

Athens City Planning Commission
Minutes of Regular Meeting

Thursday, June 18, 2020, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held virtually on June 18, 2020.

Attendees: Robert Delach

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	Present (arrived during item 2)
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**

All present voted aye to accept the June 4, 2020 meeting minutes.

3. **Cases**

Case #20-07 Campbell Street Area Rezoning

Paul Logue/Summary

- Three methods to initiate a zoning amendment through ACC Title 23.09: via a motion of the Planning Commission, via a resolution of City Council, or via a petition from a property owner, business owner, or impacted community member. If the Planning Commission would like to move forward this will be done by an adoption of a motion. ACC 23.09 doesn't give any requirements for what the Planning Commission has to do to adopt that motion, so he took the standards from the third method, petition. These guidelines were included in his memo to the commission.
- The area is a series of parcels on the south side of Campbell Street which runs parallel and south of Stimson Avenue on the east side of Athens. The parcels, with the exception of AMVETS building, are all in a manufacturing location. In the middle of the area is the former ATCO building which was owned by the Athens County Commissioners. The building is now vacated and is being suited for private commercial purposes.

- This is a good time to change the zoning from a B3 to manufacturing. There is very little available space in Athens for manufacturing type uses. There is manufacturing to the immediate and adjoining south of this location. A lot of money has been invested into the North 1804 Way which runs parallel in order to support manufacturing and economic development.
- This has been discussed for years, and in light of the current situations with economic development and trying to diversify, this is a good time to move forward with considering to rezone this area.

Discussion

- RJ Sumney commented that this makes sense in terms of timing, the abutment to an M zone, the current corridor plans, and the Comprehensive Plan.
- Steve Patterson commented that this likely to be our most productive opportunity zone. It fits in well with the Stimson Avenue plans and everything else. In addition, there are letters of support from two property owners.
- Nancy Bain is in favor and asked if the tanks at the far end, on Elliot Street, could be moved.
- Tom Pyle noted that the storage tanks are part of the plant that used to be Basil Oil, not sure if they are in use.

Steve Patterson made a motion to approve Case #20-07 and to recommend the rezoning to City Council. Nancy Bain seconded, all present voted aye. Motion passed 5:0.

4. **Communications**

None

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

Paul Logue

- Involved with planning for the former Mt. Zion Baptist Church at Carpenter and Congress. A series of grants were written by the Preservation Society that the city assisted with. Two grants have been awarded: 1. CIRD (Citizens Institute for Rural Design) grant to help with coming up with a formalized plan for the structure. The representatives are in Athens now conducting a site visit. 2. City applied for an Ohio History Connection (OHC) grant for predevelopment architectural services. The RFQ will be published July 1 pending feedback from the OHC on the draft RFQ.
- Draft Comprehensive Plan has been distributed digitally for 1-1 ½ months now. Will send out another push to solicit feedback. The Planning Commission will determine when to discuss and make recommendation to City Council.

David Riggs

- Nothing to report.

7. **Opportunity for Citizens to Speak**

No comments

8. **Announcements & Other Business**

The next meeting will be July 2, 2020.

9. **Adjournment**

The meeting was adjourned at 12:19 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens