



Agenda

Oxford City Council

Court House

TUESDAY, OCTOBER 16, 2012

EXECUTIVE SESSION

7:15 p.m.

1. Roll Call. Richard Keebler, Mayor; Ken Bogard, Vice-Mayor; Kevin McKeehan; Bob Blackburn; Kate Rousmaniere; John Harman; Steve Snyder

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, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, proceed to the podium, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

REGULAR MEETING

7:30 P.M.

PLEDGE OF ALLEGIANCE

2. Approval of Agenda.

This facility is wheelchair accessible. If you plan to attend this meeting and you have a disability that requires special arrangements, please notify the City Manager's office 48 hours in advance so that reasonable accommodations can be made.

3. Public Participation.

- A. Presentation - Butler County Visitors Bureau Wayfinding Program - Alan Kyger
- B. Public Comments.

The purpose of the Public Comments Section is for members of the Public to speak to the City Council on any subject not scheduled on the Agenda, except Consent Agenda items. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff or other members of the public and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

4. Consent Agenda.

- A. Minutes of the October 2, 2012 City Council Meeting. (Mary Ann Eaton, Clerk of Council)



Minutes

- B. Report regarding the October 3, 2012 Environmental Commission Meeting. (Mike Dreisbach, Service Director)



Report

5. Resolutions.

- 1. A Resolution accepting the bid submitted by Innovative Concrete and Utility Construction, LLC. and authorizing the City Manager to enter into a contract with Innovative Concrete and Utility Construction, LLC. for the repair of City owned sidewalk sections and the installation of handicap ramps set forth on Exhibit "A" at a cost of \$84,711.90 plus a contingency amount of 12.145% of the contract price or \$10,288.10 for a total cost not to exceed \$95,000.00 to fully utilize the budgeted Community Development Block Grant (CDBG) funds. (Mike Dreisbach, Service Director)



Staff Report/Resolution

6. Ordinances.

- A. First Reading - None.
- B. Second Reading

1. An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment For Property Located At 303 South Patterson Avenue Oxford, Ohio, And Rezoning The Property From The Miami University District To The Western College For Women Historic District. (Jung-Han Chen, Community Development Director).



Staff Report/Ordinance

7. A. Announcements & Communications. The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, the Oxford City Council, or the City staff.

1. Remarks from City Council and City Staff.

B. Future Meetings.

WED - Oct 17 Board of Zoning Appeals Meeting 7:30 p.m. Canceled

THUR - Oct 18 City Council Budget Work Session 6:30 p.m.

FRI - Oct 19 Student Community Relations Commission Meeting 3:45 p.m. LCNB

THUR - Oct 23 Recreation Board Meeting 4:00 p.m. THS Media Center

TUES - Oct 23 City Council Budget Work Session 6:30 p.m.

WED - Oct 24 Civil Service Commission Meeting 7:00 p.m.

THUR - Oct 25 City Council Budget Work Session 6:30 p.m.

FRI - Oct 26 Community Improvement Corporation Meeting 12:00 p.m. LCNB

FRI - Nov 2 Student Community Relations Commission Meeting 3:45 p.m. LCNB

TUES - Nov 6 City Council Meeting 7:30 p.m.

WED - Nov 7 Community Relations Commission Meeting 4:30 p.m. Municipal Building

WED - Nov 7 Historic and Architectural Preservation Commission Meeting

WED - Nov 7 Environmental Commission Meeting 7:00 p.m. Municipal Building

THUR - Nov 8 Police Advisory Board Meeting 7:00 p.m. Senior Citizens Center

TUES - Nov 13 Planning Commission Meeting 7:30 p.m.

THUR - Nov 15 Recreation Board Meeting 4:00 p.m. Senior Citizens Center

WED - Nov 16 Student Community Relations Commission Meeting 3:45 p.m. LCNB

MON - Nov 19 Housing Advisory Commission Meeting 7:00 p.m. Municipal Building

TUES - Nov 20 City Council Meeting 7:30 p.m.

WED - Nov 21 Board of Zoning Appeals Meeting 7:30 p.m.

THUR - Nov 22 Holiday - City Offices Closed

FRI - Nov 23 Holiday - City Offices Closed

WED - Nov 28 Civil Service Commission Meeting 7:00 p.m.

8. Adjourn.

A Regular meeting of the Oxford City Council was called to order by Mayor Richard Keebler on Tuesday, October 2, 2012 at 7:30 p.m. Those members present were Ken Bogard, Bob Blackburn, John Harman, Kevin McKeegan, Kate Rousmaniere and Steve Snyder.

