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

The minutes of the December 10, 2009 meeting were reviewed. Christine Fahl moved to approve as distributed. Steve Pierson seconded the motion. Motion carried unanimously.

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

Treasurer, Linda Watkins reported that there was no income in December. Paul Wiehl asked if the balance of $11,000 reflected a carry-over. Linda Watkins replied that it does, and she added that there are a few outstanding invoices.

Bob Eichenberg explained that the Planners Office budget request had been approved by the County Commissioners and that the County Commissioners were able to take on a portion that the County Engineer had been paying in the past. There being no other questions President Warren accepted the Treasurer’s Report as presented.

ANNOUNCEMENTS AND UPDATES

Bob Eichenberg shared a map that explained the 3-mile area around the cities of Athens and Nelsonville and explained how this impacted the county and the incorporated villages.

Other announcements included Small Town Development Strategies Seminar at Stuart’s Opera House January 14, Census Bureau Road Show in Athens on January 19th at which time information will be shared regarding census status selection. New Homebuilder/Home Buyers Guide – Eichenberg reported that this needs to be updated and changed in format. The guide is distributed to realtors and builders. Rain Garden Initiative – Eichenberg explained that this is to help with water retention and to decrease flooding in addition to helping to provide clean water.
A-95’S

Washington County Career Center – medical equipment purchase. President Warren reported that the proposal is for the purchase of medical equipment for the career center and medical field training. Proposed State Funds - $22,500; Total Funds $49,000. Glenn Lackey moved approval be granted. Paul Wiehl seconded the motion. Motion carried unanimously.

NEW BUSINESS

Variance request for lot split – Mr. Kish -- Bob Eichenberg shared the packet for Application For Subdivision Variance for a property located off of 691/Poston Road. Eichenberg also provided members with maps and photos of the property including existing structures. Bob Eichenberg explained that Mr. Kish is asking that the northern part of his property be split from the rest of the property. Eichenberg informed members that a soil test had not been done at this time and that because that it is undersized he could not approve the split without a variance.

Eichenberg explained that in 1972 a survey was done where a 1.88-acre parcel was separated out and has passed through the Kish family since. Eichenberg further explained that the 1.88-acres was not correctly identified by People’s Bank. This error was not found until the property was sold at Sheriff’s auction in 2009. In effect, Dennis Kish had to buy back his own property. Mr. Kish told RPC members that he wished to separate the parcel so the north parcel would have room to build a pole barn. Bob Eichenberg explained that once a lot is created it was the Regional Planning Commission responsibility to make sure that there are options for future owners.

Eichenberg and Chuck Hammer explained that the current sewer system is a non-functioning aerator system that would not meet current standards. Members reviewed that when looking at the recommendation of variance the current situation does not meet the identified criteria. Chuck Hammer explained the option of NPDES permits from EPA for a “super aerator” and added that the county could not approve such a proposal until EPA has issued a certificate. He clarified that the Health Department is not permitted to allow the creation of new lots that cannot comply with the states rules.

Glenn Lackey questioned if the lot had already been identified and if there is a place on the property to draw a line that would make the situation work. Lackey asked if the Regional Planning Commission could recommend this split and make sure a Deed Restriction was included to prevent certain types of building/building structures on the site in the future.

Lou Anna Lenigar questioned who would monitor such deed restrictions, and who has the authority to enforce it.

Linda Clark questioned if an easement would be possible. Christine Fahl stated that she did not believe that a conservation easement holder or authority to enforce it would be possible. Chuck Hammer indicated that there is a sewer line near the property but at this time no plans for tying other sites into this line.

Chuck Hammer suggested that Mr. Hooper who had purchased the property and was willing to grant Mr. Kish a life estate explore the idea of a lease agreement. He suggested that they make sure all permits are in order and all sewage system are working correctly and if something is not working it would be fixed or removed.
Hammer reminded members that when rearranging a lot there are systems in place identifying the requirements that must be met before the Health Department can approve a split. Lou Anna Lenigar questioned if a lease would be possible. Eichenberg replied that it would be possible because a new lot is not being created.

John L. Sullivan explained the Village of Buchtel procedure that it has used for a 99-year lease at the cost of one dollar.

Glenn Lackey recommended that Mr. Kish figure out if it would be possible to hook into a public sewer system. Bob Eichenberg stated that he would be able to help find the location of the nearest public sewer.

Steve Pierson moved that the discussion be tabled until more information could be available regarding the opportunity to tie in with another sewer line. Paul Logue seconded the motion. In pursuing discussion Paul Wiehl stated he would like to see soil tests for the site. Bob Eichenberg explained that the soil test is a cost to the owner. President Warren called for vote. Motion carried.

Proposed Bikeway spur to Athens High School, Bob Eichenberg indicated that he is working with a group to see if the bikeway spur could be done internally. He added that federal funds are being sought.

OLD BUSINESS

County Plan – review of public meetings and next steps -- Bob Eichenberg reported that two public meetings were held and now acceptance depends on the County Commissioners.

MAYOR’S REPORTS

Paul Wiehl, Mayor, City of Athens, reported that a Town Hall meeting will be held on January 26th.

Steve Pierson, Nelsonville City Planner, reported that a subdivision public hearing will be held on January 28th and that Nelsonville is working on a project for 78 to 1A/Happy Hollow. Pierson added that they are also working with Hocking College students on GIS Mapping.

Bob Eichenberg distributed his Director’s Report for members to read.

There being no further business or announcements. Glenn Lackey moved to adjourn the meeting. Harry Kaneshige seconded the motion. Meeting adjourned 9:25 a.m.

Penne L. Smith
Secretary

Approved by: ____________________________
Title: ____________________________
Date: ____________________________