

Athens City Planning Commission  
Minutes of Regular Meeting  
Thursday, April 4, 2019, 12:00 p.m.

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The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor, at City Hall on April 4, 2019.

**Attendees:** Joe McGowan, Robert Heady, Jessica Adine, Lori Hibbard, Chris Knisely, Robert Delach, Richard M. Linscott, Sara Maxfield, Cheryl Brooks, Chris Chmiel, Michelle Oestrike, Barbara Conover, Lenny Eliason, Zach Reizes, Ben Lachman, Jeff Maiden

**1. Call to Order**

Nancy Bain called the regular meeting of the Planning Commission to order at 12:05 p.m. 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
Lance Allison, Interim Code Enforcement Director	Present

**2. Community Development Implementation Strategy (CDIS)**

- I. Overview of Community Development Block Grant Program – Andrew Stone
  - Provides local government with funding for community development, infrastructure improvements and economic development projects.
  - Addresses locally identified needs that are eligible Community Development Block Grant activities and qualify under the national objective of Low- and Moderate-Income (LMI) Benefit or Elimination of Slum and Blight.
  - The Community Development Program includes competitive set-aside grants for Downtown Revitalization, Neighborhood Revitalization and Critical Infrastructure.
  
- II. Overview of Athens City CDBG Program - Andrew Stone
  - 2018 Allocation Program – Kimes Reservoir Rehabilitation, \$150,000
  - 2017 Allocation Program changed to even year eligibility
  - 2016 Allocation Program – West Union Street Sidewalk Extension, \$75,000
  - 2015 Allocation Program – Franklin Avenue Improvements, \$75,000
  - 2014 Critical Infrastructure Program - Depot Lift Station, \$375,000

- 2013 Allocation Program - Richland House Rehab, \$75,000
- 2012 Allocation Program - Columbus Road/Lancaster Street, \$85,000
- 2011 Allocation Program - Grosvenor Street Slip Repair, \$97,000

### III. Overview of Eligible CDBG Programs – Mayor Patterson

#### 1. Allocation Program

- Projects include public facilities, public services, housing, economic development and fair housing activities.
- Funds available: \$150,000
- The city is eligible to apply every two years.

#### 2. Downtown Revitalization Program

- Projects are designed to improve the Central Business Districts, aid in the elimination of slum or blighted structures, create and retain permanent, private-sector job opportunities for low- and moderate-income households through a targeted investment in façade improvements, remediation of building code violations and/or investment in streetscapes or other public infrastructure.
- Targets central business districts, participation from business owners
- Aids in eliminating slum or blighted structures
- Funds available: up to \$300,000

#### 3. Neighborhood Revitalization Program

- Projects are designed to improve the quality of life, livability and functionality of distressed areas and neighborhoods through a targeted investment in public facilities such as the construction, reconstruction or rehabilitation of public infrastructure in a low- and moderate-income neighborhood.
- Targets comprehensive neighborhood improvements
- Designed for small communities, very competitive
- Funds available: up to \$500,000

#### 4. Critical Infrastructure Program

- Projects are designed to assist applicant communities with high-priority, single-component projects such as roads, flood and drainage and other public infrastructure improvements with a high community-wide impact.
- High priority, single component, infrastructure improvements; such as, streets, sidewalks, sewer or water facilities
- Significant community impact
- Funds available: up to \$500,000

#### 5. Residential Public Infrastructure Program

- Used to improve the safety and reliability of drinking water and sewer systems
- Unique water/sewer projects, demonstrated needs

- Funds available: up to \$750,000, highly competitive
6. Economic Development Program
- Funds for economic development loans and public infrastructure improvements directly related to job creation or retention.
  - Funds available: up to \$500,000

IV. Eligibility/LMI Data – Mayor Patterson

- Athens City Community Profile
- Athens City 2010 Census Tracts
- Low/Moderate Income Data

V. Questions/Comments

- City Engineer Robert Heady outlined a variety of possible projects:
  - Valve installation at the Highland Reservoir
  - Accessibility improvements in the West Side of Athens
  - SCADA improvements for water/wastewater remote sites
  - Sanitary Sewer lining in high inflow/infiltration areas
  - Water system improvements in the Elliotsville area of the City
  - Capping the abandoned raw water line and bank restoration in the Armitage Well field (may be eligible for RPIG)
  - Drainage and sidewalk improvements in the Mill/Hocking Street area
- City Council President Chris Knisely thought the telemetry upgrades would be a beneficial project.
- Ben Lachman/Near East Side Neighborhood Association inquired about pursuing the Economic Development Program and if we had ever applied for those funds. Mayor Patterson asked Sara Maxfield to address his question.
- Sara Maxfield/Athens County Economic Development Council noted that we have never applied for economic development funds but is willing to listen to any ideas. The program is very competitive and the local share substantial.
- Chris Chmiel/Athens County Commissioner mentioned uptown sidewalk/accessibility issues and noted that he didn't think there were any van accessible spaces. Andrew Stone said that there is one on Washington. Mayor Patterson said that you can placard accessibility space for van parking but you can't create a space that is van only.
- Robert Delach/124 Morris Avenue is a proponent for improving pedestrian accessibility in the city and liked the projects listed by the City Engineer. The west side has major accessibility issues. A small project can have a big impact.
- Richard Linscott/West Side Community Association will relay the information from this meeting to the association and asked how to follow up. (Mayor Patterson advised him to talk to him with any follow-up questions or ideas.) He suggested the following projects: crosswalk improvements near

Shafer and the West End Cider House, and continuing a sidewalk to the West Side Park.

- Zach Reizes/17 W. Washington asked about whether the funds can be used to purchase school equipment and suggested a broader plan for more bus lines, stops, and bikepaths.

3. **Disposition of Minutes**

*Steve Patterson moved to accept the February 21, 2019 minutes. Christy Zempster seconded. Motion passed 3:0 (Andrew Stone abstained).*

4. **Cases**

None

5. **Communications**

None

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

Paul Logue

- Provided the commissioners with suggested Title 43 revisions regarding wireless tower modifications that was discussed at the February 21, 2019 meeting.
- A previous applicant for a wireless tower modification at Monticello has requested a minor change to their application. There is no established process in code so reapplying doesn't appear to be necessary - a letter from the Code Office may suffice.

Lance Allison

- No Report

7. **Opportunity for Citizens to Speak**

8. **Announcements & Other Business**

- The next meeting will be April 18, 2019.

9. **Adjournment**

The meeting was adjourned at 12:42 p.m.

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Nancy Bain, Planning Commission

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Patricia Witmer, City of Athens