

ATHENS TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 6, 2024

The regular meeting of the Athens Township Planning Commission was called to order on Monday, May 6, 2024 at 7:02PM by Chairwoman, Marion Carling.

Present: Chairwoman Marion Carling, Matt Cooper, Ron Reagan, Bob Petruschak, Secretary, Cindy Parrish, and Zoning Officer, Ed Reid. Rebecca Miller was unable to attend due to a scheduling conflict.

Garnsey, Jeffery: a 2-lot subdivision on Braddock Rd.

Attorney John Foster, Jr. was in attendance to represent Garnsey and present the plans for a 2-lot subdivision on Braddock Road. He discussed changes from the previously submitted 3-lot subdivision which was denied approval. The certificate of occupancy for the house on Lot-3 is currently being finalized. Reid stated that no certificate of occupancy can be issued for the cabin on Lot-13 because it does not meet minimum square footage requirements. Reid explained that the house is now listed for rent online which would prohibit the continuation of Garnsey's home occupation in the garage. A permit has also not been obtained for that home occupation. Discussion was held.

Discussion continued regarding missing permit and certificates of occupancy for additions to the garage and an additional business being operated in it and the criteria for home occupations versus a welding "business". Reid said that the welding must be artistic in nature to still qualify for a home occupation. Carling asked about the number of employees currently working there, and Foster, Jr. stated that there is one employee. Reid noted that the cabin, as it is now, would constitute an accessory structure, not a principal structure, and it would have to meet all building codes to become a principal structure. Discussion was held regarding sewage, the access easement, and accessory structures not being permitted without a principal structure on the parcel. Possible procedural routes to rectify the discrepancies were discussed. Cooper suggested that the cabin be moved to the parent parcel, and conversation occurred regarding how the access easement would affect setbacks.

Motion to review the plans was made by Cooper and seconded by Reegan. Motion carried, and the plan was reviewed with the following deficiencies noted:

1. Plans need to correctly depict the removal of the cabin from Lot-13
2. Need waiver for off-lot septic for Lot-13

Motion to recommend approval with the above noted deficiencies was made by Cooper and seconded by Petruschak. Motion carried.

ATPC minutes

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Corrected plans or a withdrawal letter will be submitted by May 24, 2024.

Zoning/SALDO updates:

Reagan stated that we need to address tiny home and vacation rentals. Reid would like a stand-alone ordinance for short term rentals. Conversation was held.

Minutes:

Motion to approve the minutes from the April 8, 2024, meeting was made by Reagan and seconded by Petruschak. Motion carried unanimously.

Correspondence:

Correspondence was reviewed individually by the commission members and was noted on the agenda.

Chairwoman Carling adjourned the meeting at 8:37PM as there was no further business before the commission.

Respectfully submitted,

Cynthia R. Parrish

Secretary