



**AGENDA**  
**PLANNING COMMISSION**  
**TUESDAY, November 11, 2025**  
**7:00 P.M.**

**Oxford Courthouse**  
**118 W High Street**

**MEMBERS**

Corey Watt, Chair, HAPC Rep.

Shana Rosenberg, Vice Chair, HAC Rep.

Ann Kaufman Webster, CASC Rep.

Jason Bracken, Council & Environmental Commission Rep.

Matt Arbuckle, OPTAB Rep.

David Prytherch, Council Rep.

Jeffrey Kruth, CIC Rep.

**STAFF**

Sam Perry, Director, Community Development

Zachary Moore, City Planner / GIS Coordinator

Christopher Conard, Law Director

**MEETING PROCEDURE:** 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.

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of August 12, 2025
- IV. Public Comments Related to Items Not on the Agenda
- V. Reports from Commissions, Boards, Committees & Staff
- VI. Unified Development Code Update
- VII. Bike & Pedestrian Master Plan Update
- VIII. BCRTA West Chestnut Street Station Update
- IX. Adjournment



## OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, August 12, 2025

<https://youtu.be/AxWy-rxVfrM>

### Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Ann Kaufman Webster

David Prytherch

Jason Bracken

Jeffrey Kruth

Matt Arbuckle

### Time: 00:17

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, August 12, 2025 at 7:00 p.m.

Members in attendance were Ann Kaufman Webster, David Prytherch, Jason Bracken, Jeffrey Kruth,

Members excused: Shana Rosenberg, Matt Arbuckle

### Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Zachary Moore, City Planner/GIS

Coordinator, Mr. Christopher Conard, Law Director, Ms. Eunike Miller, Administrative Assistant

### Staff Members Excused

None

**Approval of the Agenda**

**Time: 1:48**

**Motion – To Approve the Agenda**

(Voice Vote) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Mr. Kruth

AYE: (5)

NAY: (0)

ABS: (0)

**Approval of Minutes of June 10, 2025**

**Time: 2:04**

**Motion – To Approve the minutes as written**

(Voice Vote) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Ms. Webster

AYE: (5)

NAY: (0)

ABS: (0)

**Public Comments Related to Items Not on the Agenda**

**Time: 2:25**

*Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items n 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 comments from the public.

**Reports from Commissions, Boards, Committees & Staff**

**Time: 2:42**

**New Business**

**PC-2025-09 & PC-2025-10**

**Time: 6:54**

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1. 1701 Lake Forest Drive, ZONING MAP AMENDMENT, 17.95 acres, from Multi-Family Residential (R-4) District to Single- and Two Family Residential (R-2A) District, Jim Clawson, Applicant
  
2. 1701 Lake Forest Drive, PRELIMINARY SUBDIVISION, 34 single-family lots, Jim Clawson, Applicant

**Motion – To Enter into Public Hearing**

(Voice Vote) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Mr. Kruth

AYE: (5)

NAY: (0)

ABS: (0)

Mr. Zachary Moore, City Planner, presented the staff report and answered questions from the Commission members.

Ms. Etta Reed from Bayer Becker spoke on behalf of the property owner and addressed the questions from the Commission members.

**Comments from the Public**

*Scott Webb, Architect, 103 W Walnut Street*

Mr. Webb offered explanation on the differences between the R-2A and R-4 zoning districts and why it is difficult to develop this land if it remains R-4.

*Jacob Schulte, 3898 Woodruff Rd*

Mr. Schulte spoke on behalf of the neighboring properties on Woodruff Road. Mr. Schulte spoke in favor of the proposal supporting the future development. Mr. Schulte mentioned how this proposal is in agreement with the Comprehensive Plan. Mr. Schulte mentioned that the conservation parcels are large, supporting lot of the green space and water ways. Mr. Schulte thought this development would fit in the area.

**Motion – To Close Public Hearing**

(Voice Vote) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Mr. Bracken

AYE: (5)

NAY: (0)

ABS: (0)

**Motion – To Consolidate Public Hearing/Comments and Staff’s Presentation to both PC-2025-09 & PC-2025-10**

(Voice Vote) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Ms. Webster

AYE: (5)

NAY: (0)

ABS: (0)

**Motion – To Approve the Zoning Map Amendment for 1701 Lake Forest Drive with the amendment of some delineation and/or investigation by Legal & Staff prior to City Council consideration**

(Roll Call) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Mr. Watt

AYE: Mr. Kruth, Ms. Webster, Mr. Prytherch, Mr. Bracken, Mr. Watt (5)

NAY: None (0)

ABS: None (0)

**Motion – To Approve the preliminary subdivision with Staff’s recommendation and adding a waiver to the tree survey**

(Roll Call) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Mr. Webster

AYE: Mr. Kruth, Ms. Webster, Mr. Prytherch, Mr. Bracken, Mr. Watt (5)

NAY: None (0)

ABS: None (0)

**PC-2025-11**

[Time: 1:32:33](#)

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1. 10 N Beech Street, CONDITIONAL USE, indoor entertainment facility, Scott Webb, Architect, Applicant/Agent

**Motion – To Enter into Public Hearing**

(Voice Vote) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Ms. Webster

AYE: (5)

NAY: (0)

ABS: (0)

Mr. Zachary Moore, City Planner, presented the staff report and answered questions from the Commission members.

Mr. Scott Webb, Architect, Applicant spoke on behalf of the business owners and addressed the questions from the Commission members.

**Comments from the Public**

There were no comments from the public.

**Motion – To Close Public Hearing**

(Voice Vote) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Mr. Kruth

AYE: (5)

NAY: (0)

ABS: (0)

**Motion – To Approve the Conditional Use for 10 N Beech Street with staff recommendations**

(Roll Call) 1<sup>st</sup> Mr. Prytherch

2<sup>nd</sup> Ms. Webster

AYE: Mr. Kruth, Ms. Webster, Mr. Prytherch, Mr. Bracken, Mr. Watt (5)

NAY: None (0)

ABS: None (0)

**Motion to Adjourn Meeting at 9:02 p.m.**

**[Time: 1:57:45](#)**

(Voice Vote) 1<sup>st</sup> Mr. Bracken

2<sup>nd</sup> Mr. Prytherch

AYE: (5)

NAY: (0)

ABS: (0)