

**Athens City Planning Commission**  
**Minutes of Regular Meeting**  
**Thursday, April 21, 2022 12:00 p.m.**

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The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor of City Hall, on April 21, 2022.

**Attendees:** Troy Howdyshell, Rob Delach

1. **Call to Order**

Steve Patterson called the regular meeting of the Planning Commission to order at 12:07 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	Absent
Nancy Bain	Present
Austin Phillips	Present
Andy Stone, Service-Safety Director	Present

**STAFF:**

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

2. **Disposition of Minutes**

*Austin Phillips moved to accept the April 7, 2022 minutes. Nancy Bain seconded. Motion passed 3:0 with one abstention (Andy Stone).*

3. **Cases**

**None**

4. **Communications**

**Title 21            Lot Split**  
**0 Terrill Road, Canaan Township**

Paul Logue/Overview

- An easement was drawn up to access the property (map on pg. 2 of packet).
- This is a 20+ acre parcel that has historically been continuous and contiguous with the parcel on Terrill owned by the Minor Trust.
- There was an easement recorded in 2019 but it was never reviewed by the Planning Commission for approval. It likely could have been human error that allowed it to be recorded.
- The owner of the back property is interested in selling it. The title company caught the error of the recorded easement not being properly vetted.
- Code Enforcement has been working with them to clear this up.

Troy Howdyshell/Northwest Title

- Paul Logue's summary is accurate.

- Will follow the recommendations of the Planning Commission.

#### David Riggs

- This is a parcel outside the city but within the 3-mile radius, so the zoning code kicks in. This falls under regulations for a major subdivision.
- They are seeking an easement to gain access to the landlocked parcel.
- He suggested that the major subdivision requirements be waived and that this be treated more like a minor subdivision.

#### Discussion

- Steve P. asked if the parcel would be split further in the future. Troy H. did not know what the new owner's intentions would be.
- Andy S. commented that this is southeast of the city and the Comprehensive Plan talks about not growing further in that direction because of the flood plain and that it is downstream of the WWTP.
- Paul L. noted that Terrill is not generally maintained; it is a dusty gravelly road.
- Steve P. asked for the location of the property and if it is on the flat portion close to Rt. 50 or closer to 25.
- David R. said it was in between 50 and the 25.
- Andy S. made the point that the purpose of the major subdivision regulations is to make sure that land is useable and infrastructure exists to support it. None of that is necessary in this case, it is a landlocked parcel and just needs access. It is reasonable to not require the major subdivision application forms.

Steve P. noted that the this will come back to the Planning Commission as a case.

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

#### Paul Logue

- Solar Zoning: Vista intern has been working on this and may be able to present a report in May.
- Submitting an application to ODOT (deadline tomorrow) for a grant that will fund active transportation planning.

#### David Riggs

- WODA has requested another delay to come to the commission to communicate Phase 3 & 4 of their project off 682.
- Cornerstone Development at UE is on hold until the easement issue is taken care of.

### 7. **Opportunity for Citizens to Speak**

- Rob Delach/Morris Avenue
  - Pleased to hear about the ODOT grant that Paul Logue reported on. As a member of City Council's ad hoc Pedestrian & Sidewalk committee, he has been busy mapping recommendations for the pedestrians. He will be presenting his report to the committee soon.

- The Rail Trail Committee met yesterday for the first time since the pandemic. Vinton County has been working on expanding their rail/trail system and received an ARC grant toward this effort. They are utilizing John Knouse's published plan.

8. **Announcements & Other Business**

- Austin P. noticed a washout on the bike path beyond Holzer. Rob Delach commented that this is part of the Hockhocking Adena Bikeway. It is a county maintenance issue and they are aware of it.
- Next meeting May 5, 2022.

9. **Adjournment**

*Motion to adjourn made by Austin P. and seconded by Andy S. The meeting was adjourned at 12:27 p.m.*