



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, August 8, 2023

[Link for website video here](#)

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Ann Kaufman Webster

Michael Smith

Jason Bracken

David Prytherch

Matt Arbuckle

Time: 2:44

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, August 8, 2023 at 7:00 p.m.

Members in attendance were Shana Rosenberg, Michael Smith, Ann Kaufman Webster, Matt Arbuckle, and Jason Bracken

Members excused: David Prytherch

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Zachary Moore, City Planner/GIS Coordinator, Mr. Benjamin Mazer, Assistant Law Director, Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

None

Approval of the Agenda

Time: 2:54

Motion – To Approve the Agenda

(Voice Vote) 1st Mx. Rosenberg

2nd Mr. Smith

AYE: (6)

NAY: (0)

ABS: (0)

Commission Appointments (OPTAB and CIC)

Time: 3:16

Motion – To Nominate Mr. Smith as CIC Representative

(Voice Vote) 1st Mx. Rosenberg

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Motion – To Table Appointing a OPTAB Representative

(Voice Vote) 1st Mr. Smith

2nd Mx. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Approval of Minutes of June 13, 2023

Time: 6:32

Motion – To Approve the minutes as written

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (4)

NAY: (0)

ABS: (2)

Ms. Webster and Mr. Arbuckle abstained from voting because they were not part of the Commission at that time.

Public Comments Related to Items Not on the Agenda

Time: 7:09

Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda will be heard under Public Comments Related to Items not on the Agenda - and (2) Comments for all public hearing items will be heard during Planning Commission consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three minutes or less.

There were no public comments.

Reports from Commissions, Boards, Committees & Staff

Time: 7:58

New Business

PC-2023-09

Time: 10:55

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1. 5234 Hester Road, PRELIMINARY & FINAL PLANNED DEVELOPMENT, 12 residential cottages, Community Development Professionals, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Bracken

2nd Mr. Smith

AYE: (6)

NAY: (0)

ABS: (0)

Comments from the Public

Craig Erickson (5280 Morning Sun Rd)

Mr. Erickson would like to see cottages that are not the same style. Mr. Erikson wondered there are going to be units that can accommodate a family of three or more.

Kevin McKeegan (2126 Dana Dr)

Mr. McKeegan was speaking on behalf of the employees of Somerville Bank. Mr. McKeegan had a list of questions on various topics such as management, funding, other developments by CDP.

Doug Brooks (227 Country Club Ln)

Mr. Brooks commented on the distance between the farther units and parking lots and what challenges this would present to a disabled person.

Bruce Blankenship (5280 Hester Rd)

Mr. Blankenship, adjacent neighbor on the north side, was concerned about the peace and tranquility of the neighborhood. Mr. Blankenship also expressed his concerns about storm water drainage.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mx. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Motion – To Approve PC-2023-09 with Comments as Recommended by Staff

(Roll Call) 1st Mr. Bracken

2nd Mx. Rosenberg

AYE: Mr. Smith, Ms. Webster, Mx. Rosenberg, Mr. Arbuckle, Mr. Bracken, Mr. Watt (6)

NAY: None (0)

ABS: None (0)

PC-2023-11

[Time: 1:00:50](#)

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2. 55 Reagh's Way, Merry Day Park Property, COMPREHENSIVE PLAN, FUTURE LAND USE MAP AMENDMENT for 4.71 acres from Preserves and Greenspace to Employment Corridor, City of Oxford, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Comments from the Public

Angela Jones-Wright (184 Baker Dr)

Ms. Wright, a resident of Miami Mobile Home Park, spoke in opposition to the Future Land Use Map Amendment. Ms. Wright would want to keep it as a park so the nearby families and their children can use it.

Ann Fuehrer (1345 Dana Dr)

Ms. Fuehrer read her statement that she prepared.

Doug Brooks (227 Country Club Dr)

Mr. Brooks, a resident of an adjacent neighborhood, spoke in opposition to the Future Land Use Map Amendment.

Dave Fehrman (84 Michelle Dr)

Mr. Fehrman, a resident of Miami Mobile Home Park, spoke in opposition to the Future Land Use Map Amendment.

Jacob Young

Mr. Young, the grandson of the donors of the park, would want to see the park reserved to continue serving the community as public recreational space.

Steven Smith (308 Michelle Dr)

Mr. Smith, a resident of Miami Mobile Home Park, would not want to see the rezoning. Mr. Smith emphasized how families utilize the park for recreation and gatherings.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Motion – To Deny the Future Land Use Map Amendment for 55 Reagh's Way

(Roll Call) 1st Mr. Smith

2nd Ms. Webster

AYE: Mr. Smith, Ms. Webster, Mx. Rosenberg, Mr. Arbuckle, Mr. Watt (5)

NAY: Mr. Bracken (1)

ABS: None (0)

PC-2023-08

[Time: 1:50:44](#)

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3. 55 Reagh's Way, ZONING MAP AMENDMENT for 4.71 acres from General Business (GB) District to Multi-Family Residential (R-4) District, City of Oxford, Applicant

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mx. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Comments from the Public

Ann Fuehrer (1345 Dana Dr)

Ms. Fuehrer acknowledged the need for affordable housing. Ms. Fuehrer stated there is time to discuss zoning and affordable housing and how to make it happen.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Motion – To Deny the Zoning Map Amendment for 55 Reagh’s Way

(Roll Call) 1st Mx. Rosenberg

2nd Mr. Smith

AYE: Mr. Smith, Ms. Webster, Mx. Rosenberg, Mr. Arbuckle, Mr. Bracken, Mr. Watt (6)

NAY: None (0)

ABS: None (0)

PC-2023-12

[Time: 2:07:43](#)

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4. 525 N Campus Ave, COMPREHENSIVE PLAN, FUTURE LAND USE MAP AMENDMENT for 6.67 acres from Rural to Campus, City of Oxford, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Comments from the Public

Susan Cameron (5258 Morning Sun Rd)

Ms. Cameron was concerned about the traffic that the hotel would generate, especially at night time.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Motion – To Approve the Future Land Use Map Amendment for 525 N Campus Ave

(Roll Call) 1st Mx. Rosenberg

2nd Mr. Smith

AYE: Mr. Smith, Ms. Webster, Mx. Rosenberg, Mr. Arbuckle, Mr. Bracken, Mr. Watt (6)

NAY: None (0)

ABS: None (0)

PC-2023-07

[Time: 2:24:19](#)

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5. 525 N Campus Avenue, CONDITIONAL USE, new Fairfield by Marriott hotel, Oxford Hotel Group LLC, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Comments from the Public

Susan Cameron (5258 Morning Sun Rd)

Ms. Cameron was concerned about light pollution, noise, water runoff and screening since the elevation of their property is lower than the proposed hotel's.

Craig Erickson (5280 Morning Sun Rd)

Mr. Erickson was concerned about the noise that the AC units would produce.

Gina Corso (5381 Corso Rd)

Ms. Corso noted that traffic is very heavy on Morning Sun Road and the speed limit is higher. Ms. Corso wanted to see how this would be addressed at the proposed hotel entrance. Ms. Corso also made a comment on water runoff.

James Curtis Taylor (5270 Morning Sun Rd)

Mr. Taylor commented on potential traffic issues that could occur at the proposed hotel entrance on Morning Sun Road.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Smith

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)

Motion – To Table PC-2023-07

(Roll Call) 1st Mr. Bracken

2nd Ms. Webster

AYE: (6)

NAY: (0)

ABS: (0)

Motion to Adjourn Meeting at 10:42 p.m.

Time: 3:45:04

(Voice Vote) 1st Mr. Rosenberg

2nd Mr. Bracken

AYE: (6)

NAY: (0)

ABS: (0)