

Athens City Planning Commission
Minutes of Regular Meeting

Thursday, March 5, 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 March 5, 2020.

Attendees: Glenn Decker, Stacey Rose, Robert Delach, Tom Gibbs

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:09 p.m. and administered the oath to those in attendance wishing 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
Andrew Stone, Service-Safety Director	Absent
Andrew Chiki, Deputy Service-Safety Direct	Present

STAFF:

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

2. Disposition of Minutes

RJ Sumney moved to table approval of the January 16, 2020 minutes as there are only two members present today that were present at the January 16 meeting. Christy Zempter seconded the motion. All present voted Aye. Motion passed.

3. Cases

None

4. Communications

**Title 41 Site Plan Preliminary Review
East Elementary School PK-3
3 Wallace Drive**

Stacy Rose/Schorr Architects

- Presented a video of the exterior rendering of the school and added commentary as the video played. Video Highlights:
 - Play area (hardscape and softscape) off of Lloyd.
 - Media Center, courtyard area in the back of the building.

- West entrance will be primary entrance for the bus drop off, busses will be stacked for drop off and pick up.
- Will be connecting Verona to Wallace.
- Along Wallace, student dining and gymnasium.
- Main front entry at the corner of Wallace and Maplewood.
- Presented Landscape Plan:
 - Main entry will include building sign, plaza and bike rack.
 - Parent drop off along Wallace and Maplewood.
 - Plan is to connect Verona to Wallace and have the bus drop-off and pickup along Verona.
 - Courtyard space would serve as an outdoor learning opportunity as well as play area.
 - Fire access lane off of Maplewood and it doubles as green space for play.
 - New parking: lower parking lot has 14 spaces including EV spaces. Dumpster enclosure and transformer generator area tucked away here.
 - Upper lot has 24 spaces plus ADA spaces with easy access to the main entrance. The West entrance is the ADA entrance.
 - Green space between the two parking lots for an eventual community garden area and/or natural scape.
 - 3 ADA parking spaces. There is existing ADA parking along Maplewood and they are proposing to add 2 ADA spaces along Wallace.
- Discussion/Questions:
 - There is no ½ court basketball included in the play area. In the upper parking lot there will be a ½ court for the community to use. It is not a requirement for PK-3 in the hard surface of the courtyard.
 - The Wallace – Verona connector, the direction is one-way toward E. State. It is only going to be used by the busses. Access into and out of the two lots will be available at all times.
 - The number of busses is estimated at 6-8.
 - Wallace will remain one way.
 - There is one house on the corner of Lloyd and Verona.
 - RJ Sumney noted that a current problem exists at East/West Elementary where there is a limited area for drop off area. This could be a problem on Maplewood with people parked and waiting for doors to officially open.
 - Stacking along Maplewood has been discussed. One thing that is being eliminated is the busses on Maplewood.
 - Thomas Gibbs/Superintendent ACSD: noted that East Elementary previously had no off street parking for staff or parents, and there was no separate bus and parent drop-off. Now it is separated out. Still an opportunity for people to show up early and take up spaces, but no solution at this time.
 - Nancy Bain inquired about the turn radius on the street for the busses and whether there would be room to get the busses on from E. State St.
 - Thomas Gibbs: The busses will approach via Wallace to Verona to E. State and then take a left on E. State which will afford a wider turn radius.
 - RJ Sumney noted that because of the dumpster location, the garbage truck could interfere with morning drop-off.

- There will be communication with the city to avoid any interference on garbage days, per Thomas Gibbs.
- All entrances are ADA accessible except the one off Verona.
- Damage on the brick “alleyway” of Maplewood has been like that for years, it wasn’t from their (ACSD) demo activities. The person who owns the rental house on one side of that alleyway is interested in selling. There would be an opportunity to improve Maplewood as a through street.
- David Riggs noted that the review comments from city staff have been addressed. Of note, on the SW corner of Verona and Lloyd, there is a private residence that has experienced light trespass. He has asked the architect to look at that area.
- There is an outdoor lighting plan for the lots and playground. Generally don’t have night activities for PK-3, however, during winter with daylight ending earlier there here will be late activity there. Dark areas invite vandalism. In the neighborhood, folks can come and use the hoops in the lots. Down lights only.
- David Riggs also noted that AFD wanted a 5” Stors connector, an enunciator panel in the main, and 25’ access to Maplewood – these have been taken care of. Engineering and Public Works noted that because there is no change in the student/staff there won’t be additional tap fees.

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

Paul Logue

- Census year: He is part of the team that are working very hard to get awareness out about the census. April 1st is census day. People can begin to fill in the forms as early as 3/12. Digital census this year. Census blocks within the City of Athens (off campus neighborhoods) are the lowest reporting census tracts in Ohio. Getting the word out that the residents need to report. The #'s are important!
- Historic Preservation Commission is working with uptown property owners to get a local designation for the historic uptown district.
- Environment and Sustainability Commission – previously worked with SolSmart for solar readiness and they suggested changes to code. City Council will be coming forward soon with a resolution asking for the Planning Commission to review language in code that was recommended.
- Earth Day 50th Anniversary next month.
- Comprehensive Plan: working on final edits and layout. Draft may be available by the next Planning Commission meeting

David Riggs

- Herrold Avenue major subdivision. Combining it with the new Herrold Avenue extension. This will be a communication at the next Planning Commission meeting. Recommending that an alleyway be vacated. This is a 3 way lot split, 3 developable lots.
- Morrison Middle School will be a communication soon.
- PUD revision on Milliron coming up soon.

- Today's communication may come back as a case at the next Planning Commission meeting.

7. **Opportunity for Citizens to Speak**

No comments

8. **Announcements & Other Business**

The next meeting will be March 19, 2020.

9. **Adjournment**

The meeting was adjourned at 12:38 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens