City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Agenda

Oxford City Council

Court House

TUESDAY, DECEMBER 16, 2014

EXECUTIVE SESSION
None.

1. Roll call. Kevin McKeehan, Mayor; Kate Rousmaniere, Vice-Mayor; Mike Smith; Bob Blackburn; Steve Snyder; Richard Keebler; Edna Southard

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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
6:30 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 - Farmers Market - Larry Slocum.

   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 December 2, 2014 Public Hearing. (Mary Ann Eaton, Clerk of Council)

      Minutes

   B. Minutes of the December 2, 2014 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

      Minutes

   C. Report regarding the December 3, 2014 Historic and Architectural Preservation Commission Meeting. (Jung-Han Chen, Community Development Director)

      Report

   D. Report regarding the December 3, 2014 Environmental Commission Meeting. (Mike Dreisbach, Service Director)

      Report

   E. A Resolution authorizing the Police Chief and the Finance Director to dispose of contraband no longer needed as evidence., (Bob Holzworth, Police Chief)

      Staff Report/Resolution

   F. A Resolution authorizing the City Manager to close Lot 52 each Saturday in 2015 from 5:00 a.m. to 12:30 p.m. to permit the operation of the Farmer's Market within Lot 52 during said time. (Mary Ann Eaton, Clerk of Council)

      Staff Report/Resolution

5. Resolutions.

   1. A Resolution approving and authorizing an agreement, a copy of which is attached hereto as Exhibit "A" , between the City of Oxford and the University of Cincinnati Physicians Company, LLC for EMS medical direction and continuing education and authorizing the City Manager to execute the same. (John Detherage, Fire Chief)

Staff Report/Resolution

6. Ordinances. Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

A. First Reading.

1.An Ordinance To Regulate The Rates And Charges To Be Charged And Collected And The Services To Be Rendered By Glenwood Energy Of Oxford, Inc., Its Successors And Assigns, For Gas And Gas Service Furnished To All Of Its Customers Within The Corporate Limits Of The City Of Oxford During The Period Ending February 4, 2018, And Repealing And Superseding Ordinance Nos. 3147, 3157, And 3267, Which Together, Previously Regulated Such Rates, Charges, And Services. (Mike Dreisbach, Service Director)

Staff Report/Ordinance

B. Second Reading.

1.An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment To Establish A Neighborhood Conservation Overlay District In A R-1B (Single Family Medium Density Residential) District, And R-2A (Single and Two Family Residential) District For 17 Parcels Located On Christopher Drive Between Kelly Drive And Jeffrey Drive, In The City Of Oxford, Ohio. (Jung-Han Chen, Community Development Director)

Staff Report/Ordinance

2.An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment To Establish A Neighborhood Conservation Overlay District In A R-2A (Single And Two Family Residential) District For 70 Parcels Located On Melissa Drive, Melinda Drive, And Part Of Dana And David Drives, In The City Of Oxford, Ohio. (Jung-Han Chen, Community Development Director)

Staff Report/Ordinance

3.An Ordinance Accepting The Annexation Petition From Douglas R. Elliott, Jr. For 137.622 Acres Of Land In The Township Of Oxford, Butler County, Ohio, And Accepting Said Territory To Be Annexed. (Doug Elliott, City Manager)

Staff Report/Ordinance

4.An Ordinance Repealing Oxford Codified Ordinance Section 1143.12 Entitled General Business District, 1143.13 Entitled Office And Light Industrial District And 1143.14 Entitled Light Industrial District, And Adopting New Oxford Codified Ordinance Section 1143.12 Entitled General Business District, 1143.13 Entitled Office And Light Industrial District And 1143.14 Entitled Light Industrial District. (Jung-Han Chen, Community Development Director)

Staff Report/Ordinance

5.An Ordinance Repealing Oxford Codified Ordinance Section 1147.03 Entitled Use Specific Regulations & Potential Concerns And Adopting New Oxford Codified Ordinance Section 1147.03 Entitled Use Specific Regulations & Potential Concerns. (Jung-Han Chen, Community Development Director)

Staff Report/Ordinance

6.An Ordinance Repealing Oxford Codified Ordinance Sections 1159.03 Entitled Definitions (Beginning With The Letter "B") And 1159.14 Entitled Definitions (Beginning With The Letter "M") And Adopting New Oxford Codified Ordinance Section 1159.03 Entitled Definitions (Beginning With The Letter "B") And 1159.14 Entitled Definitions (Beginning With The Letter "M"). (Jung-Han Chen, Community Development Director)

Staff Report/Ordinance

7.An Ordinance Amending Ordinance No. 3249. Supplemental Budget Ordinance Number 8 To Make Supplemental Appropriations For Fiscal Year 2014. (Joe Newlin, Finance 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 - Dec 17 Board of Zoning Appeals Work Session 6:00 p.m. (Regular meeting cancelled)

THUR - Dec 25 Holiday - City Offices Closed

FRI - Dec 26 Holiday - City Offices Closed

THUR - Jan 1 Holiday - City Offices Closed

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

WED - Jan 7 Historic and Architectural Preservation Commission Meeting 6:00 p.m.

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

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

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

MON - Jan 19 Holiday - City Offices Closed

MON - Jan 19 Housing Advisory Commission Meeting Cancelled

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

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

WED - Jan 28 Civil Service Commission Meeting 6:00 p.m.

8. Adjourn.

The City of Oxford's Public Hearing regarding the Plan of Operation and Governance for Municipal Electric Aggregation was called to order by Mayor Kevin McKeehan on Tuesday, December 2, 2014 at 6:30 p.m. Those members present were Bob Blackburn, Richard Keebler, Kate Rousmaniere, Mike Smith, Steve Snyder and Edna Southard.

Staff members present: Mr. Doug Elliott, City Manager; Mr. Mike Dreisbach, Service Director; Mr. Joe Newlin, Finance Director; Mr. Jung-Han Chen, Community Development Director; Mr. Alan Kyger, Economic Development Director; Mr. Steve McHugh, Law Director and Ms. Mary Ann Eaton, Clerk of Council.

Present for Eagle Energy, LLC were Don Marshall, Dick Lonneman and Jim Macenko.

APPROVAL OF AGENDA

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

Mayor McKeehan advised Council wanted to hear commentary from everyone that wished to speak and reminded the public that the hearing was limited to one hour since the regular Council Meeting would begin at 7:30 p.m.

Mr. Elliott welcomed everyone and noted this was the next step in the implementation of the Oxford Municipal Electric Aggregation Program. Mr. Elliott advised Oxford's Issue 2 was adopted by the voters of Oxford on November 4th by a margin of 68% yes and 32% no. Mr. Elliott thanked those who supported the issue. Mr. Elliott noted the next step was the statutorily required process of holding two public hearings the first of which was tonight and the second one would be held on December 16th at 6:30 p.m. Mr. Elliott introduced Don Marshall, President of Eagle Energy, the firm the City selected to assist in implementing the program. Mr. Elliott advised Mr. Marshall would review the Plan of Operation and Governance and discuss the next steps. Mr. Elliott noted questions from the public would be entertained after Mr. Marshall's presentation. Mr. Elliott encouraged those who could not attend the Public Hearings to send an email or letter to the City Manager's Office.

ENTER INTO PUBLIC HEARING

Mr. Snyder moved to enter into the Public Hearing regarding Municipal Electric Aggregation at 6:33 p.m. Mr. Blackburn seconded. The motion passed 7-0-0.

Mr. Don Marshall, thanked Mr. Elliott and Council for allowing Eagle Energy to be the City's energy partner noting they looked forward to the partnership and to making the program as successful as possible. Mr. Marshall introduced his partners Mr. Dick Lonneman and Mr. Jim Macenko.

Mr. Marshall provided background information with regard to the electricity grid, the birth of aggregation and the deregulation laws that became effective in 2001. Mr. Marshall noted since 2001 people have had the opportunity to buy power just as major utility companies do.

Mr. Marshall advised in the marketplace, customers relied on the local utility (Duke Energy) to protect the distribution system and when customers bought power they were buying the generation of power by the cheapest source of supply possible whether it was from the State of Ohio, Pennsylvania, West Virginia, Michigan or whatever the case might be. Mr. Marshall noted once the City was certified by the PUCO Eagle Energy would issue a RFP to approximately 12 different utility companies and they would submit responses to the RFP ranging from their financial background, generation sources and their cost. Mr. Marshall advised Eagle Energy would evaluate the responses, explain what they had found and make a recommendation for the City to consider. Mr. Marshall noted once the City adopted a supplier Eagle Energy would negotiate the necessary contracts one of which was in the form of an opt-out letter from the supplier sent to those who qualified for the plan. Mr. Marshall advised residents would then have 21 days to opt-out of the plan. Mr. Marshall noted there was another 7 day period where Duke Energy would send a letter to the residents as a second chance to opt-out.

Mr. Marshall then discussed the 10 elements of the Plan of Operation and Governance noting the plan was ultimately negotiated with the selected supplier and submitted to the PUCO for approval.

Mr. Marshall explained the components of an electric bill which consisted of Supply (50%) Transmission (2%) and Distribution (48%) noting the supply portion of the bill was where the savings would occur through the electric aggregation program.

Mr. Keebler inquired what the typical opt-out policy was during the aggregation process. Mr. Marshall advised Eagle Energy would insist on no termination fees from the supplier and customers could come and go as they pleased.

Mr. Blackburn inquired if Duke Energy's letter would offer lower rates than the selected supplier and Mr. Marshall advised Duke's rates were fixed by the PUCO.

Mr. Elliott invited members of the public to come forward with any questions or comments.

Ms. Kate Rousmaniere, 10 Quail Ridge Drive, noted she served on Oxford's Environmental Commission and three of the members wrote a document entitled 'Electrical Aggregation Talking Points'. Ms. Rousmaniere distributed copies of the document to Council and some to the public to share. Ms. Rousmaniere noted the commission members wanted to discuss adding a renewable energy component to the aggregation portfolio. Ms. Rousmaniere referred to page 3 of the document which contained statements about why Oxford should opt for renewable energy in its aggregated energy portfolio noting the Environmental Commission, the League of Women Voters and a lot of citizens were in favor of renewables. Ms. Rousmaniere provided statistics about renewable energy usage in the United States and listed the types of energy both fossil and renewable fuels that could be included in an energy portfolio. Ms. Rousmaniere noted both Cincinnati and Cleveland had 100% renewable energy portfolios and the cost difference between their 100% renewable portfolio selection and the 100% fossil fuel alternative was minimal. Ms. Rousmaniere referred to the Village of Compton Hills, IL and advised their aggregation plan contained two options noting the default option was 50% fossil and 50% renewable and the opt-in option was 100% renewable. Ms. Rousmaniere inquired if Eagle Energy would consider this as an option for the City of Oxford given the community's commitment to renewable energy.

Mr. Marshall advised options could be included in the RFP and suggested Eagle Energy could ask for pricing for different terms 12, 24 and 36 months with a 100% and 50% renewable component verses the standard fossil fuel type generation.

Mr. Kevin Armitage, 26 Jeffrey Drive, advised he served on the Environmental Commission but was speaking as an Oxford resident to strongly urge Council to go 100% renewable for energy aggregation. Mr. Armitage noted fossil fuels were slightly cheaper only because other costs they imposed on society were not reflected in the energy bill. Mr. Armitage advised about 13,000 Americans died each year due to coal pollution and another 100,000 cases of asthma attack requiring hospitalization were due to coal pollution and 20,000 heart attacks occurred each year due to coal pollution. Mr. Armitage noted if these costs were factored into energy bills the moral and financial incentive would push people to renewables right away. Mr. Armitage advised that didn't include the issue of climate disruption which was the major issue the world was facing. Mr. Armitage noted we as a society needed to continue to bring down the cost of renewables and it would be smart for Oxford to get in on it now. Mr. Armitage advised renewables were fantastic for employment and noted twice as many Americans were employed by the solar industry as by the coal industry. Mr. Armitage noted renewables were great for job creation, great for public health and a great way to avoid a catastrophic potential for climate change.

Mr. Bill Levenderis, 6066 Contreras Road, noted he was in attendance as a consumer and as an Electric Choice connoisseur. Mr. Levenderis advised this area (the Duke market) had the cheapest electric in the State of Ohio having the river, coal plants and duel fuel plants. Mr. Leverderis noted it was good to lock in an electric rate so you knew exactly what you were paying but on the other hand if you were locked into something for 3 years and the market changed, the termination fee was significant. Mr. Levenderis advised right now if you looked on line, Duke customers had 90 choices, not 90 suppliers, but 90 choices, from 0% to 100% renewable. Mr. Levenderis noted the renewable discussion was very worthy but most people cared about cost. Mr. Levenderis advised Oxford aggregation was another choice. Mr. Levenderis noted his concern with fixed rates and with an opt-out program. Mr. Levenderis inquired if money was being spent for the energy consultant.

Mr. Elliott advised the cost for Eagle Energy's assistance would be passed on through the consumers and they would receive a rate of .0005 per kWh which was a standard rate. Mr. Elliott noted Eagle Energy assisted the City through the election process and assisted with the Public Hearings at no cost to the City. Mr. Elliott noted Eagle Energy would not receive any money until the aggregation program was up and running.

Mr. Elliott advised he would recommend a fixed rate for electric generation although it was Council's final decision. Mr. Elliott noted citizens could opt-out if they preferred a variable rate.

Mr. Marshall indicated that rates would be lower in an opt-out program because 90% of the residents would join. Mr. Marshall noted enrollment was 40-50% lower for an opt-in program because residents needed to take some initiative to get into the program.

Mr. Wright Gwyn, 505 W. Chestnut Street, advised he was in attendance as a citizen to encourage Council to follow the example set by Cincinnati and Cleveland whose programs were 100% renewable. Mr. Gwyn noted there was still an energy savings compared to the market price. Mr. Gwyn advised in the City of Cincinnati the cost difference between 100% renewable fuels and 100% fossil fuels was $5.00 per year for an average household. Mr. Gwyn noted as a resident of Oxford he would like the opportunity to purchase renewable energy in this portfolio. Mr. Gwyn noted if Council wanted to include fossil fuels, natural gas was the cleanest and a lot of power plants had been retrofitted to burn natural gas. Mr. Gwyn advised oil and coal were dirty fuels. Mr. Gwyn referred to Eagle Energy's hand-out 'Price To Compare' page and indicated he would like it to say 'City selects the most sociably responsible and lowest costing energy supplier' instead of 'City selects lowest cost supplier'. Mr. Gwyn noted we needed to think about the future and future generations.

Ms. Prue Dana, 6314 Fairfield Road, asked Mr. Marshall or Mr. Elliott to reiterate the aggregation process and inquired who made the final decisions. Mr. Elliott advised Council would make the final decisions. Mr. Elliott noted staff and Eagle Energy would prepare the plan and structure the RFP which would be shared with Council. Mr. Elliott advised the plan was primarily dictated by statute. Mr. Elliott noted staff and Eagle Energy would listen to the public and to Council and decide if the rate would be variable or fixed and if there would be a renewable component. Mr. Elliott noted his concern that if the RFP was too complex it would limit the bidders.

Mayor McKeehan advised when Council discussed putting this issue on the ballot it was meant to reduce costs for Oxford residents and the conversation was never about renewable energy. Mayor McKeehan noted after hearing from the public perhaps renewable energy was more important even if it was more expensive which may change the process. Mayor McKeehan advised Council marketed this issue as a way to lower costs to the public. Mayor McKeehan encouraged the public to attend the next Public Hearing and speak about whether they wanted to see lower costs or renewable energy in the plan.

Mr. Keebler noted he felt it was important that Council decided what should be included in the plan. Mr. Keebler advised only a small portion of the public was in attendance and there were a lot of citizens that Council had not heard from. Mr. Keebler reiterated that Council did not sell this idea on renewable energy they sold it on lowering costs. Mr. Keebler noted it was brought to Council by the League of Women Voters as a way to lower costs, not on renewable energy.

Mr. Vincent Hand, 511 E. Chestnut Street, noted lowest cost verses renewable was not quite so mutually exclusive. Mr. Hand advised he had a 2013 report from the Energy Information Agency comparing total systems costs for various energy systems projected to 2018 as follows:

Conventional coal	.10 kWh
Various types of gas fired energy	.06 to .07 kWh
Geothermal energy	.09 kWh
Wind energy	.085 kWh
Hydroelectric	.09 kWh
Solar photovoltaic	.14 kWh
Solar thermal	.26 kWh

Mr. Hand noted other coal technologies went into the teens as well and the cost may not be as disparate as people thought. Mr. Hand advised as a citizen he would like the option of choosing renewable energy.

Ms. Sandra Woy-Hazelton, 513 White Oak Drive, advised the League of Women Voters (LOWV) was very involved in most of this process and she felt they were quite clear that there was an important benefit in terms of environmental concerns. Ms. Woy-Hazelton noted they also expressed that this could be a 2fer in terms of being economically sound and environmentally responsible. Ms. Woy-Hazelton advised the LOWV tried very hard to say this was an environmental concern in their articles and in the forums they conducted. Ms. Woy-Hazelton inquired if there was a downside to requesting 100% renewable in a smaller City like Oxford. Mr. Elliott noted his hope the plan would be structured to be successful and to satisfy the residents. Ms. Woy-Hazelton noted she felt 100% fossil would not be acceptable in this community.

Mr. Elliott thanked everyone for their comments.

CLOSE PUBLIC HEARING

Mr. Smith moved to close the Public Hearing at 7:30 p.m. Ms. Southard seconded. The motion passed 7-0-0.

ADJOURN

Mr. Smith moved to adjourn at 7:30 p.m. Mr. Blackburn seconded. The motion passed 7-0-0.

A Regular meeting of the Oxford City Council was called to order by Mayor Kevin McKeehan on Tuesday, December 2, 2014 at 7:36 p.m. Those members present were Bob Blackburn, Richard Keebler, Kate Rousmaniere, Mike Smith, Steve Snyder and Edna Southard.

Staff members present: Mr. Doug Elliott, City Manager; Mr. Mike Dreisbach, Service Director; Mr. Joe Newlin, Finance Director; Mr. Jung-Han Chen, Community Development Director; Mr. Alan Kyger, Economic Development Director; Ms. Gail Brahier, Parks and Recreation Director; Mr. John Detherage, Fire Chief; Mr. Steve McHugh, Law Director and Ms. Mary Ann Eaton, Clerk of Council.

PLEDGE OF ALLEGIANCE

Mayor McKeehan requested the Pledge of Allegiance.

APPROVAL OF AGENDA

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

PUBLIC PARTICIPATION

PUBLIC COMMENTS

There were no comments from the public.

CONSENT AGENDA

MINUTES

Minutes of the November 18, 2014 City Council Meeting. (Mary Ann Eaton, Clerk of Council)

REPORTS

Report regarding the November 11, 2014 Planning Commission Meeting. (Jung-Han Chen, Community Development Director)

Report regarding the November 20, 2014 Civil Service Commission Meeting. (Donna Heck, Human Resources Director)

RESOLUTION
SALVAGED VEHICLES

A Resolution No. 4877 authorizing the sale of salvaged, junk and/or abandoned motor vehicles. (Bob Holzworth, Police Chief)

RESOLUTION
WAIVE METER FEES

A Resolution No. 4878 authorizing the City Manager to waive parking meter fees on High Street, East Park Place, West Park Place, Poplar Street, Main Street and Beech Street between Walnut Street and Church Street, and in the southern (2-hr) section of Lot 52 from 9:00 a.m. on December 15, 2014 until 6:00 p.m. on December 31, 2014. The two hour restriction for meters in these locations will remain in effect. (Bob Holzworth, Police Chief)

Mr. Keebler moved to approve the consent agenda. Ms. Rousmaniere seconded. The motion passed 7-0-0.

ORDINANCES
FIRST READING

ORDINANCE
ACCEPTING ANNEXATION

An Ordinance Accepting The Annexation Petition From Douglas R. Elliott, Jr. For 137.622 Acres Of Land In The Township Of Oxford, Butler County, Ohio, And Accepting Said Territory To Be Annexed. (Doug Elliott, City Manager)

Mr. Elliott advised the City was informed in October that the Butler Country Board of Commissioners approved the annexation of 137.622 acres of land to the City of Oxford. Mr. Elliott noted the statutory time period had elapsed and the proposed Ordinance accepts the annexation. Mr. Elliott advised the Butler County Engineer approached staff in 2012 about replacing the Bonham Road bridge and asked if the City would be willing to annex the land and lower the speed limit from 45 to 35 mph which would save on construction costs for the replacement bridge. Mr. Elliott noted this had been a long process he was pleased to bring the legislation to Council.

Mayor McKeehan inquired if there were any comments from the public and there were none.

Mayor McKeehan noted Council had discussed this issue a variety of times during the process.

ORDINANCE
ZONING MAP AMENDMENT

An Ordinance accepting the Planning Commission's Recommendation And Granting A Zoning Map Amendment To Establish A Neighborhood Conservation Overlay District In A R-1B (Single Family Medium Density Residential) District, And R-2A (Single And Two Family Residential) District For 17 Parcels Located On Christopher Drive Between Kelly Drive And Jeffrey Drive, In The City Of Oxford, Ohio. (Jung-Han Chen, Community Development Director)

Mr. Chen advised the proposed Ordinance was for a Neighborhood Overlay District to be established for Christopher Drive between Kelly Drive and Jeffrey Drive.

Mr. Chen noted the petition was before Council in September and before the Planning Commission in November. Mr. Chen advised in November the Planning Commission had a lengthy discussion and felt the Zoning Map Amendment met the decision standards as stipulated on page 33 of Council's packet. Mr. Chen noted there were 17 parcels in the proposed district and 13 signatures were obtained on the petition which exceeded the 2/3 requirement. Mr. Chen advised the Planning Commission recommended that Council adopt the proposed Zoning Map Amendment.

Mayor McKeehan inquired if there were any comments from the public or from Council and there were none.

ORDINANCE
ZONING MAP AMENDMENT

An Ordinance Accepting The Planning Commission's Recommendation And Granting A Zoning Map Amendment To Establish A Neighborhood Conservation Overlay District In A R-2A (Single And Two Family Residential) District For 70 Parcels Located On Melissa Drive, Melinda Drive, And Part Of Dana And David Drives, In The City Of Oxford, Ohio. (Jung-Han Chen, Community Development Director)

Mayor McKeehan noted that Ms. Southard recused herself as she was a resident of the Southern Knolls neighborhood.

Mr. Chen advised the proposed Ordinance was for another Neighborhood Conservation Overlay District specifically on Melissa Drive, Melinda Drive, and parts of Dana and David Drives for a total of 70 parcels. Mr. Chen noted the petition was before Council in September and the Planning Commission in November and the Planning Commission recommended approval of the Overlay District. Mr. Chen advised the map of the area was shown on page 56 of Council's packet and the petition met the boundary definition and the 2/3 requirement. Mr. Chen offered to answer any questions.

Ms. Linda Musmeci Kimball, 724 Melinda Drive, advised an overwhelming majority, over 75% of the neighborhood residents in the proposed district were in favor of designating their neighborhood a Conservation Overlay District. Ms. Musmeci Kimball noted the reasons for petitioning the City were clearly spelled out in the City Ordinance that established the Neighborhood Conservation Overlay District. Ms. Musmeci Kimball advised the Ordinance came as a welcomed opportunity for many Oxford neighborhood residents who were jumping at the chance to restrict only certain rental use of single family dwellings and to preserve the owner occupied character of their neighborhoods which was their right as citizens and their right to protect and use their property and their homes in the manner intended by the City's own zoning classification. Ms. Musmeci Kimball noted the proposed overlay district was in a R-2A zone which was designated as a single and 2 family residential zone. Ms. Musmeci Kimball noted without this protection their neighborhood might be over-run by high occupancy rental properties driving out single and 2 family residents because of the impact these kind of rental properties could have on the desirability and privacy of residential neighborhoods just as it had done in so many Oxford neighborhoods.

