

Athens City Planning Commission
Minutes of Regular Meeting

Thursday, April 2, 2020, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held virtually on April 2, 2020.

Attendees: Glenn Decker, Tom Gibbs

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:10 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	Absent
Steve Patterson, Mayor	Present
Andrew Stone, Service-Safety Director	Absent
Tom Pyle, Acting Service-Safety Director	Present

STAFF:

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

2. Disposition of January 16 and March 5 Minutes

Vote delayed to the end of the meeting, in case Nancy Bain is able to successfully join the meeting remotely.

3. Cases

**Case #20-04 Title 41 Site Plan Preliminary Review
East Elementary School PK-3
3 Wallace Drive**

David Riggs/Summary

This was presented as a communication at the previous meeting. Notice for public comment was posted, no comments received. All staff notes have been addressed. In good shape with this project.

Tom Gibbs/Superintendent ACSD

The final plans are 99% complete and moving forward with bidding out for the project. If this is approved today they are hoping that the School Board, at their April 16th meeting, will approve the GMP's at East Elementary. Hope to start in May.

Christy Zempter moved to approve Case #20-04. Steve Patterson seconded. All present voted aye, motion passed 4:0.

4. **Communications**

Morrison-Gordon Middle School - Title 41

David Riggs/Summary

Title 41 Site Plan Review. John Coen from ODOT District 10 has just asked that a traffic analysis be conducted, per ODOT Traffic Management manual. They are requesting this additional information because they are planning a bridge deck project at SR 56/West Union Street.

Discussion

- RJ Sumney asked if a traffic analysis includes a study of traffic lights. David Riggs said that ODOT is primarily looking for flow in and out (right turns going out and right turns going in).
- Tom Pyle asked if they are adding a lane to the bridge to provide a turn lane. David Riggs said that that is why ODOT is asking for this additional information, to see if for safety reasons, that turn lane is indicated.
- RJ Sumney commented that this would also include the ability for through traffic to continue through and not be held up.
- Tom Gibbs noted that they have a company, via the RFP, that is identified and ready to conduct the traffic analysis.
- Tom Gibbs commented that they have GMP's for initial site work identified and were hoping for approval in April.
- Timeline for case presentation requires two weeks public notice for comment, but will be expedited as quickly as possible, per David Riggs.
- Tom Pyle asked about the drainage issue off of TS Tech property and if they will be able to tie that in to the drainage for the new school.
- Tom Gibbs is aware of that concern. They are trying to purchase this property from the church but they are having some problems with that. Once they own the property they intend to address the drainage issue.
- Glen Decker with Sands-Decker noted that they have obtained additional topographic information and will share it with Bob Heady at EPW. The culvert is lower than the other outlets.

Herrold Avenue - Major Subdivision

David Riggs/Summary

- The project involves three new tracts that will be developed in this major subdivision with the inclusion of right-of-way that will be transferred to the city so that the city can extend Herrold Avenue.
- It was found, through research, the existence of an alley which will be vacated with this project.

- Herrold continues north and runs past the townhomes and past the Hoon building about 100', turns NE and runs along the back near the old railroad tract.
- There is a storm water retention basin which drains several private developments to the west. As part of the plan, the city will put storm drains in to free up this pond so that this area can be sold/developed.
- This will be presented as a case in May after the required two weeks posting for public comment.

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

Paul Logue

- April 1, 2020 was National Census Day. Most people should have received mailers by now, so please complete your census forms. Has been serving on the Athens Complete Counts Committee and they are tracking the status of return rates. The State of Ohio has a return rate of 41.7%. Athens' rate is 35.1% (18.2% and 24.7% for two off-campus census blocks). The rest of the city is on track with the state averages. The online deadline has been extended into June/July, but there is no option to suspend the census to 2021. He is working with off-campus groups to increase the low response rate.
- Comprehensive Plan. A text only draft will be distributed next week. Will not be asking for the Planning Commission or City Council approval right now, as the situation has changed with the pandemic emergency. They will be asking for public review and feedback. Once we get back to a new normal, there will be a discussion about things that were missed (resiliency, for example). The current crisis has highlighted a need for access to broadband, etc. The guiding principles are still very relevant.

David Riggs

- He will try to get Morrison-Gordon on the April 16th agenda as a case.
- Herrold Avenue he expects to be presented as a case at the May 7th meeting.
- Miliron PUD on hold.

Paul Logue inquired as to construction projects continuing in the city. David Riggs noted that projects are still underway, including the MOB for O'Bleness, Menard's, and Aldi's.

Steve Patterson added that the NW Bike path Spur project is currently on hold.

7. **Opportunity for Citizens to Speak**

No comments

8. **Announcements & Other Business**

Steve Patterson commented about the current COVID-19 pandemic and acknowledged that these are extraordinary/trying times. He advised people to abide by the stay at home directive and other recommendations.

RJ Sumney moved to table approval of the January 16, 2020 and March 5, 2020 minutes as there is not a sufficient quorum from either meeting present to vote. Steve Patterson seconded. All present voted aye, motion passed 4:0.

The next meeting will be April 16, 2020.

9. **Adjournment**

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

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens