
President Tim Warren called the meeting to order at 8:10 a.m. and determined quorum established with nine members present.

The minutes of the January 14 meeting were reviewed with changes made to the first paragraph under new business. The last sentence should indicate that the split proposed could not occur without a variance for sewage. Members also clarified that in the following paragraph the acreage referred to was 1.188 acres. There being no further additions or corrections Paul Wiehl moved to approve the minutes as corrected. Steve Pierson seconded the motion. Motion carried unanimously.

The secretary conducted the swearing in of guests wishing to speak.

Treasurer, Linda Watkins reported that the January income included $433.62 refund from Federal Express, $16.34 Workers Compensation refund and that $40,000 had been transferred to the Planners account from the Commissioners appropriation. There being no questions, President Warren accepted the report as presented.

ANNOUNCEMENTS AND UPDATES

Sewer Planning Committee - Bob Eichenberg reported that Commissioner Larry Payne and Andy Stone met to discuss the extension of the sewage system to Radford Road and possibly including Radford Road (CR 19). Bob Eichenberg was appointed chair of the committee. They will look at what it will take to expand public sewer in this area. Eichenberg noted a plan done in 1980 is outdated, however, provides a starting point.

Members agreed that this will help solve existing sewage problems in that area and plan for future growth. Paul Wiehl stated that he would be willing to work with linking county and city resources. He added that the City Comprehensive Plan indicates that is the area the City wants to expand.

Hazard Mitigation Planning underway - Eichenberg informed members that in 2010 the county is required to do a multijurisdictional plan. Eichenberg will help Villages to conduct their own citizens meetings and provide assistance in completing the plan as needed.
A-95 REVIEW

City of Athens, Circle Drive access road, Proposed federal funds $100,000; proposed total funds $560,756.

Paul Wiehl explained that the City of Athens is proposing a 1,000-foot extension of Circle Drive off of Columbus Road. Paul Logue shared the scope of the project with members. Paul Wiehl indicated that the project could create 115 jobs and that the City realizes that it may want to look at changing the road name. There being no further discussion Steve Pierson moved that clearance be granted. Lenny Eliason seconded the motion. Motion carried unanimously.

NEW BUSINESS

Proposed fee structure, Bob Eichenberg distributed a work sheet explaining how the Planners office collects fees. He asked the commission to consider if there should be an increase in fees or whether they would want to add fees to other work being done by the Planners office, such as floodplain determination and large lot developments. Eichenberg explained that the current floodplain permit fee is $100 for commercial, $50 for residential.

Lenny Eliason recommended that the proposed fee structure go back to the budget committee for them to identify what scales should be used with consideration to large developments paying a bigger share than residential developments. Bob Eichenberg will convene a budget committee meeting to work on these details.

OLD BUSINESS

Kish Property variance request tabled from last meeting. Bob Eichenberg distributed an overview of the proposed Kish property split including property information, lot split proposal, reason for variance request, and staff recommendations. Mr. Kish reviewed that at the last meeting he was instructed to see if it would be possible to tap into a sewer line that ran from a nearby trailer park. Mr. Kish explained that tapping into the line is not an option. Lenny Eliason explained that the sewer line is a forced mainline with gravity sites at the trailer park and Poston Industrial site.

Randy Cooper questioned if the current aerator system on the property had discharge staying on the property or going off the property. Bob Eichenberg replied that it is a discharge system thus goes off the property.

Mr. Hooper asked for clarification as why the split does not currently exists noting that the title was in two parcels and two names before. Bob Eichenberg explained that there is no evidence that the revised split would allow for a reasonably priced sewage system that meets the Health Departments standards. He noted that the Health Department cannot approve the split without more evidence that the soil resources are available to create a newly configured lot.

Mr. Kish questioned if a split is not allowed is he being denied use of his property. Chuck Hammer explained that the issue is the creation of a new lot not the continued use of the one lot that is in place.

Lenny Eliason asked if there would be possible for Mr. Kish to file a corrected deed and thus would not be creating a new split. Lou Anna Lenigar clarified that the Prosecutors office could explore correcting the deed for the Regional Planning Commission or the Commissioners but not for an individual. Tammi
Goeglein questioned who would sign the corrected deed. Lou Anna Lenigar said if the original deed was in the parents name then the person with power of attorney for the mother who is in a nursing home would need to have signature authority.

Mr. Kish then explained the property was in his brother’s name when it was originally split. Lou Anna Lenigar informed him then it would be his brother who would have to sign the corrected deed. Tammi Goeglein explained that Mr. Kish will need to have a description for what is intended to be sold and it might require that the last owner of the property would be required to sign in correcting the deed.

Mr. Kish clarified that if the deed could be corrected it would be okay to have the deeds in two different names. He will meet with the attorney who wrote the original description.

County Plan – next steps - Bob Eichenberg informed RPC members that the Commissioners want to do a review for legal aspect of the County Plan. Eichenberg stated that he views the Planners Office having completed their assignments for the County Plan. Lenny Eliason confirmed that to be true.

President Warren indicated that when he read the comprehensive plan on-line there appeared to be some blanks in the plan. Linda Watkins will check on this and correct if necessary.

MAYOR’S REPORT

Tammi Goeglein, Athens County Auditors office, reported that the tax bills have been mailed.

Lou Anna Lenigar, Athens County Prosecutors office, stated that they have started a new diversion program for nonsupport offenders.

Chuck Hammer, Director, Athens City-County Health Department, reported that H1N1 shots are still available. He indicated that approximately 12,000 shots were given by the Health Department and OU gave approximately 5,000 to 7,000 more. Hammer expressed his appreciation for the board recommendations for the lot split consideration and working on a solution that is not “settling” on the criteria.

PaulWiehl, Mayor, City of Athens, reported that the city keeps working on snow removal from the roads and that they are in the process of reviewing registration of contractors within the city. A public hearing will be scheduled for the North Court Street rezoning.

Joe Scherer, Nelsonville City Manager, thanked the Health Department and the Prosecutors Office for their help with a trailer park issue in Nelsonville. Members discussed that there are several issues related to this trailer park that should be referred to the Ohio Department of Health, noting that there is no license for a mobile home park. Lou Anna Lenigar questioned that if the prosecutor’s office should move forward with an injunction.

Chuck Hammer questioned what the liability would be of leaving it unlicensed. Steve Pierson replied that when it is determined that it is an unlicensed lot the City of Nelsonville will take it over and review the site for floodplain regulations. Joe Scherer indicated that the Nelsonville Planning Commission has passed the City’s subdivision regulations.

Steve Pierson added that they are currently looking for clarification regarding the residential use for ground floor space around the public square. It is the City’s intention that the ground floor be for commercial use and residential use second floor and higher.
A corporation minute map is being completed by students at Hocking College. The City hopes to have an accurate map that will reflect utilities and other infrastructure. Scherer added that they are also updating the current zoning map.

Nelsonville is also working on the registration of rental properties identifying a contact person and phone number in case of emergency.

President Warren thanked members for their report and asked Bob Eichenberg for the Director’s Report.

Eichenberg highlighted that he had work with Movies 10 to get a floodplain permit issued for the new theater addition and for new access road to intersect with Gleneven Road. Eichenberg also highlighted that application for grant funds were prepared for two bikeway projects. The first is the eastern extension in front of Holzer to County Road 24A, the second is a connecter spur to Athens High School. If ODOT approves the letters of interest then the agency will ask the County to submit for applications due later in the spring. Eichenberg expressed his appreciation for interagency corporation on working with cars parked in the floodplain. Eichenberg noted that by working with ODOT the cars have been removed.

President Warren thanked Bob Eichenberg for his report and called for public comment.

Steve Pierson indicated that GOBA will be in Athens County this summer and that it could have a big impact on the county infrastructure and businesses.

There being no further business or announcements Lenny Eliason moved to adjourn the meeting. Joe Scherer seconded the motion. Meeting adjourned 9:30 a.m.

Penne L. Smith
Secretary

Approved by: ________________________

Title: ______________________________

Date: ______________________________