Staff members present: Mr. Doug Elliott, City Manager; Mr. Mike Dreisbach, Service Director; Mr. Bob Holzworth, Police Chief; Mr. Joe Newlin, Finance Director; Mr. Jung-Han Chen, Community Development Director; Mr. Alan Kyger, Economic Development Director; Mr. John Detherage, Fire Chief; Ms. Gail Brahier, Parks and Recreation Director; Mr. Steve McHugh, Law Director, and Ms. Kim Newton, Assistant to the City Manager.

PLEDGE OF ALLEGIANCE

Mayor Keebler requested the Pledge of Allegiance.

APPROVAL OF AGENDA

Mr. Bogard moved to approve the agenda. Mr. Blackburn seconded. The motion passed 7-0-0.

PUBLIC PARTICIPATION

PROCLAMATION **'FIRE PREVENTION WEEK'**

Mayor Keebler read the Proclamation and presented it to Chief Detherage.

Chief Detherage thanked Council for the Proclamation and advised to celebrate Fire Prevention Week, the Fire Department, with the help of a fraternity, would finish distributing the grant provided smoke detectors by going door to door in as many neighborhoods as possible. Chief Detherage noted the smoke detectors were also available at the Fire Station free of charge.

PUBLIC COMMENTS

There were no public comments.

CONSENT AGENDA

MINUTES

Minutes of the September 18, 2012 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORTS

Report regarding the September 11, 2012 Planning Commission Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the September 19, 2012 Board of Zoning Appeals Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the September 20, 2012 Recreation Board Meeting. (Gail Brahier, Parks and Recreation Director)

Report regarding the September 26, 2012 Civil Service Commission Meeting. (Donna Heck, Human Resources Director)

Mr. Snyder moved to approve the consent agenda. Mr. McKeehan seconded. The motion passed 7-0-0.

RESOLUTION **2013 CDBG FUNDS**

A Resolution No. 4702 authorizing the City Manager to submit eligible projects to the Butler County Board of Commissioners for the 2013 Community Development Block Grant Program (CDBG) year application. (Mike Dreisbach, Service Director)

Mr. Dreisbach advised the City would receive approximately \$111,000.00 next year in Community Development Block Grant funds. Mr. Dreisbach noted the funds traditionally had been used for the removal of architectural barriers from street corners in the City and the installation of new handicapped accessible ramps to improve access to the City's sidewalk network. Mr. Dreisbach advised he would like to continue that practice for 2013 and a Resolution was necessary to submit with the application to Butler County.

Mr. Bogard noted in the past the City received \$130,000.00 in CDBG funds and inquired why the amount was less for 2013. Mr. Dreisbach advised the program was re-evaluated about 5 years ago and the City received 10% of what was allocated to Butler County.

Mr. Bogard moved to adopt Resolution No. 4702. Ms. Rousmaniere seconded. The motion passed 7-0-0.

ORDINANCE **FIRST READING** **ZONING MAP AMENDMENT**

An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment For Property Located At 303 South Patterson Avenue Oxford, Ohio, And Rezoning The Property From The Miami University District To The Western College For Women Historic District. (Jung-Han Chen, Community Development Director)

Mr. Chen advised the proposed Ordinance would expand the Historic District Overlay of the Western College for Women Historic District to include the Langstroth Cottage at 303 S. Patterson Avenue. Mr. Chen noted the site was a state and national historic landmark and was owned by Miami University. Mr. Chen advised the HAPC received a recommendation from the Smith Library of Regional History to include the Langstroth Cottage in the Western College for Women Historic District after research revealed that it was not within the boundary of the District even though it had connections to Western College.

Mayor Keebler advised the Planning Commission felt it made sense to include this site in the Western College for Women Historic District. Mayor Keebler noted the second reading of the proposed Ordinance would take place at the next meeting.

ORDINANCES
SECOND READING

None.

ANNOUNCEMENTS

Mr. Elliott advised the 4th year of the Deer Management Program was underway and the City followed the State of Ohio hunting regulations and dates for hunting with bow and arrow for antlerless deer in this region. Mr. Elliott noted the hunting areas had been expanded to include 4 private parcels and additional hunters were added this year. Mr. Elliott advised the goal was to increase the number of deer taken under the program to restore the natural balance. Mr. Elliott noted the focus of the program was always on safety.

