

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, February 17, 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 February 17, 2022.

Attendees: Rob Delach

1. **Call to Order**

Steve Patterson called the regular meeting of the Planning Commission to order at 12:06 p.m. and 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	Present
David Riggs, Code Enforcement Director	Present

2. **Disposition of Minutes**

John Kotowski moved to accept the January 6, 2022 minutes with one correction. Austin Phillips seconded. Motion passed 4:0 (Nancy Bain and Andy Stone abstained).

3. **City Planning Commission Appointment to the Regional Planning Commission**

- Mayor Patterson introduced Mr. Rob Delach and recommended that he be appointed by the City Planning Commission to the Regional Planning Commission.
- Rob Delach provided a brief overview of his involvement in numerous city and regional committees since he became a resident 5 years ago. He expressed his interest in planning issues.
- John K., Andy S., and Steve P. offered strong support for Mr. Delach to become a member of the Regional Planning Commission.

John K. moved to appoint Rob Delach to the Regional Planning Commission. Austin P. seconded. All present voted aye, motion passed 5:0.

4. **Cases**

None

5. **Communications**

None

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

Paul Logue

- Attended the Commission on Disabilities' monthly meeting last night. He presented preliminary work on the ADA Transition Plan that he and his intern are working on.
- Has communicated with the contractor updating the FEMA maps. A county-wide open house will be scheduled by them soon.
- Another intern of his is working on updating zoning maps.
- Attended an Athens County Housing Coalition meeting yesterday. He discussed the affordable housing on 682 and they are very supportive of it.
 - Austin P. asked what happened with the pond that was a point of discussion when they were reviewing the case. David R. said that the developer is draining the pond, piping to Margaret's Creek, installing storm water control measures, and relocating wildlife.

David Riggs

- Verizon recently submitted small-cell tower permits for four locations throughout the city.
- University Estates Solar Array: In his opinion the solar array fits in to open-space zoning code. He recommends that the Planning Commission initiate a process to make this clearer in ACC. Solar projects like this are something that the city will see more of in the future.
 - Andy S. noted that modifications to the zoning code can be made by the Planning Commission.
 - Paul L. noted that the Planning Commission can move to initiate this. His intern is researching the topic. Initiating the process does not trigger a timeline.

Andy Stone moved to initiate modifying zoning code to clarify that solar arrays fit into open-space zoning. John K. seconded. All present voted aye, motion passed 5:0. (Andy S. would like solar array use in other zones to be researched at as well.)

7. **Opportunity for Citizens to Speak**

None

8. **Announcements & Other Business**

- Marietta Memorial Emergency Facility: Steve P. and David R. met with the developers earlier this week. They are changing their design from 1-story to 6-stories, not changing the footprint. This will require a height variance from the BZA. Originally they were going to have a phased approach and add a 2nd story in Phase II, however, they have decided to revise their plan and build 6-stories in just a single phase. This will increase the number of potential employees from 60 to roughly 200, will have a positive impact on tax revenue, and spur more development in the Columbus Road area.
 - David R. noted that they will have to come back to the Planning Commission for another Title 41 Plan Review. The timeline would be March 3rd Communication and March 17th Case. They would go before the BZA on March 8th. They will bring updated renderings to the March 3rd meeting.
 - Rob Delach inquired about whether sidewalks were included in the plans. David R. replied that pedestrian access was not part of their plan at this time. The group agreed that pedestrian and cycling access were important features to plan for in that area. Andy S. noted that there is 148' of ROW there so there is a lot of space to work with.

- Broadband Access Ohio was officially rolled out yesterday. Athens is a charter member and Andy S. is on the board of trustees.
- Next meeting March 3, 2022. Steve P. will not be present so John K. will chair the meeting.

9. **Adjournment**

The meeting was adjourned at 12:39 p.m.