

Athens City Planning Commission
Minutes of Regular Meeting
Thursday, April 1, 2021, 12:00 p.m.

The regular meeting of the Athens City Planning Commission was held virtually via Zoom on April 1, 2021.

Attendees: Tom Simons, Anne Little, Jo Berning, Chuck Garvick, Frank Ugate, Karyl Webber, Lauren Connor

1. **Call to Order**

Steve Patterson called the regular meeting to order at 12:01 p.m. and administered the oath to those in attendance wishing to speak before the commission. Quorum was established.

PLANNING COMMISSION MEMBERS:

Steve Patterson, Chair	Present
Nancy Bain, Vice Chair	Present
John Kotowski	Present
Austin Phillips	Present
Tom Pyle, Interim Service-Safety Director	Present

STAFF:

Paul Logue, City Planner	Present
David Riggs, Code Enforcement Director	Present

3. **Disposition of Minutes**

John Kotowski moved to accept the March 18, 2021 minutes. Tom Pyle seconded. All present vote aye. Motion passed 5:0.

4. **Cases**

Steve Patterson noted that the cases today will be heard but no vote will be taken until an outstanding issue is resolved.

Case #21-01	Title 41
	Kershaw Greene Apartments
	9309 SR 682

David Riggs/Summary

- The developer is making changes as suggested by city staff review comments.
- Working with developer to get OEPA plans approved for water and sewer.
- Working on correcting easement.
- EPW wants to take another look at revised plans that were received on 3/26.
- Hard copies of case documents are available at the Code Office.

Discussion

- John K: with University Estates across the street from these two new complexes, he is concerned about traffic flow. Have studies been undertaken to look at acceleration/deceleration lanes, or widening lines.
 - David R: the developer submitted a traffic impact study per ODOT standards.
 - Chuck G: 3rd party engineer conducted a study and no recommendations were made to add or widen lanes. The city staff reviewed the study as well.
 - David R: the state sets requirements for acceleration/deceleration lanes and these were not warranted there.
- John K: concerned about the morning and afternoon traffic. Is there adequate right-of-way there to do something in the future if necessary?
 - David R: there is adequate row if this is warranted in the future.
 - Steve P: suggested that the UE side would have space/options for acceleration/deceleration lanes if warranted in the future.
 - David R: a safe sight distance study was also conducted.
 - John K: is funding from ODOT an option for future lane improvements? Steve P. will look into that.
- Tom S: asked about the decision to not conduct a vote today and if the commission was waiting on information from WODA.
 - David R: the city is still unsure about the Tyler Park lift station for sanitary sewer and whether it should be private or if it should be acquired by the city. If the decision is for it to be public, the city will request additional information from WODA.
 - Tom S: requested a provisional vote.
 - David R: provisional votes are taken for minor items, and although the decision is up to the Planning Commission, he advises no vote today.
 - Steve P: everything should be ironed out in the next two weeks such that a vote can occur on 4/15/21. The city engineer would like more time to review. If the lift station is acquired it will require telemetry.

Case #21-02

Title 41
Tyler Park Apartments
8462 Luhrig Road

David Riggs/Summary

- Most of the staff review comments have been responded to by the developer.
- There is an outstanding issue regarding the lift station, as previously discussed.
- The access road is off Luhrig Road which is a township road. The township has given its blessing for this access road.

Discussion

- Paul L: has met with David R. and communicated with WODA regarding the flood plain (Old Furnace Creek). This has been reviewed and it looks good from a planning perspective.

- David R: landscaping plans have gone to the Shade Tree Commission for review. 13 Kershaw Greene trees and 12 Tyler Park trees will need to be banked.

Steve Patterson: The vote on Cases 21-01 and 21-02 will be tabled until the next meeting.

5. **Communications**

None

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

Paul Logue

- Scheduled a meeting for tomorrow morning with the representative from the FEMA Flood District to get an update on the maps that have been appealed by Nelsonville since 2013. The delay is making development difficult.
- Age Friendly Athens County planning continues. A survey will be distributed county-wide in the next two weeks.

David Riggs

- Title 21, subdivision plans that include minor lot splits. A lot split variance may be coming up for a recommendation to City Council for approval. This may be coming up later this year.

7. **Opportunity for Citizens to Speak**

None

8. **Announcements & Other Business**

- The next meeting will be April 15, 2021.

9. **Adjournment**

- Motion to adjourn by Tom P. and seconded by Austin P. All present voted aye, motion passed 5:0. The meeting was adjourned at 12:28 p.m.