

ATHENS TOWNSHIP PLANNING COMMISSION

Regular Meeting

December 4, 2023

The regular meeting of the Athens Township Planning Commission was called to order on Monday, December 4, 2023 at 6:59PM by Chairwoman, Marion Carling.

Present: Chairwoman, Marion Carling, Vice Chairwoman Rebecca Miller, Matt Cooper, Ron Reagan, Zoning Officer, Ed Reid, Secretary, Cindy Parrish, and review engineer William (Skip) Schneider from BOW Renewables. Bob Petruschak was absent. All others in attendance are noted on the attached sign-in sheet.

Visions Hotels/Candlewood Suites: a preliminary land development for storm water modifications

Karl Schwesinger from Fagan Engineers presented a preliminary land development for storm water modification at the previously approved (2013) Candlewood Suites development due to sinking in the southwest section of the parking lot which is believed to have been caused by the underground storm water maintenance system. The applicant explained that they are NOT seeking approval for the restaurant depicted on the plans and that is there merely as a place holder since the original plans were given approval for both the hotel and a restaurant. The drawings are the as-builts from the 2013 plans with adjustments for the new storm water basin. Parking will still accommodate both the existing hotel and the potential restaurant. A grass lined open infiltration basin with a fence will replace the underground storm water management system. Discussion was held.

Schneider and Schwesinger discussed the review engineer's comment letter.

Motion to review the plans as a modification to a previously approved land development was made by Miller and seconded by Cooper. Motion carried, and the plan was reviewed with the following deficiencies found:

1. Need signature block for developers
2. Need owner's and developer's signatures
3. Remove minimum worksheet #20 from storm water reports
4. Label the sections of silt fence on E&S pgs. C-2 and C-6 and add to the table
5. Add step for stabilization of slopes with erosion control matting in construction sequence on pg. C-6
6. Remove "proposed Dairy Queen" language and add "potential future development" as the label

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

Pg. 2
ATPC Minutes
12/4/23

Motion to add setting the 2024 meeting date schedule to the agenda was made by Reagan and seconded by Cooper. Motion carried, and the 2024 meeting dates were set as follows:

January 8, February 5, March 4, April 8, May 6, June 3, July 8, August 5, September 9, October 7, November 4, December 2.

Zoning/SALDO updates:

Parrish will send her notes to Miller and Schneider.

Minutes:

Motion to accept the minutes of the November 6, 2023, was made by Miller and seconded by Cooper. Motion carried.

Correspondence:

Correspondence was reviewed individually by commission members.

Chairwoman Carling adjourned the meeting at 7:56PM as there was no other business.

Respectfully submitted,

Cynthia Parrish, Secretary