Mr. Elliott advised he and Mayor Keebler met with representatives from Duke Energy to discuss the next phase of their Smart Meter program. Mr. Elliott noted the residential switch over to the advanced metering infrastructure was 99% complete in Oxford and the large residential, commercial, and industrial service points would be complete by the summer of 2014.

Mr. Elliott noted he and Mr. Dreisbach met with a representative from the Office of Public Affairs for PUCO and discussed their Ohio Retail Electric Choice program whereby consumers could select their own supplier for the generation portion of their electric bill. Mr. Elliott noted in the Duke Energy service area 34% of residential customers were enrolled in the program as of June 2012. Mr. Elliott advised the percentage was higher for commercial and industrial customers.

Ms. Rousmaniere inquired how hunters were selected to participate in the City's Deer Management program. Mr. Elliott advised candidates filled out an application and went through a screening process which included a background check and a proficiency test. Mr. Elliott noted there were 16 hunters for this season and alternates.

Mayor Keebler noted during the meeting with Duke Energy he inquired if the smart meters had any impact on restoring electricity after an outage and Duke Energy advised yes, because they could determine exactly where the outages were and many times could reroute electricity to fill certain areas. Mayor Keebler also advised the smart meters could be read remotely.

Ms. Brahier recognized Matt Derickson who would serve as the Tallawanda High School representative on the Recreation Advisory Board for the 2012/2013 school year.

Ms. Brahier noted school was out on October 12th and the Parks and Recreation Department would conduct a Day Camp for kids that day. Ms. Brahier advised the Lions Club parade would take place on October 25th and events uptown would begin at 5:00 p.m. including pumpkin carving and a pet costume contest.

Mayor Keebler noted 'Trick or Treat' would be Wednesday, October 31st from 5:30 to 7:30 p.m.

Mr. Kyger noted he attended the Historic Marker Ceremony on Thursday which was a very nice event and the rededication of the newly renovated Marcum Hotel and Conference Center. Mr. Kyger advised he attended the ribbon cutting for O'Pub on Friday and the rededication of Off the Beaten Path on Saturday.

Ms. Rousmaniere advised Election Day was November 6th and early voting in Ohio began yesterday. Ms. Rousmaniere noted people could vote in person at the Board of Elections in Hamilton until November 2nd. Ms. Rousmaniere encouraged citizens to contact the Board of Elections for the exact early voting hours and days. Ms. Rousmaniere noted absentee ballots needed to be returned to the Board of Elections by November 3, 2012. Ms. Rousmaniere advised some polling locations had been changed and encouraged citizens to find their correct polling location prior to Election Day. Ms. Rousmaniere reminded everyone that the State of Ohio required citizens to have picture identification with them in order to vote. Ms. Rousmaniere noted the League of Women Voters would sponsor a Candidate Forum on Monday, October 15, 2012 at 7:00 P.M. at the Knolls of Oxford and their Voter Information Guide would be enclosed with the Oxford Press on Friday and would be distributed in several locations around town.

Mayor Keebler advised this was the fourth year for the Historic Marker Ceremony which was very well attended and noted his hope the program would continue as well as the Restoration Marker program. Mayor Keebler commended the HAPC for their efforts.

ADJOURN

Mr. Bogard moved to adjourn at 7:49 p.m. Mr. McKeehan seconded. The motion passed 7-0-0.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of: October 16, 2012

Service Department
Originating

Department

Account Code #: N/A

David Treleaven
Prepared By

Budgeted Amount: N/A

October 4, 2012
Date Prepared

Agenda Title: Environmental Commission Meeting of October 3, 2012

Recommendation: For Review and Consideration

Discussion:

Environmental Commission members present at the Wednesday, October 3, 2012 meeting were: Chair, Mr. Vince Hand; City Council Representative, Ms. Kate Rousmaniere; Mr. Charlie Ford, Mr. Wright Gwyn, and Ms. Kelly Church. A quorum was present. Vice-Chair, Mr. Kevin Armitage, and Planning Commission Representative, Mr. Ted Wong, had previously notified the Commission that they would be out of town and unable to attend the October meeting.

Minutes from the September 5, 2012 Commission meeting was unanimously accepted as presented.

Ms. Kate Rousmaniere apprised Commissioners that the Planning Commission is investigating non-conformity issues associated with the revisions to R-3 zoning (multi-family residential). The revisions to the R-3 zoning are intended to encourage re-development and/or improvements to existing apartment complexes by encouraging "green" sustainability features.

Mr. Vince Hand and Ms. Kelly Church updated the Commission regarding development of a storm water management ordinance. After reviewing many examples of existing storm water ordinance template, they recommend utilizing the example template from the Chagrin River Watershed Partners, Inc. (CRWP). One particularly advantageous feature of the CRWP model code development, adoption, and implementation templates is that they were developed to Ohio requirements and regulations. Also, the templates are broken into several components of a storm water management program, which should reduce the complexity of a storm water ordinance's development.

Staff requested that the Commission, acting on their duties as the City of Oxford's Tree Authority, recommend removal the Callery Pear (*Pyrus calleryana*) from the Urban Tree Management Plan's approved street tree list for "Medium Tees", and re-classify the Callery Pear to the "Trees Not Allowed" listing. The Ohio Department of Natural Resources has classified the Callery Pear as an invasive species, and encourages their dis-use as street trees. Secondly, Staff requested that the Commission recommend revising Oxford's Codified Ordinance Chapter 935.05 to include a minimum size specification for street trees to be planted in the community. The following two motions were passed unanimously:

(Continued)

Approved By:

Department Head:
City Manager:

Initial Date
DT \ 10/12/12

Motion:

The Environmental Commission, acting on their duties as the City of Oxford Tree authority, recommends the removal of the Callery Pear (*Pyrus calleryana*) from the approved street tree lists, and re-classify to the "Trees Not Allowed" listing in the Urban Tree Management Plan.

and

Motion:

The Environmental Commission, acting on their duties as the City of Oxford Tree authority, recommends that a minimum size specification for street trees to be planted is included in Codified Ordinance, Chapter 935 (entitled: "Trees, Shrubs and Other Plants"). Specifically, the Environmental Commission recommends the addition be placed in Section 935.05 (entitled: "Street Tree Species to be Planted") as indicated by the bolded sentence below:

935.05 STREET TREE SPECIES TO BE PLANTED.

The Tree Plan contains a list of the official Street Tree species for the City of Oxford. No species other than those included in this list may be planted as Street Trees without the written permission of the Service Director. **The tree(s) to be planted as street trees shall have calipers of at least two (2) inches DBH, with an appropriate height of branching for the tree's species.** The Tree Authority shall categorize street trees in three species size classes.
(Ord. 2385. Passed 3-7-95)

A copy of the proposed Urban Tree Management Plan (Revised October 2012) is attached.

The Commission adjourned at 8:45 p.m. The next regularly scheduled meeting of the Environmental Commission is on Wednesday, November 7, 2012 at 7:30 p.m. in the Municipal Building's Second Floor Conference Room.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: October 12, 2012

Account Code #: 126.012.52401

Budgeted Amount: \$ 95,000.00

Service Department

Originating Department

Michael B. Dreisbach, Service Director

Prepared By

October 12, 2012

Date Prepared

Agenda Title: 2012 Community Development Block Grant Contract Authorization

Recommendation: Approve

Discussion: The City's 2012 Operating Budget includes a total of \$130,000 in the Community Development Block Grant (CDBG) fund for the repair of City owned sidewalk sections and the installation of handicap ramps at designated street corners. Staff advertised using CDBG guidelines for the following tentative locations as indicated on the attached "Exhibit A".

Total estimated linear feet of curb / gutter replacements: **1,565 feet**

Total estimated square feet of sidewalk / ramp replacements: **6,041 sq. ft.**

Total new handicap ramps with tactile detection mats: **28**

The City advertised for bids in the *Oxford Press* and *Hamilton Journal* on September 28 and October 5, 2012. Six sealed bids were opened and publicly read on October 11, 2012 with the following results:

Innovative Concrete and Utility Construction, LLC.	\$ 84,711.90
Jackson Construction, Inc.	\$ 97,788.55
R.A. Miller Construction Co.	\$ 99,761.35
Hendy, Inc.	\$105,080.95
Arcon Builders	\$108,945.00
Adleta Construction	\$122,073.00

The lowest and best bid was provided by Innovative Concrete and Utility Construction, LLC. in the amount of \$84,711.90. Staff is requesting an authorized contingency of 12.145% in the amount of \$10,288.10, therefore the City will be able to fully utilize the available CDBG funds in the amount of **\$95,000.00**. Staff will add additional work to the scope of the agreement to fully utilize the budgeted CDBG funds.

