

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, May 19, 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 May 19, 2022.

Attendees: Scott Sands/Sands Decker, Telah Taylor/Marietta Health System

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 all 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	Present

STAFF:

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

2. **Disposition of Minutes**

Austin Phillips moved to accept the April 21, 2022 minutes. Andy Stone seconded. Motion passed 4:0 with one abstention (John K.).

3. **Cases**

Case #22-01 Title 41
Marietta Memorial Free Standing Emergency Department
206 Columbus Road

David Riggs/Overview

- Applicant is seeking approval of revised site plans. The site plan review memo dated 5/19/22 includes comments from city staff. Two notes he would like to mention are: 1. Parking numbers are based on old code requirements, the new parking ordinance has reduced the required parking significantly by about half, and 2. Tap and capacity fees will need to be recalculated.

Scott Sands/Sands Decker

- Distributed new renderings to the commissioners and expressed confidence that they would be able to address all the staff comments included in David's memo.

Discussion

- John K. commented that it looks like the parking structure has changed since the communication (moved to the side from the rear). Scott S. replied that they are moving it closer to the building.

- John K. asked if they are adding to the number of layers on the parking deck. Telah T. replied that no changes are being made to the parking deck.
- John K. asked if the garage structure was going to be phased in and if the back part was going to be elevated over the floodway. Scott S. confirmed the phasing and that it would be elevated.
- Telah T. noted that they have a new color scheme since the communication as well.
- Steve P. asked if they had any energy efficient features. Telah T. replied that they are considering solar panels.
- John K. commented that Phase 1 includes the 1st two stories and then two more stories will be added in Phase 2.
- Steve P. noted that some of the changes were made to accommodate the fire department's requirement to have clear access to the back and sides. Scott S. said that they have moved the structure 4 ft. closer to Columbus Road.
- Austin P. asked why the helipad was so elevated. Telah T. said it had to do with flight lines. The alternative was to not have a helipad but they wanted to have that feature.
- Andy S. observed that the large storm tunnel will be moved to the southeast. There was a storm tunnel issue before, that ended up in court. It looks like their plans address this but he asked that they keep this in mind during construction for any unforeseen issues that may be uncovered.
- Andy S. referred to the staff comments in the May 19th memo and noted that the lift station capacity comment is a problem that will be addressed by city staff.
- Andy S. pointed out that the city is planning a future project (applying for a small cities grant) along Columbus Road, which may impact the parking spaces along the front of the building, however, the ROW is 160 ft. along portions of Columbus Road so it is not likely to occur.
- Steve P. commented that gateways into the city (like Columbus Road) are always foremost in their minds. The small cities grant that they are applying for would be for 2026 construction.
- Andy S. reiterated one of the staff comments about a revised traffic study. This will need to be undertaken and submitted.
- Scott S. commented about the FEMA approval status. They have had a back and forth dialogue with FEMA, and some struggles with the computer models. They are submitting to FEMA for final approval soon.
- Andy S. noted that FEMA has been working on the new maps since 2009. Hopefully new maps will be available within a year, but in the meantime folks are forced to use the current (outdated) maps.

Andy S. moved to approve Case #22-01 contingent that the staff notes are satisfactorily addressed. Austin P. seconded the motion. All present voted aye, motion passed 5:0.

4. **Communications**

None

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

City Planner's Office Solar Zoning Report

- Andy S. noted that the City Planner and his intern have been researching large scale solar zoning. This will be presented at a later meeting.

David Riggs

- BYRD escooters are launching a soft start in June with full operation (including ebikes) this fall. The city and OU are working closely on coordination efforts.
 - John K. asked if there was a state limit to the ebike speed that can be traveled on the bike path. David R. replied that the limit is 15 mph for both escooters and ebikes, and slow zones and no-rides zones can be programmed in.
 - Steve P. commented that charge range for ebikes is 50 miles, but the ebikes can always be peddled.
- WODA is ready to come to the next meeting to present Phase 3 & 4 as a communication. Of note, there may be an abandoned cemetery (“White” cemetery) on the site near the borrow pit.
 - Steve P. mentioned that he wrote a letter of support to ODOT for reducing the speed limit on Rt. 682.

7. **Opportunity for Citizens to Speak**

None

8. **Announcements & Other Business**

- Next meeting June 2, 2022.
- Andy S. suggested that the Ridges Advisory Committee be invited to come before the Planning Commission to discuss the future use of The Ridges.

9. **Adjournment**

Motion to adjourn made by Austin P. and seconded by John K., the meeting was adjourned at 12:32 p.m.