

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: September 21, 2010

Service Department
Originating Department

Account Code #: N/A

David Treleven
Prepared By

Budgeted Amount: N/A

September 2, 2010
Date Prepared

Agenda Title: Environmental Commission Meeting of September 1, 2010

Recommendation: For Review and Consideration

Discussion:

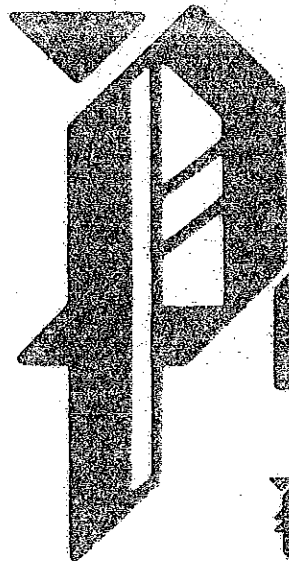
Environmental Commission members present at the Wednesday, September 1, 2010 meeting were: Chair, Mr. Charlie Ford; Vice-Chair, Mr. Wright Gwyn; Planning Commission Representative, Mr. Ted Wong, and Ms. Kelly Church. A quorum not was present. Mr. Kevin Armitage and Mr. Vincent Hand had previously informed the Commission that they would be unable to attend the September 2010 meeting. Graduate students from Miami University's Institute of Environmental Sciences (IES) Ms. Melissa Benoit, Mr. Austin Gerber, Ms. Sarah Endres, and Ms. Abby Hils were also in attendance.

The IES students proposed a public service project (PSP) to investigate stream channel erosion of private property within the community and would like the Environmental Commission to sponsor the PSP. As a quorum was not present, no formal action could be taken to sponsor the PSP. The Commissioners present expressed their support of and willingness to sponsor the PSP.

Commissioners reviewed the conservation development research process to identify what worked well and where improvements could be made for future investigations. In general, it was felt that the research effort was appropriate for the Commission to undertake, a good use of time and energy, and the information provided to the Planning Commission was perceived as a benefit to the community. However, the singularity of the Commission's focus on conservation development prevented activity on other topics of interest to Commissioners. The idea of sub-committees potentially working on multiple areas of interest simultaneously was discussed. Commissioners asked that the Community Development Department be invited to an upcoming meeting to explain the process of incorporating the Commission's conservation development research into future subdivision development code revisions.

Possible Commission area(s) of future activity from an earlier review of Oxford's 2008 Comprehensive Plan were discussed. The publication of environmentally-related news articles, facts, and an invitation for public input on areas of focus in local newspapers, the City of Oxford web site, and/or a creation of a Facebook page for the Commission was suggested.

The Commission adjourned at 8:40 p.m. The next regularly scheduled meeting of the Environmental Commission is on Wednesday, October 6



Office of the Mayor

Proclamation

Whereas:

Oxford has always embraced the many cultures and peoples that make our country so diverse and Latino/Hispanic-Americans are the fastest growing ethnic group in the country; and

WHEREAS, as a result of their determination, intelligence, hard work and perseverance, Latinos/Hispanics have contributed immensely to the growth of our country, helping to shape the character and future of this state; and

WHEREAS, the cultural, educational, and political influences of Hispanics/Latinos can be seen and appreciated in all aspects of our life, from farm-worker struggles for housing and equal wages, to incredible and gifted artists, vibrant businesses, music and community festivals; and

WHEREAS, the Latino/Hispanic-American community has a long and important history of commitment to our Nation's core values and the contributions of this community have helped make our country great. During National Hispanic Heritage Month we celebrate the many achievements of Latino/Hispanic Americans and recognize their contributions to our country; and

WHEREAS, the United States Congress issued Public Law 100-402 designating the month of September as National Hispanic Heritage Month;

NOW, THEREFORE, I, Richard A. Keebler, Mayor of the City of Oxford

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager:	Douglas Elliott	Police Originating Department
Council Meeting Of:	July 20, 2010	R.B. Holzworth
Account Code No. #:	N/A	Prepared By
Budgeted Amount:	N/A	July 2, 2010 Date Prepared

Agenda Title: An Ordinance Repealing Parking Code Section 353.05 of the Codified Ordinances of the City of Oxford, entitled PAYMENT; AMOUNT AND TIME LIMITATIONS, and adopting New Section 353.05, entitled PAYMENT; AMOUNT AND TIME LIMITATIONS.

Recommendation: Approval

Discussion:

As detailed in a separate staff report, the Oxford Parking & Transportation Advisory Board (OPTAB) is methodically studying topics that impact parking/transportation. The outcome of the OPTAB study process will be a series of incremental changes, the first of which pertains to the pricing of metered parking in the UP (Uptown) District. There appears to be nearly universal agreement that parking in the UP can often be very problematic. Congestion and associated parking problems are created by the sheer number of vehicles, the limited number of parking spots, proliferation of mixed-use developments, habitual meter feeding and the cost of parking. The problem conf

Subsequent occupancy studies may indicate that \$.50 is still not the "right" amount and the OPTAB may need to ask for another adjustment. The OPTAB is planning on conducting regular occupancy studies, hopefully with the assistance of the MU students, so that decisions and recommendations will be data-based whenever possible.

In order to put this recommendation in context, a short overview detailing the history of meter rates in Oxford might be useful. Meters were first installed on High Street in 1948 and the rate at that time was 5¢/hour. In 1983, the rate at a 2-hr meter was changed to 10¢/hour; and in 1991, the rate was increased to 20¢/hour. The last time the hourly rate was increased at 2-hr meters was in 1993, when it was increase to the current rate of 25¢/hour. Regardless of which inflationary calculation is utilized, metered parking in this high demand zone is underpriced.

While it would be disingenuous to suggest that the uptown merchants are fully supportive of this change, as that is simply not true, the OPTAB is well aware of the change cycle (Plan-Do-Study-Act) and each step will receive careful attention. In other words, there is no intention of setting the rate and waiting another seventeen years to request the next rate change. If the new rate isn't meeting the objective, as determined by occupancy studies, the board will suggest additional rate modifications. The parking dynamics are changing in Oxford and the OPTAB has every intention of being attentive and responsive.

The Parking Unit can be prepared to make the programming changes to the meter mechanisms very quickly. We will need a little lead time to order and apply new labeling. It would be optimal to have the new rate in place by early September and public service announcements will be timed to coincide with the return of the Miami University students: *A New Year - A New Rate.*

Recommendation:

Approve</

ORDINANCE NO.

ORDINANCE REPEALING TRAFFIC CODE SECTION 353.05 OF THE CODIFIED ORDINANCES OF THE CITY OF OXFORD, OHIO, ENTITLED "PAYMENT; AMOUNT AND TIME LIMITATIONS", AND ADOPTING NEW SECTION 353.05, ENTITLED "PAYMENT; AMOUNT AND TIME LIMITATIONS".

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION I: Council hereby finds that the Oxford Parking & Transportation Advisory Board, along with the Oxford Division of Police, recommend repealing Section 353.05 of the Codified Ordinances of the City of Oxford, Ohio, and adopting new Section 353.05 to adjust parking meter rates in high density parking areas within the City of Oxford.

SECTION II: Council hereby repeals Section 353.05 of the Oxford Code of Ordinances and adopts new Section 353.05 as follows (language to be repealed is ~~stricken through~~ and the language to be adopted is in **bold**):

353.05 PAYMENT; AMOUNTS AND TIME LIMITATIONS.

(a) The owner or operator of a vehicle, upon entering a single-space meter space during the hours of operation as provided in Section 353.03(a), shall immediately deposit a coin or combination of coins of the United States in the parking meter situated at the side or front of the parking space and operate said meter according to the instructions thereon. Failure to do so shall constitute a violation of this section

(d) If a multi-space meter is out of order or unable to accept payment or issue a receipt, payment shall be made at the next available multi-space meter. In no case shall parking in a multi-space meter area be allowed without payment, except as otherwise described. If any vehicle is left parked in a multi-space meter space for such length of time in excess of the parking time prescribed for the particular amount deposited, such vehicle shall be parked overtime in violation of this section and the parking of such vehicle overtime shall be unlawful.

(e) Single-space and multi-space meters with a maximum parking time of ~~fifteen (15)~~ **twenty (20)** minutes shall be adjusted so as to provide ~~fifteen (15)~~ **twenty (20)** minutes of parking time upon the deposit of ~~ten cents~~ **(10¢) twenty-five (25¢) cents**.

