

- Proposed Land Use: New commercial building housing Prokos Offices, commercial office space and a hotel with 24 rooms.
- Proposed number of buildings: (1) One
- Building Size: 14,450 sq. ft. (previous 9,080 sq. ft.)
- Lot Size: 17,455 sq. ft.
- Estimated Cost of the Project: \$2,000,000
- Surrounding Land Use: B3 & R3

Staff Reviews and Comments

Site plans reflect a Title 41 submission date of 2/2/18, changes reflect a submission date of 3/12/18. Code Office received the plans on 3/14/18 for review.

Code:

- Parking: office – 1 space for every 300 sq. ft. = 4, hotel – 1 space for every 2 rooms = 12 (31 spaces available). Previous, 15 deed restricted spaces (documentation provided), change 14 deed restricted spaces. Note: The applicant will provide additional documentation reflecting where the one (1) deed restricted parking space is provided. Required parking, 17 spaces, 2 ADA spaces, provided.
- Applicant needs to provide a 4-bicycle rack in accordance with Table D, Off-Street Bicycle Parking Requirements.
- Signs: No sign requests were presented at this submission. Applicant will submit application at a later date.
- Variances: none required
- Dumpster Location. Previously Identified: Dumpster location meets the requirements under Title 37 for screening. Code does not address that you cannot park in front of the location. Previously, applicant had advised the Code Office that trash bins would be used instead of an actual dumpster. Concern: The addition of the hotel (24 rooms) will generate more trash and recyclables.
- Note: Page A102, description “Foor Court” needs to be corrected to “Food Court”.
- Note: Sheet L101, parking corrections are not reflected, for corrected parking requirements refer to page A101.

Shade Tree Commission:

- Requirements were approved by Shade Tree Commission on 10/11/17, these requirements will be applied to this project.

Athens Fire Department:

- Chief Rymer will reserve comments for the planning stage. FDC located State Street side with a 5” Stortz connection. Sprinkler monitored by 3rd party 24/7.

Athens Police Department:

- No lighting details provided on plans.
- Police cruiser is unable to drive completely around building.
- Lighting on exterior of building and general parking lot lighting recommended.

Athens City Planner:

- No Comments

Athens Engineering and Public Works Department:

- A redesign was prompted by the city responding to a sewage overflow on the property which revealed a previously unknown sanitary sewer line that traveled from

Franklin Ave through the property, going underneath the old building. That sewer line was destroyed when the building was demolished. The city will be constructing the realigned sewer. For Title 41 review, the requirement is that the city will quit-claim any previous sewer easement that traversed the property and the owner is to grant a new easement in the new alignment.

- Note: The previous EPW approval marked sheet C101 with comments, and will be added to these requirements.

In response to RJ Sumney, Rick Sirois commented that it is common for the Fire Chief to reserve comments until the planning stage because the approved plans are not received back from the state until then. The chief will review them when they are available.

Mike Noel/Architect

Regarding the fire department comments, the drawings have been submitted to the state; they usually don't see the sprinkler drawings until half way into the project.

Discussion

Paula Moseley: the state ultimately approves the sprinkler system.

Mike Noel: Yes, Chief Rymer will do an inspection, a flow test, etc. before occupancy.

RJ Sumney: Regarding the dumpster location. In planning a hotel, what is the advantage to having regular bins at the street as opposed to a dumpster?

Mike Noel: There will be difficulty in getting a dump truck into and out of the site.

Prokos has the staff to handle taking bins out to the street and back.

RJ Sumney: is one day a week enough to handle the amount of trash?

Mike Noel: The other hotels they have are tending toward less trash and more recycling.

Paula Moseley: The rates are based on the collection, volume, and recurrence. The number of pick-ups can be adjusted if necessary.

RJ Sumney: In terms of appearance, having the trash cans out on the curb several times a week is not aesthetically pleasing.

Rick Sirois: They can arrange with Athens Hocking Recycling to pick up on a timely basis.

Paula Moseley: To clarify the parking, there are 17 available, 12 is the requirement so they exceed the requirement by 5.

Nancy Bain: The parking spaces provided for the people across the street are still there and deed restricted?

Rick Sirois: Yes, except for one which they are going to provide the documentation for.

Steve Patterson: Regarding signage, what is the thought because the building is so close to the curb?

Mike Noel: The signage will be on the side of the building. It won't be free standing.

Paula Moseley: With the recently discovered sanitary sewer, it is important to note that approval would be contingent on all of these items, including documentation of the deed restricted parking spaces.

Paula Moseley moved to approve the Title 41 change upon the condition of all the Title 41 site plan review and comments from all staff. Steve Patterson seconded. All present voted aye. Motion passed 4:0.

4. **Communications**

None

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

Paul Logue

- Working on Comprehensive Plan background info and data gathering. Information will be out to the public by Friday or Monday. Public meetings will occur in April or May. In May there will be neighborhood level meetings.
- As part of the Comprehensive Plan the city received a grant from ODOT to focus on how to better utilize active transportation in the uptown district. This project is starting now. There is a consulting firm on retainer through the state. Doing field work here in April. Will incorporate information into the Comprehensive Plan. They will include market analysis and population analysis in uptown Athens as well.

Rick Sirois

No report

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

The next meeting will be April 5, 2018.

8. **Adjournment**

The meeting was adjourned at 12:27 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens