

**Athens City Planning Commission  
Minutes of Regular Meeting  
Thursday, July 7, 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 July 7, 2022.

**Attendees:** Ben Holter, Garrett Karr, Clinton Kuenzli, Shane Foster, Shane Anglin, Rob Delach, Don Dispenza

**1. Call to Order**

John Kotowski 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	Absent
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**

*John Kotowski tabled approval of the June 16<sup>th</sup> minutes due to lack of members who were present at the June 16, 2022 meeting.*

**3. Cases**

None

**4. Communications**

**Title 41**

**University Estates New Medical Office Building**

David Riggs

- Approximately a 1,500 sq. ft. proposed medical office building.
- An address assignment is being requested, 14 UE Blvd.
- Shade Tree Commission is not meeting in July, so they will not be able to make their comments until August.
- Parking spaces on the plans were based on old code requirements, so the number may be decreased.
- Standard memo was distributed.

Clinton Kuenzli/Buckley Group Engineering

- Consulting engineer for the site design
- Distributed updated plans/drawings. Changes from previous plans include:
  - Removal of wraparound access drive on west side to accommodate grading.
  - Moved dumpster pad area (pg. C-101) to NE of bldg.
  - Parking spaces shifted from upper to lower to accommodate grading.
  - Added bio retention areas. Storm system (pg. C-102) running uphill from divergent ditch. Incorporated fire retention areas (pg. C-105) into storm system.
- Parking space may be reduced, but more likely to retain the 75 spaces because there are two suites for future tenants.
- Phase 1 50% of building will be built out.
- Fire hydrant in back (pg. C-103). Accessible off ingress/egress.
- Sanitary sewer unchanged.
- Grades have changed a little bit so will need site retaining walls.

#### Discussion Points

- Net waste per fill, 1500 yards import to get it up to that level.
- EPW hasn't had a chance to review new plans.
- Ingress/egress easement permission already secured; part of original split.
- No inpatient facilities planned at this time, unlikely.
- Front of building faces road.

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

##### David Riggs

- No Report

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

None

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

- Next meeting July 21, 2022.
- The Planners work on the solar zoning code may be presented in his absence.

#### 9. **Adjournment**

*The meeting was adjourned at 12:16 p.m.*