(f) Single-space and multi-space meters with a maximum parking time of two hours shall be adjusted so as to provide one hour of parking time upon the deposit of twenty-five cents (25¢); **however, single-space and multi-space meters located in high-density parking areas (as defined by the City Manager on report and recommendation from the Chief of Police) with a maximum parking time of two hours shall be adjusted so as to provide one hour of parking time upon the deposit of fifty cents (50¢).**

(g) Single-space and multi-space meters with a maximum parking time of ten (10) hours shall be adjusted so as to provide ~~two one-hours~~ **hour** of parking time upon the deposit of twenty-five cents (25¢) **however, single-space and multi-space meters located in high-density parking areas (as defined by the City Manager on report and recommendation from the Chief of Police) with a maximum parking time of ten hours shall be adjusted so as to provide one hour of parking time upon the deposit of fifty cents (50¢).**

SECTION III: This Ordinance shall take effect at the earliest time allowed by law.

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**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development Department
Originating Department

Council Meeting Of: September 7, 2010

Jung-Han Chen

Account Code No. #:

Prepared By:

Budgeted Amount:

August 17, 2010

Date Prepared:

Agenda Title:	PC-09-2010 CONDITIONAL USE – 127 W. Church Street, for a Place of Worship in the UP (Uptown) District, John Richter, The Oxford Vineyard, Applicant
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Recommendation:	Approval
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ORDINANCE NO.

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT TO ALLOW A PLACE OF WORSHIP IN THE UPTOWN (UP) DISTRICT AT 127 W. Church Street, OXFORD, OHIO.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: The Planning Commission met pursuant to Oxford Codified Ordinance Section 1147.02 on August 10, 2010 for the purpose of considering the request of The Oxford Vineyard, Applicant/Agent, John Richter, for a conditional use permit to allow a place of worship in the Uptown (UP) District at 127 W. Church Street Oxford, Ohio.

SECTION 2: The Planning Commission, after public hearing and discussion, voted to approve a motion recommending approval of the conditional use application to allow a place of worship in the Uptown (UP) District at 127 W. Church Street, Oxford, Ohio.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and accepts the recommendation report submitted by the Planning Commission and incorporates the same herein and further grants the conditional use permit application to allow a place of worship in the Uptown (UP) District at 127 W. Church Street, Oxford, Ohio.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

**Certification of Action
Oxford Planning Commission
Recommendation to City Council**

<u>Report Date</u>	September 7, 2010
<u>Case Number</u>	PC-09-2010
<u>Applicant Information</u>	John Richter, Agent for The Oxford Vineyard, Applicant
<u>Requested Action</u>	Conditional Use Permit
<u>Summary of Request</u>	To Permit a Place of Worship in the Uptown District
<u>Public Hearing Information</u>	On August 10, 2010 a Public Hearing took place at 118 W. High Street. A Public Hearing notice was published in the Oxford Press on June 11, 2010. Courtesy notices were mailed to adjacent property owners on June 1, 2010.
<u>Commission Action</u>	The Planning Commission voted 7-0-0 recommending approval of the Conditional Use Permit at the August 10, 2010 meeting.
<u>Commission Findings and Conclusions</u>	At the August 10, 2010 Planning Commission meeting, the Commission, after hearing the Applicant and Staff findings, and reviewing the Decision Standards, voted to approve the Conditional Use. No conditions were found to be warranted.
<u>Exhibits Submitted to the Commission</u>	1. Staff Report dated June 16, 2010 2. Interoffice Review Transmittal Sheets 3. Property Notifications Map 4. Letter of Agency 5. Conditional Use Permit Application Dated May 17, 2010 6. Site Plan 7. Photographs

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-09-2010

Date – June 16, 2010

APPLICATION

Applicant:	Pastor John Richter, Oxford Vineyard Church
Location:	127 W. Church St.
Owner:	Robert Blackburn
Action Request:	CONDITIONAL USE , 127 W. Church St. for a Place of Worship in the UP (Uptown) District, The Oxford Vineyard, Applicant
Current Use:	Vacant Retail
Surrounding Existing Land Uses:	Business/Retail, Residential, Restaurants

DESCRIPTION

The Applicant seeks a Conditional Use permit to establish a Place of Worship in an existing retail building. The building is approximately 3,680 sq. ft. and the aerial photo shows that there are 15 marked on-site parking spaces available. According to the Applicant's descriptions, the congregation averages 65 attendees and 30-40% of those in attendance are students.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 6/3/2010