Approved By:

Initial Date

Department Head:

MBD 10/12/12

City Manager:

ACM 10-12-12

RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID SUBMITTED BY INNOVATIVE CONCRETE AND UTILITY CONSTRUCTION, LLC. AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH INNOVATIVE CONCRETE AND UTILITY CONSTRUCTION, LLC. FOR THE REPAIR OF CITY OWNED SIDEWALK SECTIONS AND THE INSTALLATION OF HANDICAP RAMPS SET FORTH ON EXHIBIT "A" AT A COST OF \$84,711.90 PLUS A CONTINGENCY AMOUNT OF 12.145% OF THE CONTRACT PRICE OR \$10,288.10 FOR A TOTAL COST NOT TO EXCEED \$95,000.00 TO FULLY UTILIZE THE BUDGETED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS.

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

SECTION 1: The City advertised for bids in the *Oxford Press* and *Hamilton Journal* on September 28, 2012 and October 5, 2012. Six sealed bids were opened and publicly read on October 11, 2012. The lowest bid was provided by Innovative Concrete and Utility Construction, LLC. in the amount of \$84,711.90.

SECTION 2: The City Manager and Service Director recommend Council accept the bid of Innovative Concrete and Utility Construction, LLC. as the lowest and best bid for the repair of City owned sidewalk sections and the installation of handicap ramps set forth on Exhibit "A" at a cost of \$84,711.90 plus a contingency amount of 12.145% of the contract price or \$10,288.10 for a total cost not to exceed \$95,000.00 to fully utilize the budgeted CDBG funds.

SECTION 3: Council accepts the recommendation of the City Manager and Service Director and accepts the bid of Innovative Concrete and Utility Construction, LLC. for the repair of City owned sidewalk sections and the installation of handicap ramps set forth on Exhibit "A" at a cost of \$84,711.90 plus a contingency amount of 12.145% of the contract price or \$10,288.10 for a total cost not to exceed \$95,000.00 to fully utilize the budgeted CDBG funds.

SECTION 4: Council further authorizes the City Manager to enter into a contract with Innovative Concrete and Utility Construction, LLC. for the repair of City owned sidewalk sections and the installation of handicap ramps set forth on Exhibit "A" at a cost of \$84,711.90 plus a contingency amount of 12.145% of the contract price or \$10,288.10 for a total cost not to exceed \$95,000.00 to fully utilize the budgeted CDBG funds.

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)

2012 CDBG Walks and Ramps

Exhibit "A"

revised 9/24/12 - EK

Location	Lin Ft.Curb Removal & Replacement	Sq ft Sidewalk / Ramp Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	Catch Basin repair @ ADA Ramp
1320 Dana	69	276	0	
1321 Dana	10	65	0	
1341 Dana	20	55		
1340 Dana	10	75		
1328 Dana	10			
1329 Dana	15			
Dana & Daniel				
NE corner	60	150	1	
NW corner	43	150	1	
David & Dana (West End)				
NW corner	36	208	2	
NE corner	73	315	2	
SW corner	48	192	2	
SE corner	50	210	2	
David & Marcia (West end)				
SE corner	39	126	1	
NE corner	41	190	1	
David & David (across 718 David)				
	73	204	0	1
David & Marcia (East end)				
SE corner	38	273	1	
SW corner	48	154	1	
David & Dana (East End)				
NW corner	88	312	1	
SW corner	50	240	2	
SE corner	20	90	1	
Glenview & Dana				
NE corner	49	138	1	
SE corner	50	132	1	
501 Melissa	12			
541 Melissa	12		0	1
542 Melissa	15		0	1
530 Melissa	10		0	1
721 Melissa	10	16	0	1
724 Melissa	18		0	1
701 Melinda	15			
704 Melinda	11			
705 Melinda	15			
518 Glenview	28			1
519 Glenview	19			
732 & Dana Dr				
NW	30	240	2	
NE	56	90	2	
SW	34	280	2	
SE	50	200	2	

Totals for 2012 CDBG Sidewalks & Handicap Ramps

	Lin Ft.Curb Removal & Replacement	Sq ft Sidewalk Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	Catch Basin repair @ ADA Ramp
Totals of each	1275	4381	28	7

Alternate to 2012 CDBG Walks and Ramps

Page 2
revised 9/24/12 - EK

Location	Lin Ft.Curb Removal & Replacement	Sq ft Sidewalk / Ramp Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	Catch Basin repair @ ADA Ramp
Sandra & Locust @ Bridge				
NW	10	50		
NE	10	50		
SW	10	60		
City Park SE	260	1500		

