

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, January 18, 2018, 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 18, 2018.

Attendees: Jim Thomas, Rick Camino, Jimmy Stockwell, Sean White, Ryan Buckley

1. **Call to Order**

RJ Sumney called the regular meeting of the Planning Commission to order at 12:30 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 Absent
Paula Horan Moseley, Service-Safety Director..... Absent

STAFF:

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

2. **Disposition of Minutes**

Nancy Bain moved to accept the January 4, 2018 minutes. RJ Sumney seconded. All present voted aye. Motion passed 3:0.

3. **Cases**

**Case #18-02 Title 41
Little Fish Brewing Co. Expansion
8675 Armitage Road**

Rick Sirois/Summary

Little Fish Brewery is requesting approval for the expansion of the tap room, addition of a kitchen, warehouse and equipment platform.

Facts of the case include: zoning is B3, surrounding land use is OS (Open Space), building size is 5,626 sq. ft., and estimated cost of the project is \$350,000.

Staff review/comments include:

Code: Parking requirements will be met; 61 spaces/3 accessible spaces (adding one accessible). No sign requests. No variances required.

Shade Tree Commission: The expansion of 5626 sq. ft. requires that 4 trees be planted. Current landscaping meets the requirement. In addition, Little Fish management has communicated that they will be planting more trees. Commissioners raised an issue with the Little Fish project. It was felt that trees should be incorporated into projects that will provide shade for buildings, parking areas, and outdoor seating areas. If Little Fish is going to be adding trees in the future, that they should consider locations along the bike path, near streams and ponds, and along the west side of the property.

APD: recommended lights in the parking lot and on the building with enough to illuminate the exterior.

Jimmy Stockwell and Sean White/Co-owners

Jimmy Stockwell: They plan to add one accessible parking space for a total of three. They will also incorporate the exterior lighting and additional trees as requested.

Discussion

Christy Zempter: Are the accessible parking spaces van accessible?

Jimmy Stockwell: The spaces share an open access aisle. The accessible spaces are close to the building.

Nancy Bain moved to approve Case #18-02. RJ Sumney seconded. All present voted aye. Motion passed 3:0.

**Case #18-03 Title 41
Stewmac Alteration
21 N. Shafer Street**

Rick Sirois/Summary

Stewmac is proposing alterations on all existing levels of the current 50,480 square foot building. This is to include adding a new office, manufacturing and storage areas. The proposal includes some renovations to the lower basement which will be vacated by a previous retail building supply store. The project will not change the existing footprint of the building. The requirement for Title 41 is due to the "required" addition of seven parking spaces.

Facts of the case include: zoning is M (Manufacturing), surrounding land use is R1, R3 & B3, lot area is 50,480 sq. ft., asphalt parking area is 39,928 sq. ft., total impervious area is 56,941 sq. ft., and estimated cost of the project is 2,200,000.

Staff review/comments include:

Code: Parking requirements (47, 2 accessible) are being met, providing 8 space bike rack. No sign requests. No variances required.

Shade Tree Commission: Requirements are being met by the landscaping plans and current landscaping.

APD: recommended lights in the parking lot and on the building with enough to illuminate the exterior.

Ryan Buckley/The Buckley Group, Richland Avenue

Will incorporate the exterior lighting requested by installing wall packs on the exterior of the building.

Discussion

Christy Zempter: Are the accessible parking spaces van accessible?

Ryan Buckley: Yes, 8 ft. wide.

Christy Zempter moved to approved Case #18-03. Nancy Bain seconded. All present voted aye. Motion passed 3:0.

4. **Communications**

Bylaws and Rules of Order

RJ Sumney moved to table the discussion until the next meeting when all commissioners will be present. All present voted aye. Motion passed 3:0.

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

Paul Logue

Comprehensive Plan: working on the visioning aspect of the plan. The advisory committee is helping fine tune to get a final vision statement written for the plan. There are 7 or 8 key goals: housing, economic development, transportation, sustainability, culture of Athens, technology and wellness. Will have planning meetings about these key factors as they move forward into 2018. Will try to apply to each element to the neighborhoods and come up with a plan for the entire city.

Rick Sirois

Reminder to clear snow from sidewalks. Thank you to those who have maintained clear sidewalks. For those who aren't keeping their sidewalks clear, they are issuing warning tickets, sending emails, posting flyers, etc.

6. **Opportunity for Citizens to Speak**

7. **Announcements & Other Business**

Next meeting will be February 1, 2018.

8. **Adjournment**

The meeting was adjourned at 12:47 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens