

Athens City Planning Commission  
Minutes of Regular Meeting

Thursday, June 4, 2020, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held virtually on June 4, 2020.

**Attendees: Richard Shultz, Dan DeLuca, Mollie Fitzgerald**

**1. Call to Order**

Nancy Bain called the regular meeting of the Planning Commission to order at 12:12 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 (arrived during item 4)
Christy Zempter	Present
Nancy Bain, Vice Chair	Present
Steve Patterson, Mayor	Present
Tom Pyle, Interim Service-Safety Director	Present

**STAFF:**

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

**2. Disposition of Minutes**

Christy Zempter moved to accept the May 7, 2020 meeting minutes. Steve Patterson seconded. All present voted aye. Motion passed 4:0 (RJ Sumney arrived during item 4).

**3. Cases**

**None**

**4. Communications**

**PUD Revision “The Commons” 10 Milliron Street**

David Riggs/Summary

- Appellant requesting modification to a PUD approved by City Council on July 25, 1991, O-62-91.
- Merging buildings A, B, and C into one structure and adding covered patio decks along the rear of the merged building.

Richard Shultz/applicant

- Planning to infill between Buildings A, B, and C, which is approximately 15' wide with a one story structure that will be a rec/exercise room with one bathroom, 700 SF total.
- New roofs over existing decks, 5078 SF.
- Adding balconies 4'x12' (max, can be smaller), 864 SF.
- Owner already moving existing windows to put in French doors.
- State building permit on 80% of the work, still need permits for D & E.

#### Christy Zempter

- Potential issues: 1. Rear set back encroached, 2. Lot coverage exceeds what is permitted, 3. Utility easements need to be recorded, and 4. Flood proofing needs to be done for air conditioners and electric meters.

#### David Riggs

- Shared plan view on screen and pointed out what were considered the front and rear yards in 1991. Narrower set backs were allowed in both locations at that time.
- Adding the decks (9 total in rear).
- Buildings in 100 year flood plain, known since construction began in 1994. The flood proofing needed to be done at the time but was not done.
- Total lot coverage 60% allowed. With additions it will bring up to 63%, less than 40% green space.
- Assumes decks are cantilevered (in response to NB).
- They were already granted a significantly smaller rear setback, and so this will encroach even more (in response to CZ).
- Neighboring residents not notified (in response to NB).
- Appellant will respond to any requests for additional or clarifying information and then this will return to the commission as a case for a recommendation to City Council.

#### Christy Zempter

- Recommends, given existing non-conformities, to have a good faith effort from the appellant to address those issues.

#### Richard Shultz

- Will look at the floor plans to see if the roof is over the deck. If decks are not included then lot coverage will be 51,777 vs. 51,487, exceeds by 300 SF, over 60%.

#### David Riggs

- The 60% lot coverage requirement came after 1991. Prior to 1991 the requirement was 40%. This could be grandfathered in (in response to RJS).

#### Paul Logue

- Utilities related to flood plain; this has been a violation since construction so it needs to be corrected. Not a grandfathered status.

#### Richard Shultz

- Will provide better plans.

### Christy Zempster

- Reiterated to Mr. Shultz her request to address the items listed in David's June 3, 2020 memo.

### **Campbell Street Area Rezoning**

Paul Logue shared map of proposed rezoning on the screen.

### Steve Patterson

- Request for rezoning of an area south of Stimson between Sonic and west up to Elliot Street. It is currently abutting an M1 zone.
- The company that is using the former ATCO building wants to rezone. Jackie O's Taproom, Art Oestrike is also interested in changing the zoning to M1, and they drew in the tanks (BP gas field). AMVETS was notified and not in objection to the potential rezoning.
- Rezoning necessary for economic development especially in this region.
- The operation moving into the ATCO building fits into an abutting M1 zone.
- Athens Mold and Machine have a use agreement with the ATCO building (it is a county property).
- Property owner to the north from Campbell is in favor of this as well.
- Sonic is currently a B3 and doesn't believe they are interested in rezoning (in response to question from RJS). They would be grandfathered in as a fast food dining facility. This keeps it clean and in alignment for manufacturing. Everything in yellow on the map fits for an M1 Zone.

### Paul Logue

- This fits with the Comprehensive Plan, Stimson is identified as a gateway into the city. City is investing a lot of money for public improvements, streetscape, right of way, sidewalks. Federal funds will help with this.
- The corridor is planned to shift from the hodgepodge it is now, and move toward something similar to a B2D.
- Manufacturing does not fit with the gateway or the entrance.
- The 2005 Comprehensive Plan didn't talk specifically about the ATCO Building (because it was county property and it was assumed that the county would continue to operate it, but they have been looking to sell it). The plan talked about it as an employment zone as a whole.
- Given the current situation, this is an opportunity for employment development and diversification of the local economy.
- Few manufacturing areas in Athens.

### Nancy Bain

- Front of ATCO building could use updating to align with the rezoning.

Steve Patterson

- This whole area is our most useful opportunity zone.

Nancy Bain

- Add trees to help with attractiveness of the back side.

Steve Patterson

- Agrees, Bob Heady (EPW) did a lot of grubbing and the west side of 1804 Way was spruced up by an outside contractor.

RJ Sumney

- From Elliot down to where the grave marker business is, there are old houses and maybe just a couple of owners. Can they be opened up to retail or green space?

Steve Patterson

- Everything from the grave marker business to Campbell is owned by one property owner.
- Owners of the properties are very interested in transitioning to something similar to a B2D.
- Upcoming projects in the area are the Stimson Avenue and SRTS Grant Street projects; the area is ready for an overhaul.

Paul Logue

- Emerging possibility for Athens is advanced manufacturing sites which would expand the economic base.
- Would not recommend expansion further out to Stimson (in response to RJS).

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

Paul Logue

- Working with a large group of people around Athens County to achieve “Age Friendly Community” status which is a process through AARP. About 30 people are on the committee, Rebecca Miller is the chair. This is an Athens County project and will take several years to achieve this designation.
- Working with Andrew Chiki and AUBA on developing strategies for outdoor dining opportunities uptown (including parklets) and will present at City Council this Monday.
- 2020 Census – have a grant from the NLC and is working with interns to develop a package to encourage participation from the off-campus student neighborhoods. Trying to reach displaced or graduated students, using giveaways as incentive.
- Regional Planning Commission reviewed The Plains zoning map. Recommended that the documents be approved. Moving back to the Twp. Trustees. Will be put on November ballot.

David Riggs

- Nothing to report.

7. **Opportunity for Citizens to Speak**

No comments

8. **Announcements & Other Business**

The next meeting will be June 18, 2020.

9. **Adjournment**

The meeting was adjourned at 1:05 p.m.

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Nancy Bain, Planning Commission  
RJ Sumney, Planning Commission

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Patricia Witmer, City of Athens