



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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd 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) 1st Mr. Prytherch

2nd Mr. Kruth

AYE: (5)

NAY: (0)

ABS: (0)

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

(Roll Call) 1st Mr. Prytherch

2nd 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) 1st Mr. Bracken

2nd Mr. Prytherch

AYE: (5)

NAY: (0)

ABS: (0)