

**Athens City Planning Commission  
Minutes of Regular Meeting  
Thursday, August 5, 2021, 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 August 5, 2021.

**Attendees:** Kyle Feldman/Sands Decker, Scott Caudley/Marietta Health System, Telah Taylor/MHS, Brad Payne/MHS, Robert Delach

**1. Call to Order**

Steve Patterson called the regular meeting of the Planning Commission to order at 12:03 p.m. and administered the oath to those in attendance wishing to speak before the commission. Quorum was established with four members present.

**PLANNING COMMISSION MEMBERS:**

Steve Patterson, Chair	Present
Nancy Bain, Vice Chair	Absent
John Kotowski	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**

*Approval of the July 1, 2021 and July 15, 2021 minutes was tabled due to lack of quorum of members that were present at these meetings.*

**3. Cases**

None

**4. Communications**

**Title 41            Marietta Memorial Free Standing Emergency Department  
206 Columbus Road**

Steve P. read an email communication from Commissioner Nancy Bain who could not attend: *"I have no big problems with the Columbus corridor proposal as stated. But I do wonder if the buyer has checked the landscape preparation inasmuch as the work was completed about two decades ago. Things may have improved since then...also I am a little concerned about the transition from two to one lanes of traffic but the state requirement may have addressed that already."*

Kyle Feldman/Sands Decker

- Filling in for PE who had a family medical emergency this morning. He is the design tech under Scott Sands.
- Provided brief overview of project which includes a future phase two for a 2<sup>nd</sup> building, a medical office building. This is on the site plan.

### Discussion

David Riggs

- Currently under city staff review.
- Project is located in the FEMA floodplain & floodway. Working on a conditional letter.
- Also located in the Wellhead Protection Area.

Paul Logue

- In communication with everyone on the floodway issues and is confident any issues will be resolved.

Andy Stone

- This location was a commercial subdivision - parcels were filled, and sewer lines, storm lines & water lines were extended, etc. There have been many problems with the condition of the storm system. The plans indicate that they have done their due diligence in moving things. Recommends that they have a conference call with him and the sewer staff.
- The city will require easements. This is not shown in the design.

John Kotowski

- Shares Nancy Bain's concern about traffic and the narrowing from two to one lane.
  - Kyle F. replied that he couldn't speak to that other than he believes that the traffic study concluded that there are no anticipated traffic issues.
- Asked if the traffic study included Phase 2.
  - David R. noted that a new traffic study would be required before Phase 2.

Andy Stone

- Asked if the two driveways in the plans cover the future phase 2, and Kyle F. responded yes.

Steve Patterson

- Observed that this will bring in 200+ jobs to the area.

Andy Stone

- This is in line with the Comprehensive Plan.

Paul Logue

- This location is well suited for this type of use, medical as opposed to retail. Additionally, there is good access to the highway.

Steve Patterson

- Observed that a helipad is included in the design. Kyle F. noted that it is for outbound service.
- The Columbus Road corridor already has many medical and professional buildings.

Steve Patterson stated that this will come up as a case in a future meeting.

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

Paul Logue

- Age Friendly Athens County – survey work continues. Have received 350 completed surveys. Will send 2000 random mailers with surveys. Stakeholder engagements were being planned for the fall – this may change.

David Riggs

- Received two cell tower modification permits: ATT on Blackburn Road and T-Mobile on Hooper Road.
- SPIN has requested to add 150 additional units but they haven't met the code requirements (3 trips/day/existing units). They haven't produced the data supporting that they have met the requirements. This will be processed at the Code Office, not going to the Planning Commission.
  - Steve P. commented that he is concerned about the improperly stored units.
  - David R. commented that SPIN is hiring a full-time employee for Athens.

6. **Opportunity for Citizens to Speak**

No comments.

7. **Announcements & Other Business**

- Steve P. announced that the Planning Commission will hold a Public Hearing on September 2, 2021 at 5:30 p.m. in City Council Chambers to hear public comment on Case #21-03 (off-street parking).
- Next meeting August 19, 2021.

8. **Adjournment**

The meeting was adjourned at 12:22 p.m.

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Steve Patterson, Planning Commission

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Patricia Witmer, City of Athens