveyor make the corrections that the staff identified (in the attached memo). Steve Patterson seconded. All present voted aye. Motion passed 4:0.

**Administrative Note: This communication has been assigned Case #20-03, and the vote considered legitimate.*

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

Paul Logue

- An annexation request will be coming in the next 60 days. On 682 across from University Estates (Hope Farm). A group called WODA is petitioning through the County and working through an agreement with LEAX. Planning Commission's responsibility would be to recommend a zoning designation for that real estate (likely R3 and general business).
- Expects to have draft copies of the Comprehensive Plan for the Planning Commission available at the next regular meeting.
- Next Thursday, January 23rd, there will be a Farmer's Market permanent location Open House.

David Riggs

No report

7. **Opportunity for Citizens to Speak**

No comments

8. **Announcements & Other Business**

The next meeting will be February 6, 2020.

9. **Adjournment**

The meeting was adjourned at 12:15 p.m.

Nancy Bain, Planning Commission

Patricia Witmer, City of Athens

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City of Athens

ATHENS, OHIO

January 7, 2020

Memorandum

To: Planning Commission
From: David Riggs
RE: Title 21 Lot Split – 34 E Fourth St (Lot 645) & 36 E Fourth St (Lot 646)
CC: Bob Heady
Paul Logue

The appellant is requesting a transfer of 0.041 acres of property from 36 E Fourth Street to 34 E Fourth Street as shown on the attached plat. The lots are located in the Plains, Athens County and have public water and sewer. East Fourth Street does not have curb & gutter. The driveway for 34 E Fourth Street is currently located on the property of 36 E Fourth St. this proposed lot split will correct the problem.

Staff has reviewed the lot split and have the following comments:

- Athens County Health Department – Lots have public sewer, no comments.
- The Lot Split Transfer sheet incorrectly indicates Washington County, Ohio and is not dated. Revise the Lot Split Transfer to replace Washington County with Athens County and date the revised form.
- The plat shows a land hook between the 0.041 parcel and Lot 646. The hook should be between the 0.041 parcel and Lot 645.
- Width to depth ratio exceeds 3 to 1 in both the existing and proposed conditions. See Title 21.04.06(4).
- The requested lot split creates a lot (36 E Fourth St) that does not meet the minimum 90-ft width as defined in Title 21.04 Table 1.

Based on these comments a variance is requested for the depth to width ratio of both lots and a variance is requested for the minimum lot width for the 36 E Fourth St (Lot 646).