

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, April 19, 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 April 19, 2018.

Attendees: None

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:05 p.m. There was no one in the audience to administer the oath to. Quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair Present
Christy Zempter Present
Nancy Bain, Vice Chair..... Present
Steve Patterson, Mayor Present
Paula Horan Moseley, Service-Safety Director..... Present

STAFF:

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

2. Disposition of Minutes

Paula Moseley moved to accept the March 15, 2018 minutes. Steve Patterson seconded. Motion passed 4:0, with one abstention.

3. Cases

**Case #18-04 Verizon Wireless
 Modifications
 13 E. Washington St.**

Rick Sirois

Verizon Wireless is planning to upgrade and add equipment and new antennas on an existing 34' self-supporting tower (total height of the tower including the garage is 104') located on the top level of the City Parking Garage. This new request involves modifying an antenna platform on the tower. No changes to the height or footprint of the tower will be made. The platform will be modified by adding three RRH's (remote radio heads). Proper documents were provided for the structural analysis of wind and foundation requirements. After a review of the documents it was determined that the request met with code requirements under Title 43. Estimated value of improvement is \$55,000.

Discussion

Paula Moseley: The city is in the process of renewing leases with the wireless providers; it is not clear that an agreement has been reached with Verizon. If approved, it should be with the condition that the lease has been renewed.

Steve Patterson: These are 5-year rolling leases unless we opt to renegotiate the lease. The parking garage is prime real estate uptown so this is something we should negotiate as far as the lease amount. Different yearly rate increases for the different carriers.

Paula Moseley: The auditor has been questioning that the providers have been operating with these continuing leases.

Steve Patterson: If we approve this there should be better communication when they bring their cranes in and disrupt parking and businesses.

Paula Moseley moved to table Case #18-04 until the lease has been renewed. All present voted aye. Motion passed 5:0.

**Case #18-05 New Cingular Wireless
 Modifications
 36 S. Court St.**

Rick Sirois

New Cingular Wireless is proposing modifications to upgrade their system on the existing telecommunications site as follows: remove and replace three existing 700 band RRH antennas, install three AWS band RRH's, install one FSM-4 one ABIA and three Rate 7 SEP, install three 20 APM breakers, install three 25 amp breakers. This involves roof top work on the existing sled type units located on the roof of 36 S. Court St. The total elevation including the building is 79' and the actual height of the antenna is 10'5". No changes to the height or footprint of the current equipment will be made. Proper documents were provided for the structural analysis of wind and foundation requirements. After a review of the documents it was determined that the request met with code requirements under Title 43. Estimated value of improvement is \$15,000.

Discussion

Paula Moseley: The application references Ohio University, however, it is not owned by the university. The reference may be because the population it is serving includes the university. The application also references 36 S. Court Investors, what building is it?

Rick Sirois: The building is across from the old Woolworth.

Paul Logue: The total height including the antenna is almost 80 ft., so it has to be the building housing CVS.

Steve Patterson: This is the building with the dead end alley beside it. Better coordination should be encouraged with business owners when this work takes place. The work impacts the businesses.

Steve Patterson moved to approve Case #18-05. Christy Zempter seconded. All present voted aye. Motion passed 5:0.

4. **Communications**

None

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

Paul Logue

- The comprehensive planning process is ongoing. There is a meeting tonight at Arts West to discuss arts, culture & history. The slate of presenters includes Patty Mitchell, Josh Birnbaum, Matthew Shafeld, Nate Thompson, Cyrus Moore and Emily Beveridge. The meeting will be live streamed on the City of Athens Facebook page. The second meeting will be next Thursday at the Community Center (Room A, 6:30-8 and will be covering energy, environment & sustainability. Room A 6:30-8:00 PM.

Paula Moseley: Inquired about the County's NACO Arts Grant, and asked if he has reached out to them. Paul Logue noted that they have been on the invite list and hopes they attend.

Rick Sirois

- Reminded landlords that the new tenant forms are available; some will be mailed and they can be picked up at the office as well. They have over 5,000 of them to be distributed. They have conducted inspections where they have been posted and have received mostly positive feedback. Only negative is the size of the form.
- Reminders for contractor registration is coming up in June.
- Grass cutting season is coming up.
- Last week he did "Coffee with Code" at the Baker Center. Spoke with about 15 students on a variety of issues. It went very well.

Nancy Bain: If you are a landlord and you rent to adults who are going to be there for years, it may be ugly and intrusive to hang the tenant form on the door.

Paula Moseley: We worked hard to come up with this; this is the second time to hear this comment.

Rick Sirois: A rental is a rental; we won't separate the family rentals from the student rentals. It can be placed in a frame and hung on the back of the door or close by as long as it is available to be seen. The document was formulated on all the calls they were getting. There is a QR code that allows the students to access the code if they have any further questions. The date that trash is being picked up is on the form and that has made a huge difference.

Nancy Bain: You will continue to assess based on the number of calls you receive in the future, and if you don't receive any more calls it will be considered a success.

6. **Opportunity for Citizens to Speak**

None

7. **Announcements & Other Business**

Steve Patterson

- Sunday, 4/22, Athens Beautification Day, kickoff at 9 College Green.

- 4/23-27, Athens Spring Cleanup Week. Charge for large items will still apply. 7:30-7 pm dumpsters available at the service garage. Proof of residency, no hazardous waste.

The next meeting will be May 3, 2018.

8. **Adjournment**

The meeting was adjourned at 12:28 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens