

**Athens City Planning Commission
Minutes of Regular Meeting
Thursday, July 21, 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 July 21, 2022.

Attendees: John Sole, Jim Bloom, Chuck Garvick, Tom Simons, Jo Berning, Rob Delach

1. Call to Order

Steve Patterson called the regular meeting of the Planning Commission to order at 12:02 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	Absent
David Riggs, Code Enforcement Director	Present

2. Disposition of Minutes

- *John Kotowski moved to approve the June 16, 2022 minutes. Nancy Bain seconded. Motion passed 3:0 (one abstention).*
- *Austin Phillips moved to approve the July 7, 2022 minutes. Nancy Bain seconded. Motion passed 3:0 (one abstention).*

3. Cases

**Case #22-02 Kershaw Greene Phases III & IV
SR 682**

David Riggs

- Plans have been reviewed and comments provided by staff.
- They have requested from the developer the following: a formal letter committing funds to the city for the pedestrian access and to satisfactorily address the staff comments.
- The Shade Tree Commission will not hear this case until August 11th, so comments/requests from them will not occur until that time.
- The recommendation is for the Planning Commission to approve the case contingent on the developer providing the letter requested above, addressing the staff comments, and addressing any comments from the Shade Tree Commission.

Tom Simons/WODA Cooper

- They plan to submit the letter next week and have begun to address the staff comments.

Discussion Points

- John K. commented that the site is a great location for a new housing development. Because of the number of families that will be residents, the access across 682 will be very important.
- An updated traffic study for these two phases has been submitted. ODOT is reducing the speed limit along that stretch of 682, signs are being installed. New developments at University Estates were taken into consideration for the updated traffic study.
- John K. noted that traffic along that corridor should continue to be monitored.
- Steve P. announced new federal funding coming out for pedestrian passageways. The city is exploring the opportunity.

John K. moved to approve Case #22-02 contingent on the three requests outlined above. Nancy B. seconded. All present voted aye, motion passed 4:0.

4. **Communications**

Madison Heights

John Sole/Diversified Properties

- He has spoken with Mayor Patterson and Planner Paul Logue about this. Paul L. recommended that he and Jim Bloom communicate their ideas to the Planning Commission today.
- He reviewed the current status of Madison Heights and distributed the approved 2017 plans and related ordinances. The property is divided into five parcels, the lower two have been completed as planned. Of the back upper parcels, one is designated as overflow parking, the other two lots (A&B) are unimproved but buildable.
- They are asking for a zoning change for lots A & B to R2.

Jim Bloom/Diversified Properties

- He reviewed the history of Madison Heights.
- In the vicinity of Madison Heights there is one single family home “in the loop”, the other properties are non-owner occupied.
- They rent the lower two to new OU faculty and grad students. They want to build similar units on A & B.

Discussion Points

- Current buildings are duplexes, townhomes. The zoning change is requested so they can build 2 units on each lot, similar to the lower lots.
- Access would be to the north, and would be exclusively used for the tenants. It is not a dead end.
- The units could be maintained as rentals or the parcels could be sold and transferred independently. That is “of record” and they don’t want to change that.
- Garages were not considered because there is plenty of parking and the topography is prohibitive.
- The parking areas, location of roads, etc. were clarified on the map that was provided.

Steve P. commented that this will return as a case when they are ready to present it as such.

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

David Riggs

- The new medical office building at 14 University Estates Blvd. may be ready to present as a case at the next meeting.
- There are many zoning code change requests involving Titles 23, Title 29, and Title 99 which will be communicated to the Planning Commission at an upcoming meeting.

7. **Opportunity for Citizens to Speak**

None

8. **Announcements & Other Business**

- Next meeting August 4, 2022

9. **Adjournment**

Nancy B. moved to adjourn. John K. seconded. The meeting was adjourned at 12:34 p.m.