



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, April 9, 2024

[Link for website video here](#)

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Ann Kaufman Webster

David Prytherch

Jason Bracken

Jeffrey Kruth

Matt Arbuckle

Time: 0:12

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, April 9, 2024 at 7:06 p.m.

Members in attendance were Ann Kaufman Webster, David Prytherch, Shana Rosenberg, Matt Arbuckle, and Jeffrey Kruth

Members excused: Jason Bracken

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Benjamin Mazer, Assistant Law Director,

Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

Mr. Zachary Moore, City Planner/GIS Coordinator

Approval of the Agenda

Time: 0:17

Motion – To Approve the Agenda

(Voice Vote) 1st Mr. Prytherch

2nd Mx. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Approval of Minutes of March 12, 2024

Time: 0:29

Motion – To Approve the minutes as written

(Voice Vote) 1st Mr. Prytherch

2nd Mr. Kruth

AYE: (6)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 1:02

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.

Pete McCarthy, 6073 Contreras Rd

Mr. McCarthy observed last month's Planning Commission meeting and liked what was discussed about the Zoning Code rewrite. Mr. McCarthy commented the City would need to provide opportunities for the public, including landlords, to share their thoughts and ideas.

Reports from Commissions, Boards, Committees & Staff

Time: 5:05

New Business

PC-2024-01

Time: 16:41

1. 5728 College Corner Pike, CONDITIONAL USE, new Tractor Supply Co. store, MSP Properties of Ohio., c/o Mitchol Pappan, Applicant/Agent ** Voluntarily postponed by applicant to May meeting

Motion – To Table the Case to the May Meeting

(Voice Vote) 1st Mr. Prytherch

2nd Ms. Webster

AYE: (6)

NAY: (0)

ABS: (0)

PC-2024-02

Time: 17:40

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2. 219 W Walnut Street, LOT CONSOLIDATION, Part of Lot #202, 0.125 acres, Jim Clawson, Applicant

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Prytherch

2nd Mx. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Mr. Perry presented the staff report and addressed questions from the Commission members.

Etta Reed from Bayer Becker spoke on behalf of the applicant. There were no questions from the Commission members.

Comments from the Public

Scott Webb, Architect, 103 W Walnut St

Mr. Webb referred to the last code rewrite where the Planning Commission encouraged alley development. Mr. Webb emphasized this consolidation would create a lot that is more suitable to build on.

Pete McCarthy, 6073 Contreras Rd

Mr. McCarthy commented on there are 49 “odd” alley lots in the Square Mile, and by combining these two lots will result one less of these type of lots.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Prytherch

2nd Mr. Kruth

AYE: (6)

NAY: (0)

ABS: (0)

The Commission discussed and voted on the seven conditions as provided in code Section 1101.6(600)(A)

Condition #1

The proposed minor resubdivision, lot split or consolidation is located along an existing public street and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve the creation of any easement for access.

Condition #1 has been met, the Planning Commission has a different interpretation than staff

AYE: Mx. Rosenberg, Mr. Prytherch, Ms. Webster, Mr. Kruth, Mr. Arbuckle

NAY: Mr. Watt

Condition #2

The proposed minor resubdivision, lot split or consolidation meets the dimensional requirement of the underlying district or a minimum of 3,000 square feet of lot size if the underlying district does not have minimum lot size requirements.

Condition #2 has been substantially met

AYE: Mx. Rosenberg, Mr. Prytherch, Ms. Webster, Mr. Kruth, Mr. Arbuckle

NAY: Mr. Watt

Condition #3

The physical characteristics of the property are suitable for building sites.

The Commission agreed with staff that this has been met.

Condition #4

There is no division or allocation of land for parks and open spaces as required by these regulations.

The Commission agreed with staff that this is not applicable.

Condition #5

New lots to be created which are five acres or larger in size and locates along an existing public road are exempt from this chapter.

The Commission agreed with staff that this is not applicable.

Condition #6

The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites are exempt from this chapter. The following statement shall be included on the Record Plat: "Not to be transferred as an independent parcel in the future without planning commission approval"

The Commission agreed with staff that this is not applicable.

Condition #7

No more than two (2) new lots shall be created.

The Commission agreed with staff that this is not applicable.

Motion – To Approve PC-2024-01 based on the decision criteria listed in the Code and substantially meeting the lot dimension requirement and with the Commission's interpretation of Condition #1.

(Roll Call) 1st Mr. Prytherch

2nd Mx. Rosenberg

AYE: Mr. Arbuckle, Mr. Kruth, Ms. Webster, Mr. Prytherch, Mx. Rosenberg (5)

NAY: Mr. Watt (1)

ABS: None (0)

Motion to Adjourn Meeting at 8:23 p.m.

Time: 1:16:32

(Voice Vote) 1st Mr. Prytherch

2nd Ms. Webster

AYE: (6)

NAY: (0)

ABS: (0)