

**Athens City Planning Commission  
Minutes of Regular Meeting  
Thursday, June 16, 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 June 16, 2022.

**Attendees:** Anne Little/WODA Cooper, Tom Simons/WODA Cooper, Robert Caughron/PLI Design, Chuck Garvick/Chadan

**1. Call to Order**

Steve Patterson called the regular meeting of the Planning Commission to order at 12:00 p.m. and administered the oath to those in the audience planning to speak. Quorum was established with three members present.

**PLANNING COMMISSION MEMBERS:**

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

**STAFF:**

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

**2. Disposition of Minutes**

*John Kotowski moved to accept the May 19, 2022 minutes. Nancy Bain seconded. All present voted aye, motion passed 3:0.*

**3. Cases**

None

**4. Communications**

**Kershaw Greene Apartments Phase III & IV  
State Route 682  
WODA Cooper**

David Riggs

- Kershaw Greene Phase I & II were approved last year and are currently under construction.
- Phase III & IV are northwest of I & II.
- Access for III & IV will be shared with the access for Phase II.

Tom Simons/WODA Cooper

- This is a continuation of Kershaw Phase I & II apartments.
- Phase III has 59 units and Phase IV has 30 units.

- Since they came to the Planning Commission for the first two phases, the pond has been drained and filled in. They have assisted in the effort to reduce the speed limit on Rte. 682.

#### Discussion

- Steve P. asked why they did not mention plans for Phases III & IV when they were presenting Phases I & II.
  - Tom S.: When the applications for Phases I & II were submitted, the tract was one of the highest scoring that year. Usually the Ohio Housing Commission adjusts the scoring each year, however, no adjustments were made for the tract the following year, so they saw an opportunity to submit another application for additional phases in this same (high scoring) location, and their application was approved.
- John K. asked about providing access across Rte. 682 for residents to get to other city amenities.
  - Tom S.: WODA is working with the city on this. The city will be responsible for the access project and they will contribute financially.
  - Steve P.: Coordination efforts with CSX Railroad. The city owns the NW bikeway spur and the rail bed so the plan is to have a crossing near the tracks.
- Nancy B. asked how many bedrooms there were.
  - Tom S.: Phase III 110, Phase IV 48.
- Steve P. asked if the design for III & IV was the same as I & II.
  - Tom S.: Yes, universal design, accessible on first floor.
- Nancy B. asked about the flood zone and the pioneer cemetery (White family).
  - Chuck G.: both sites are located in the flood zone. A lot of fill will be brought in, like they did for Phases I & II. They met with city officials on site to delineate the cemetery boundary. They will not disturb it.
  - David R.: the historical society is aware of the cemetery.
- Steve P. asked David R. if there was an update on reducing the speed limit on Rte. 682.
  - David R.: this is being put in place, reducing from 45 mph to 35 mph. Signage will be going up. City will be responsible for enforcement.

Commissioners commented on being impressed with previous WODA projects in the city. Tom S. complimented city staff and how professional and easy to work with they have been.

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

##### David Riggs

- A University Estates business development will be coming soon before the Planning Commission.

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

None

#### 8. **Announcements & Other Business**

- Next meeting July 7, 2022.
- Mayor announced that city offices will be closed on Monday, June 20<sup>th</sup> in observance of Juneteenth. Many Juneteenth events have been planned for Saturday, June 18<sup>th</sup>.

#### 9. **Adjournment**

*Motion to adjourn made by John K. and seconded by Nancy B., the meeting was adjourned at 12:26 p.m.*