

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, September 20, 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 September 20, 2018.

Attendees: David Cornwell, Steve Robb

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:07 p.m. and administered the oath to all who intended to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair Present
Christy Zempster Present
Nancy Bain, Vice Chair..... Present
Steve Patterson, MayorPresent
Andy Stone, Service-Safety Director.....Present

STAFF:

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

2. Disposition of Minutes

Steve Patterson moved to accept the September 6, 2018 minutes. RJ Sumney seconded. All present voted aye. Motion passed 5:0.

3. Cases

None

4. Communications

**Cornwell Properties
65 North Court Street - Preliminary Hotel Plans
Title 41**

Paul Logue

The applicant has submitted preliminary plans for the construction of a 3 story, 10 room hotel with a first floor restaurant, bar and roof top patio.

This location was previously approved in September, 2016 for a 30 room hotel with conditional parking requirements, which will also need to be addressed with this project.

Applicant: AODK – Greg Ernst, 17306 Madison Ave, Lakewood, OH 44107
Property Owner: David Cornwell
Current Property Use: Vacant
Estimated Cost of Project: \$500,000
Proposed Sq. Ft.: 9,974

David Cornwell/42 Stroud's Run Road, Athens, Ohio

Cost of project is actually closer to \$1,500,000. Mr. Cornwell distributed copies of the preliminary floor plans to the commissioners and pointed out that the first floor will be a little different than when first proposed in 2016. They are still addressing the use for the 1st floor, however, the layout is done except the kitchen is a generic open room right now. The 2nd floor will have 9 rooms with an entrance from the 1st floor (separate from the entrance to the restaurant) that has access to the stairway and the elevator. The elevator is serviceable to the 3rd floor. The rooftop is accessible by the stairway only. Roof top will have one suite and an outside patio area (roughly 50 people). Preserving the building and the existing elevator which doesn't access the roof top. They anticipate an early 2019 start date with construction lasting up to one year. The building is not fire protected now but sprinklers are part of the plan.

Discussion

Andy Stone: BlueStreak is the site plan sub-consultant – have they been in contact with the city as far as access to utilities in the area?

David Cornwell: Not certain if they have.

Andy Stone: This is an old part of town, so the sub-consultant should contact the city early on to identify the location of the utilities. There are two mains, and the one that needs to be accessed for the sprinklers is across the street. Please describe the mechanism by which people will check in and out.

David Cornwell: Still working this through. The first floor hall is wide so they will probably locate a kiosk on the south side for checking in and out. There is access from there to the 2nd floor. When the restaurant is closed they have access to their rooms from the separate first floor entrance. There are some details that they still have to work through (midnight arrival for example). It will be cost prohibitive to have someone staffed 24/7 because there are only 10 rooms.

Christy Zempter: What is the required parking?

Paul Logue: For the hotel the requirement is one space for every two rooms. Not sure about the bar/restaurant (based on square footage).

Christy Zempter: 9 spaces will be compliant?

Paul Logue: Not sure, it looks like this will need to be addressed. They could use other Cornwell properties nearby for parking.

David Cornwell: Will use the parking behind the jewelry store.

5. Report from City Planner and Director of Code Enforcement

Paul Logue

- Athens County Regional Planning Commission has formed an ad hoc committee to assist with providing guidance to interested parties in The Plains area who are motivated to establish a zone ordinance. First meeting will be next week sometime at the OSU extension office.

Andy Stone: Is all the area inside the 3 mile limit?

Paul Logue: Yes, and the southern area of Dover Township is also in the city. The 3 mile rule states that it is only applicable in unincorporated areas without their own zoning regulations and so at that point that area of The Plains would not be under city guidance but the remainder of the unincorporated areas would.

RJ Sumney: At what point would the city be reaching out to Athens residents for their thoughts regarding annexation?

Paul Logue: We haven't gotten into those details yet, but there isn't much interest from the residents to be annexed. This won't be the main point of the discussion although it is a good conversation for the city to have. Annexation is typically discussed when the question is how to grow commercially, not residentially.

RJ Sumney: Would this (an annexation) relieve Athens townships from maintenance?

Paul Logue: If the city were to annex, the roads would become city streets at that point, under our domain. If The Plains remains The Plains and incorporates into itself (becomes its own village), then that would become the villages responsibility. More likely, it remains an unincorporated community under the jurisdiction of the county and the township, and for portions of it has zoning regulations.

Andy Stone: There are fast growing townships on the periphery of some larger cities that are unincorporated but have zoning.

RJ Sumney: Does annexation result in taxes to offset cost for city services?

Paul Logue: If it were annexed, yes. Townships don't assess taxes.

Steve Patterson: To be clear, annexation was not a topic at the recent Regional Planning Commission meeting, nor was it for The Plains to become an incorporated village. The population is 2,000?

Paul Logue: Population is 3,000 by census but there is no real definition about where the boundaries are. It has been said that it is the largest unincorporated community in Ohio, and it gets complicated because it straddles two townships.

Steve Patterson: Zoning was one of the challenges, not just for Athens but there was an individual there from Dover Township collecting signatures for a petition to have zoning in that portion of The Plains as well.

Paul Logue: The ad hoc committee members are: Jeff Maiden/County Engineer, Jesse Powers/County Planner, AJ Locke/Convention and Visitors Bureau, Paul Logue/City Planner, Steve Patterson/Mayor, and two residents from The Plains area.

Andy Stone: The administration at this time has no intent to seek annexation. If the residents are interested and organize and approach the city, then we would respond.

- Comprehensive Plan online surveys available until 10/7. Campus engagement activities occurring next week. Wednesday and Thursday setting up at the County Courthouse trying to catch students walking by. On 10/10 workshop at Baker Center for students. On 10/11 they are having a workshop with an OU geography class. OU Student Senate has embraced this process.

Rick Sirois

No report

6. **Opportunity for Citizens to Speak**

7. **Announcements & Other Business**

Steve Patterson

- Sunday at 2pm behind Little Fish on the bike path spur there will be a dedication of the new art bench.

Andy Stone

- Met this week with DriveOhio. There was a recent press release from ODOT about the Scioto Mile regarding the autonomous shuttle that is going to operate in the near west side of Columbus. This technology is coming fast.

The next meeting will be October 4, 2018.

8. **Adjournment**

The meeting was adjourned at 12:32 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens