

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, June 6, 2019, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held in City Council Chambers, third floor, at City Hall on June 6, 2019.

Attendees: Steve Robb, Mark Weidner, Mark Spezza, Ron McDade

1. Call to Order

RJ Sumney called the regular meeting of the Planning Commission to order at 12:05 p.m. and administered the oath to those in attendance wishing to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

RJ Sumney, Chair.....Present
Christy Zempter..... Absent
Nancy Bain, Vice Chair.....Present
Steve Patterson, Mayor.....Present
Andrew Stone, Service-Safety Director.....Present

STAFF:

Paul Logue, City Planner.....Present
Lance Allison, Interim Code Enforcement Director.....Present

2. PUBLIC HEARING – 3 Cook Drive, PUD

Lance Allison

This is a proposal for one building with six townhouses at 3 Cook Drive, zone B3. The applicant is going through the PUD process because there are a few needs regarding first floor restrictions, stacked parking, curb cut widths, etc.

Mark Weidner/Peach Ridge Road, Athens

Presented at the May 2nd Planning Commission meeting as a communication. The Buckley Group is the engineer working on the topo and the inverts. He is here today to answer any questions from the commissioners or the public.

Discussion

Mr. Weidner provided answers to questions from the commissioners:

- One owner, not fee simple. He will remain as the single owner and lease the individual units.
- The design may change after the engineer’s report. It might be two 3-unit buildings instead of one 6-unit building.
- Working with the engineer right now to work on the hill – dress it up and work on the water control. After the engineer’s report is submitted they will know more about the design.

- No plans to build behind and up the hill. He is open to putting something in the deed. He can discuss with an attorney and look into a deed restriction.

Paul Logue reviewed the approval process:

- Mr. Weidner has to provide final plans to the Code Enforcement Office before it is assigned a Case # and scheduled for a Planning Commission vote. If there are significant changes or opposition then there may be a need to have another public hearing.
- If the Planning Commission votes to approve, it will be presented to City Council as a recommendation for their consideration/approval. City Council could require a public hearing as well.

City Staff Review:

- Andy Stone noted that city staff have completed an initial review. A water problem exists that he would require a registered professional engineer to do the drainage design.
- Paul Logue/flood plain issues. We are using the current flood mapping which shows a small portion of that parcel in the flood plain. The new maps will have additional areas in the flood plain so his advice is to use the new maps.
- Fire Department review asked about installing sprinklers. Mr. Weidner noted that they are still in the preliminary design stage but if sprinklers are a requirement they will be included in the final design.
- Lance Allison inquired about exterior lighting and requested that that be included in the final design as well, to illuminate the parking area.
- Residential curb cuts at 56 ft. wide are atypical. A Planning Commission condition of approval would be that 3 separate driveways remain, even if the use changes in the future.

Mark Spezza/adjoining property owner

He saw the plans at the Code Office and is encouraged by the location of the units. He has no objections at all as an adjoining property owner. Only concern is the water issue that appears to originate from an abandoned spring about 150 ft. up the hillside.

3. **Disposition of May 2, 2019 Minutes**

RJ Sumney moved to accept the May 2, 2019 minutes. Nancy Bain seconded. Motion passed 3:0. One abstention.

4. **Cases**

None

5. **Communications**

None

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

Paul Logue

- Efforts to create The Plains Zoning Map are still underway. The zoning committee is working with Bob Eichenberg to put together some zoning language and a map and then bring that to the voters this year or in 2021. This will impact the Planning Commission because the 3 mile zone established by ordinance will no longer apply there.

Lance Allison

- Minor tower modification application on Blackburn Rd. was submitted this week, so it will be on the next meeting agenda.

Nancy Bain asked about the construction of a church that is being planned on Blackburn Road and what the traffic impact at the intersection with 50 might be. Lance Allison said that the exit will be on the Budget Host side, but it will still have an impact on the traffic at the intersection with 50. Andy Stone suggested that a traffic impact study be a requirement as part of that project and if there are recommended changes the developer can work with ODOT.

7. **Opportunity for Citizens to Speak**

8. **Announcements & Other Business**

- The next meeting will be June 20, 2019.

9. **Adjournment**

The meeting was adjourned at 12:25 p.m.

RJ Sumney, Planning Commission

Patricia Witmer, City of Athens