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

Case #: **PC-09-2010**

Description:

PC-09-2010 **CONDITIONAL USE, 127 W Church Street**, to allow for a Place of Worship in the Uptown (UP) District, **John Richter, Oxford Vineyard, Applicant**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **7/1/2010** Note: If no comments are received, we will assume the project meets your department's standards.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 6/3/2010

To: Fire Department (Engineering Division) Police Department Economic Development

From: Community Development

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Case #: **PC-09-2010**

Description:

PC-09-2010 **CONDITIONAL USE, 127 W Church Street**, to allow for a Place of Worship in the Uptown (UP) District, **John Richter, Oxford Vineyard, Applicant**

☒ Review ☐ Revisions ☐ Other

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Drawings are returned: w/comments

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Description:

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 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **7/1/2010** Note: If no comments are received, we will assume the project meets your department's standards.

Letter of Agency

To Whom It May Concern:

Please be advised that John Richter has permission to represent our interest with the City of Oxford and act on our behalf for the Planning Commission hearing July 13, 2010 regarding the Conditional Use – Place of Worship located at 127 W. Church St., Oxford, Ohio 45056.

Thank you,



Signed: Robert L. Blackburn
Blackburn Rentals

Date: 5 / 26 / 10

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO AMEND THE LICENSE AGREEMENT BETWEEN THE CITY OF OXFORD AND THE OXFORD COMMUNITY FOUNDATION.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: A Request was made by the Licensee, the Oxford Community Foundation to waive provision number three (3) of the License Agreement between the City of Oxford and the Oxford Community Foundation which requires the residence at 338 South Locust Street to be owner-occupied.

SECTION 2: Council hereby authorizes the City Manager to enter into an addendum agreement between the City of Oxford and the Oxford Community Foundation to waive provision number three (3) which requires the residence at 338 South Locust Street to be owner-occupied. The waiver shall be in effect for a period of two (2) years.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

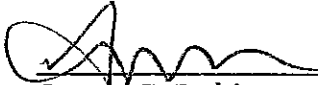
ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBL

We appreciate the cooperation the city has extended to us, to date. We remain enthusiastic about the potential sale of the property, and other such properties, in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'James G. Robinson', written over a horizontal line.

James G. Robinson, President Emeritus

JGR/lc

cc. Douglas B. Elliott, City Manager

Lori DiStaola, Executive Director, Neighborhood Housing Services of
Hamilton, Inc.

Daniel Haizman, Chair, Oxford Housing Advisory Commission

APPROVED AS TO FORM:

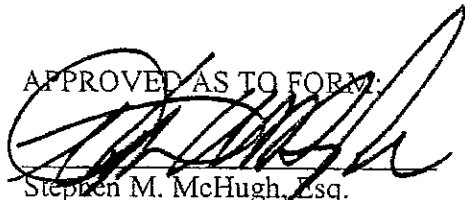

Stephen M. McHugh, Esq.
City Law Director



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File# 2009-00045858

BK 8153 PG 387

**Certification of Action
Oxford Planning Commission
Recommendation to City Council**

<u>Report Date</u>	September 7, 2010
<u>Case Number</u>	PC-10-2010
<u>Applicant Information</u>	City of Oxford, Applicant
<u>Requested Action</u>	Zoning Code Text Amendment
<u>Summary of Request</u>	To address overly restricted site development regulations in the OI and LI Districts.
<u>Public Hearing Information</u>	On August 10, 2010 a Public Hearing took place at 118 W. High Street. A Public Hearing notice was published in the Oxford Press on July 9, 2010. Courtesy notices were mailed to adjacent property owners on July 10, 2010.
<u>Commission Action</u>	The Planning Commission voted 6-1-0 recommending approval of the Zoning Code Text Amendment at the August 10, 2010 meeting.
<u>Commission Findings and Conclusions</u>	At the August 10, 2010 Planning Commission meeting, the Commission after hearing staff findings, voted to approve the Text Amendment.
<u>Exhibits Submitted to the Commission</u>	1. Staff Report dated July 20, 2010 2. Interoffice Review Transmittal Sheets 3. Property Notifications Map 4. Letter of Agency 5. Property Owner Letter 6. Zoning Code Text Amendment Application Dated June 23, 2010

SECTION 7: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED: _____

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

SECTION 5: This resolution shall take effect at the
earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)

