

Athens City Planning Commission
Minutes of Regular Meeting

March 4, 2021, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held virtually on March 4, 2021.

Attendees: Tom Simons, Anne Little, Jo Berning, Chuck Garvick

1. **Call to Order**

Steve Patterson called the regular meeting of the Planning Commission to order at 12:03 p.m. and administered the oath to those in attendance wishing to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

Nancy Bain, Vice Chair	Present (arrived during Item 4)
John Kotowski	Present
Steve Patterson/Mayor, Chair	Present
Austin Phillips	Present
Tom Pyle, Interim Service-Safety Director	Present

STAFF:

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

2. **Disposition of Minutes**

Steve Patterson noted an error in the heading that will be corrected. Tom Pyle moved to accept the February 18, 2021 minutes. Austin Phillips seconded. All present voted aye. Motion passed 4:0.

3. **Cases**

None

4. **Communications**

**Title 41 Kershaw Greene Apartments
 9309 SR 682**

**Title 41 Tyler Park Apartments
 8462 Luhrig Road**

David Riggs

- Both of these are Woda Cooper projects in close proximity of each other. Both are multifamily apartment complexes. Woda Cooper representatives, architect, and representative from Chadan Engineering are present today.

Tom Simons/Woda Cooper

- Shared a PowerPoint presentation.
- Kershaw Greene consists of 51 multifamily units on 2.827 acres off of S. Plains Rd. (Rt. 682). Part of a recent annexation. 12 one bedroom, 30 two bedroom, 9 three bedroom. Access off of S. Plains Rd. 3 story walk up building. Bike storage area.
- Tyler Park (Kershaw Green II) consists of 56 multifamily units on 4.6 acres off of S. Plains Rd. (Rt. 682). 15 one bedroom, 30 two bedroom, 11 three bedroom. Same scheme as Kershaw Greene. Access off Luhrig Rd.

Discussion

John K.: Asked for clarification of the total # of units at Kershaw Greene II (56), and if the entrance is the AEP driveway (confirmed by Tom S.).

Austin P.: Asked about entrance off S. Plains Rd. to Kershaw Greene. Concerned about traffic control for current University Estates residents, the area is already difficult to exit onto Rt. 682. Would a traffic light be considered for traffic control?

Tom S.: They looked at it and the zoning. The traffic in and out of the complexes will be scattered throughout the day.

Steve P.: Total number of parking spaces including ADA spaces?

Chuck G.: Tyler Park has a total of 123 spaces including 6 ADA. Kershaw Greene has 117 including 7 ADA.

Steve P.: Three story walk-ups and no elevators. Are the ADA units on the first floor?

Tom S.: All ADA units are on the 1st floor, and distributed.

Jo B.: There are 6 ADA units in each complex.

John K.: Inquired about the target market for these complexes.

Tom S.: Singles, Families, and Seniors. Not student housing.

Steve P.: Noted that both of these Title 41 applications will come back to the Planning Commission as separate cases.

Paul L.: Woda representatives have met with the Affordable Housing Commission and the Commission on Disabilities to discuss any issues or concerns.

Steve P.: Both the developments flank a pond. Is there any need for fencing around the pond? Is there a requirement in code?

David R.: Nothing in the code requires fencing, however, the planning commission could make this request. Woda Cooper does not own the property that the pond occupies, so the property owner would have to be approached.

Tom S.: They have discussed this issue internally and will proceed as recommended.

David R.: Regarding traffic on Rt. 682, ODOT provided a traffic analysis. There is no recommendation for turn lanes but they did advise to reconfigure the angle of the entrance. The access off Luhrig Road is in the township so they would be responsible for maintenance, including snow removal. ODOT pointed out a small area near the entrance of the Kershaw Greene site. There is a little triangle that is part of Old Hope Farm. This needs to be cleared up who owns that, it is in the prescriptive easement. Staff comments have been received and addressed. Currently a prescriptive easement on SR 682, recommends to get a dedication plat.

John K.: Inquired about the handling of storm water.

David R.: Calculations are provided in the packet. EPW reviewed this. There are two retention basins and also best management practices will be put in place for water quality. Paul L.: Is within a flood plain. On the west there is a creek (Old Furnace Creek?). This is being reviewed with the developer. It is part of the recent annexation.

Nancy B.: Asked if the University Estates storm water is directed into the pond, this could be a problem with the pond water level. The pond needs to be fenced. Also concerned about the close proximity to the road and safety for children. Do the plans include child play areas? Curious about the estimated number of children they have for these complexes.

Tom S.: Will research and provide this information for the commission.

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

Paul Logue

- The Comprehensive Plan, in its final glossy format, will be uploaded to the city website this afternoon. He will provide a link for the commissioners.
- Historic Preservation Commission meeting this Monday the 8th, Bagel Street Deli expansion review discussion.

David Riggs

- Potential future communication, Title 41 commercial building on the 900 block of E. State St.
- April 19-23 is spring clean-up week.

7. **Opportunity for Citizens to Speak**

No comments

8. **Announcements & Other Business**

The next meeting will be March 18, 2021. Prior to the regular meeting, a Public Meeting will be held. This is the biennial Community Development Implementation Strategy meeting, a requirement of the state in order to receive CDBG funding.

John K. noted difficulty in accessing the documents for today's communication items. David R. noted that they were provided in a link via email. Scott T. will coordinate with Patty W. about uploading all documents to the city website in the future.

9. **Adjournment**

John K. made a motion to adjourn. Austin P. seconded. All present voted aye. Motion passed 5:0. The meeting was adjourned at 12:41 p.m.