Totals for Alternate 2012 CDBG Sidewalks and Handicap Ramps				
	Lin Ft.Curb Removal & Replacement	Sq ft Sidewalk Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	Catch Basin repair @ ADA Ramp
Totals of each	290	1660	0	0

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: October 2, 2012

Jung-Han Chen
Prepared By:

Account Code No. #:

Budgeted Amount:

September 21, 2012
Date Prepared:

Agenda Title:	PC-10-2012 Zoning Map Amendment – To expand the Historic District Overlay of the Western College for Women Historic District to include Langstroth Cottage, 303 S. Patterson Avenue, City of Oxford, Applicant
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Recommendation: Approval

Discussion:

The Historic and Architectural Preservation Commission (HAPC) recently received a recommendation from the Smith Library of Regional History to include the Langstroth Cottage into the Western College for Women Historic District after research findings revealed that it was not within the boundary of the District even though it had connections to Western College.

The site is a state and national historic landmark and is owned by Miami University. The former resident, Lorenzo Langstroth, was known internationally for inventing the moveable beehive system, which revolutionized the beekeeping industry.

On July 11, 2012, the HAPC met and considered this request and recommended that the Planning Commission recommend this to City Council. Miami University has not expressed any opposition to this overlay district expansion.

The Planning Commission held its Public Hearing on September 11, 2012 and voted 7-0-0 to recommend City Council approval.

Approved By:	Department Head:	<i>JHC 9/24/12</i>
	City Attorney:	<i>7/25 9/25/12</i>
	City Manager:	

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION AND GRANTING A ZONING MAP AMENDMENT FOR PROPERTY LOCATED AT 303 SOUTH PATTERSON AVENUE, OXFORD, OHIO, AND REZONING THE PROPERTY FROM THE MIAMI UNIVERSITY DISTRICT TO THE WESTERN COLLEGE FOR WOMEN HISTORIC DISTRICT.

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

SECTION 1: Council finds in accordance with Section 1135.02 of the Codified Ordinances of the City of Oxford, the Oxford Planning Commission held a public hearing on September 11, 2012, at 7:30 p.m., on the applicant's City of Oxford, application for a Zoning Map Amendment for property located at 303 South Patterson Avenue, Oxford, Ohio, rezoning the property from the Miami University District to the Western College for Women Historic District.

SECTION 2: The Oxford Planning Commission, after due deliberation, recommended granting the Zoning Map Amendment, and found that the proposed rezoning request was in keeping with the intended characteristics of the general vicinity of the property and was the most appropriate designation of the property in question.

SECTION 3: The Planning Commission found the request does comply with the intent of the Oxford Codified Ordinances and the Oxford Comprehensive Plan

SECTION 4: Council hereby accepts the report of the Oxford Planning Commission, and after due deliberation, finds for the granting of the Zoning Map Amendment rezoning 303 South Patterson Avenue, Oxford, Ohio, to Western College for Women Historic District.

SECTION 5: Council hereby grants the rezoning request to Western College for Women Historic District for the property as requested by the applicant, incorporating the application and documents submitted by the applicant as the term and condition of the granting of this rezoning request and orders that the official zoning map be amended.

SECTION 6: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW (STAFF)

Certification of Action

Oxford Planning Commission

Recommendation to City Council

<u>Report Date</u>	October 2, 2012
<u>Case Number</u>	PC-10-2012
<u>Applicant Information</u>	City of Oxford, Applicant
<u>Requested Action</u>	Zoning Map Amendment
<u>Summary of Request</u>	PC-10-2012 Zoning Map Amendment – To expand the Historic District Overlay of the Western College for Women Historic District to include Langstroth Cottage, 303 S. Patterson Avenue.
<u>Public Hearing Information</u>	On September 11, 2012 a Public Hearing took place at 118 W. High Street. A Public Hearing notice was published in the Oxford Press on August 11, 2012.
<u>Commission Action</u>	The Planning Commission voted 7-0-0 recommending approval to City Council.
<u>Commission Findings and Conclusions</u>	The Planning Commission approved this Zoning Map Amendment based on findings from the Smith Library of Regional History and the recommendation of the Historic & Architectural Preservation Commission (HAPC).
<u>Exhibits Submitted to the Commission</u>	1. Staff Report dated September 6, 2012 2. Interoffice Review Transmittal Sheets 3. Zoning Map Amendment Application dated July 27, 2012 4. Letter from Valerie Elliott, Smith Library of Regional History, dated June 19, 2012 5. Map 6. Legal Description 7. Photographs

