

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, April 7, 2022 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on April 7, 2022.

Attendees: Bret Howard, Pat Lawson, John Wharton, Telah Taylor, Scott Sands, Rob Delach

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 the audience planning to speak. Quorum was established with four members present.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
John Kotowski, Vice Chair	Present
Nancy Bain	Present
Austin Phillips	Present
Andy Stone, Service-Safety Director	Absent

STAFF:

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

2. **Disposition of Minutes**

John Kotowski moved to accept the February 17, 2022 minutes. Nancy Bain seconded. All present voted aye. Motion passed 4:0.

3. **Cases**

None

4. **Communications**

**Title 41 Marietta Memorial Free Standing Emergency Department
206 Columbus Road**

David Riggs/Overview

- They are resubmitting due to a major change (1 story to 5 stories).
- 4 stories and a 5th story for mechanical.
- Will also have a parking garage.
- AFD review: will need access to 3 sides of the structure and a 20' fire lane in the back, so the submitted plan will need to be updated.

Scott Sands/Sands Decker & Telah Taylor/Marietta Health Systems

- The project is growing but the footprint and site are not changing much. Taller and adding a parking garage.
- Met with the design team a few days ago, so they are looking at updating the plans to accommodate AFD's requirements for access and a fire lane.
- The building levels will be phased. Phase I 1st & 2nd floors, Phase II 3rd and 4th floors.

- Will still be using modular units (advanced component manufacturing).
- Due to floodway, there won't be any expansion further back. The decision to build up was partly driven by this restriction. Discussing with FEMA to make modifications to floodway.
- The parking garage will occur during Phase II.
- During Phase I there will be surface parking available.
- The part of the parking garage closest to the river will be elevated on columns.
- Will provide details on dimensions.
- There will be approximately 160 FTE's created.

Paul Logue

- No FEMA updates yet, ongoing discussions with Chicago office.

David Riggs

- They will be going to the BZA on 4/12 for a height variance. Doesn't foresee any issues with this being approved by the BZA.

University Estates Cornerstone Development

Paul Logue/Overview

- Cornerstone has been working with the city on this for about 3 years. Pandemic delays.
- Development agreement in place, was approved by City Council last May.
- Development agreement includes an allowance from City Council to support a TIF.
- Developers are asking for flexibility with space so they can build fee simple townhouse units. Will be deed restricted for first 5 years. Certain percentage of the units will be universal design, solar ready, and there will be a ceiling on the price point so they are more affordable.

Steve Patterson

- This is a 10 year Flat TIF. 70% capture so remaining 30% goes to other usual allocations like the school district. Never used this tool before.

Pat Lawson/Cornerstone

- The plans are complete.
- Issue with the city easements (lift station and sanitary sewer) is causing a stumbling block.
 - David R. noted that there is a question as to whether the easements were ever recorded. SSD and EPW are researching this.
- There are a total of 15 buildings; 13 with 3 units each and 2 with 2 units each. Total 43 units.
- The project will be phased, will start with two of the 3 unit buildings.
- The elevations are all the same.
 - John K. asked if the architecture could be changed a bit so they aren't all identical as it would enhance the neighborhood.
 - Pat L. will mention this to the engineers and see what they can do. There are options available to buyers as "upgrades", however, all these items add cost. There will be an HOA, so any exterior choices (paint color) would have to be vetted through them.

Steve Patterson commented that the city needs affordable housing so these will be good options.

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

Paul Logue

- Age Friendly Athens County has found a permanent home. Rebecca Miller (OU) reached an agreement with the Health Dept. to take that on. The group continues to work on the issue of senior housing in Athens County.
- Solar Zoning: Vista intern has been working on this and may be able to present at the 4/21 or 5/5 meeting.
- Public Meeting at the Athens Public Library April 11th 7-8 PM Landscape Architecture Presentation by Sarai E. Carter: River Recreation.
- AFD HQ Public Meeting/Open House 4/13 4:30-7

David Riggs

- Nothing new to report

7. **Opportunity for Citizens to Speak**

None

8. **Announcements & Other Business**

- Steve Patterson: city is growing in rec space. Invasives are being removed from the riparian wetlands area. The five-year plan includes incorporating pollinators and natives.
- Next meeting April 21, 2022.

9. **Adjournment**

The meeting was adjourned at 12:33 p.m.