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-10-2012

Date – September 6, 2012

APPLICATION

Applicant:	City of Oxford
Action Request:	Zone Map Amendment to expand the Historic District Overlay of the Western College for Women Historic District to include 303 South Patterson Avenue, 0.7 acres, Langstroth Cottage.
Address:	303 South Patterson Avenue
Parcels:	A 0.7 acre portion of Lot 3061, as described on attached legal description

DESCRIPTION

A recent recommendation came from the Smith Library of Regional History, sent to the Historic and Architectural Preservation Commission (HAPC). The Langstroth Cottage is not within the boundary of the Western College for Women Historic District. A letter from the Smith Library as well as a map of the area is attached. The former resident, Lorenzo Langstroth, is known internationally for inventing the moveable beehive system, which revolutionized the beekeeping industry. The site is a state and a national historic landmark and is owned by Miami University.

SURROUNDING NEIGHBORHOOD

The surrounding area is all Miami University owned property. The subject site and the site to the south (Career Services Office) are the only two residential scale buildings in the area. The remainder of the buildings in the area is larger institutional scale buildings.

COMPREHENSIVE PLAN

Cultural Resources

Objective 4 (p. 10.5)

- Enhance and improve the promotion and preservation of the city's historic and cultural resources
 - CR 4.1 Continue to support the work of the HAPC to develop and maintain an inventory of historic sites.
 - CR 4.2 Create a trail system to identify historic structures and sites.
 - CR 4.3 Collaborate with community organizations to promote historic and cultural tourism.
 - CR 4.4 Work with Heritage Ohio to develop a Main Street Program
 - CR 4.5 Encourage the preservation, restoration, rehabilitation and reuse of historic structures and sites.
 - CR 4.6 Consider historic and cultural resources in all land use decisions.

AGENCY COMMENTS

Fire	Returned without comment
Police	Returned without comment
Engineering	Returned without comment
Economic Development	No comments returned

PUBLIC COMMENT FORMS

No comments have been received to date.

STAFF ANALYSIS

Expanding the Western College for Women Historic District to include the adjacent Langstroth Cottage is a natural and logical extension. The current size of that district is 130 acres. The expansion would add 0.7 acres. The letter of explanation from the Smith Library, as well as the Objective of the Comprehensive Plan supports this expansion. On July 11, 2012, the HAPC met and considered this request and recommended that the Planning Commission recommend this to City Council. Miami University has not expressed any opposition to this overlay district expansion.

RECOMMENDATION

Staff recommends this be forwarded to City Council for adoption.

SUBMITTED

BY:


Sam Perry

Community Development Department

DATE: September 6, 2012

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 8/29/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

PC-10-2012 ZONING MAP AMENDMENT to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue, **City of Oxford, Applicant**

 X Review Revisions Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **9/5/2012** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by:



John Detheridge, Fire Chief

Date: 8-31-12

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 8/29/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

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 X Review Revisions Other

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Drawings are returned: w/comments without/comments ✓

Drawings reviewed by:



VICTOR POPESCU, CITY ENGR.

Date: 9-5-12

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 8/29/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

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PC-10-2012 ZONING MAP AMENDMENT to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue, **City of Oxford, Applicant**

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Comments or status update requested by: Lynn Taylor

Please return no later than: **9/5/2012** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by: _____



Bob Holzworth, Police Chief

Date: 9/4/2012

Zoning Map Amendment Application
City of Oxford, Ohio

REQUIRED INFORMATION

Name of Applicant:

City of Oxford
(Attach a Letter of Agency if the applicant is not the property owner.)

Mailing Address:

101 E High
524-5204

Telephone Number(s)

Email Address

Location of Property:

Langstroth Cottage 303 Patterson
(Indicate address if there is an existing structure or subdivision name and lot number if subdivided.) Ave.

Legal Description:

Total Area:

.7 Acres / Square Feet (circle one)

Existing Use of Property:

Current Zoning:

MU

Proposed Zone(s):

Proposed Use:

MU Western College for Women Historic District

SUBMISSION REQUIREMENTS

Please submit a vicinity map, at scale and a metes and bounds description of the property, the statement described below and the required fee of **\$150.00 plus actual postage**, made payable to the City of Oxford. The entire submission must be prepared in accordance with Chapter 1135, Zoning Code Amendments, of the City of Oxford Zoning Code.

On a separate sheet of paper, provide the names and addresses of all adjoining property owners within 200 feet of the site, including those across streets, roads, alleys and highways. NOTE: The Butler County website (www.butlercountyohio.org/auditor) is very helpful when searching for the mailing address of adjoining property owners. Once the site is up, click on online searches, then click on real estate. It will allow you to search by owner, address or parcel number. *Property Owner names will not be provided in the agenda packet.

Attach a statement which responds to the following questions:

- What is the relationship of the proposed zone change to the City of Oxford's Comprehensive Plan?
- How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.
- How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable?
- What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes).
- Why is the current zoning classification of the property no longer appropriate?

All materials and application fee must be delivered to the office of Community Development, Municipal Building, 101 East High Street, Oxford, Ohio 45056. Any questions should be directed to the Community Development Department at (513) 524-5204. Submit materials 45 days prior to the proposed meeting date.

NOTE: Incomplete applications will not be processed. City Staff will erect a public hearing sign on the subject property. It is the Applicant's responsibility to remove the signage once the hearing(s) are completed.

SIGNATURE OF APPLICANT:

Date:

Jung-Han Chen

7/27/12

PRINTED NAME:

Jung-Han Chen

FEE / RECEIPT

\$150 Fee plus Actual Postage Paid / Receipt Number:

NA

SMITH LIBRARY OF REGIONAL HISTORY

15 South College Avenue
Oxford, Ohio 45056
(513) 523-3035

June 19, 2012

Mr. Jung-Han Chen
Oxford Community Development Director
101 E. High St.
Oxford, OH 45056

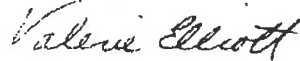
Dear Jung Han:

When the Western College for Women Historic District was created by the City in 1995, it did not include Langstroth Cottage, presumably because the similarly configured National Register district excluded the house with the statement, "When built, the building had no functional relationship to the seminary." While true, recent research shows that Langstroth's home was owned by Western for almost 70 years and was used for student housing, faculty housing, and as the residence of the dean of students. The house had more connection to Western College than several other buildings that are included in the Western district.

Because next year marks the 160th year since Western was chartered, and because HAPC is considering featuring the district in its May tours, and because Smith Library is in the process of producing a walking tour booklet for the district, I hope that the City of Oxford will consider adding Langstroth Cottage (a National Historic Landmark) to the Western College for Women Historic District.

Thank you.

Sincerely,



Valerie Elliott
Manager





OHIO
HISTORICAL
MARKER

LANGSTROTH COTTAGE

Reverend Lorenzo Langstroth, renowned as "The Father of American Beekeeping," lived in this simple two-story, eight-room house with his wife, Anne, and their three children from 1858 to 1887. Unchanged externally, the Greek Revival cottage features brick pilasters and pediments and a fan-shaped front window. In his garden workshop, Langstroth made experimental beehives, established an apiary, and on the ten acres that surrounded his home, grew buckwheat, clover, an apple orchard, and a "honey garden" of flowers. He imported Italian queen bees in efforts to improve native bees and shipped his queens to keepers across the United States and around the world. The Langstroth Cottage was placed on the National Register of Historic Places in 1976 and designated a National Historic Landmark in 1982.

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OHIO BICENTENNIAL COMMISSION, THE LONGABERGER COMPANY
MIAMI UNIVERSITY

THE OHIO HISTORICAL SOCIETY
2002



15-9

OHIO

HISTORICAL
MARKER

LORENZO LANGSTROTH,
"THE BEE-MAN OF OXFORD"

(Continued from other side)

Lorenzo Lorraine Langstroth was born in Philadelphia on December 25, 1810. Although educated at Yale to be a clergyman and teacher, he achieved international fame as an inventor and author. Fascinated from childhood by the intricate and orderly kingdom of honeybees, he discovered "bee space," an open space of not more than three-eighths of an inch which bees would not fill to bond their combs to hives. From this came the world's first moveable frame beehive, patented in 1852, which revolutionized beekeeping and the honey industry. His book, *Langstroth on the Hive and Honeybee* (1853) provided practical advice of bee management and is still in use. Langstroth died on October 6, 1895 in Dayton, Ohio. Appropriately, his tombstone in Woodlawn Cemetery reads "The Father of American Beekeeping."

OHIO BICENTENNIAL COMMISSION, THE LONGABERGER COMPANY
MIAMI UNIVERSITY
THE OHIO HISTORICAL SOCIETY
2002

15-9