Mayor McKeehan inquired if there were any comments from Council and there were none.

ORDINANCE
PRELIMINARY
PLANNED DEVELOPMENT

An Ordinance Approving The Preliminary Planned Development On 37.08 Acres Of Land Fronting Southpointe Parkway In The City Of Oxford, Ohio, To Allow A New Planned Development For Residential Use. (Jung-Han Chen, Community Development Director)

Mr. Chen advised this was a Planned Development proposed for 37.08 acres that was rezoned in April from OI to R-2A. Mr. Chen noted the applicant came before the Planning Commission in August for a concept review and to seek comments from the Planning Commission regarding the proposal. Mr. Chen advised the Planning Commission provided their comments and the applicant came back in September with a formal application. Mr. Chen advised during that hearing, the applicant requested that the case be tabled but also sought additional comments from the Planning Commission. Mr. Chen noted the final hearing was in October and the differences between the September and the October proposal were shown on page 81 of Council's packet. Mr. Chen advised the total dwellings were reduced from 222 to 192 and the total bedrooms were reduced from 784 to 650. Mr. Chen noted even with these reductions the Planning Commission felt the proposal did not meet 4 of the decision standards as outlined in the Planned Development regulations as follows:

(3) The uses and site plan will satisfy the general intent of this Zoning Code.
(4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan.
(9) The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, etc.
(11) The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, etc.

Mr. Chen advised the Planning Commission made a unanimous decision to recommend denial of the proposed development at this site.

Mr. Travis Vencel, Trinitas Development, LLC., advised Trinitas was a 30 year old company and they had associated themselves with a local engineering firm and a local architectural firm to put this project together. Mr. Vencel noted the decision before Council was to move forward with the planned development that met the goals of the Comprehensive Plan and the zoning ordinance or to move forward with the by-right subdivision. Mr. Vencel advised the Fields of Southpointe was a combination of single family and 2 family dwellings with 192 units and 650 bedrooms on 38.07 acres. Mr. Vencel showed a PowerPoint slide of what the units would look like based on similar units they had built in Indiana. Mr. Vencel advised he wanted to make a couple of points that came up during discussions with the Planning Commission. Mr. Vencel noted the City was required to build the future connector road to the east of the property based on the development agreement that was in place currently. Mr. Vencel advised another question was whether or not Southpointe Parkway was a collector road by definition. Mr. Vencel noted it was by all definitions a collector and it was consistent with the design standards for a collector street. Mr. Vencel advised the Planning Commission found the proposal did not meet 4 of the decision standards for a planned development and he disagreed with their findings.

Mr. Vencel referred to decision standard (3) and noted the permitted uses in a R-2A zone were single family and two family dwellings, accessory buildings and Day Care Home Type B family. Mr. Vencel advised they were proposing singles and doubles which clearly met the use as set forth in the zoning code. Mr. Vencel referred to decision standard (4) and noted the property was zoned for residential use and that was what the Comprehensive Plan called out for. Mr. Vencel advised the property was served by all public facilities including public transportation, it provided a variety of housing types to serve diverse needs of the community and they were providing only singles and doubles which was what it was zoned to do. Mr. Vencel noted the proposed development relieved housing pressures on rentals in core neighborhoods as Council had heard tonight. Mr. Vencel referred to decision standard (9) and advised the traffic analysis was considered and bike and public transportation were in the analysis and served by the site. Mr. Vencel noted he did not know how much more public service you could have than to have all utilities to the site, a bike path to the site, roads adequately served to the site and the improvements to US 27 were more than sufficient to handle the traffic. Mr. Vencel referred to decision standard (11) and noted the design standards in the planned development far exceeded the design standards in the zoning ordinance and a by-right subdivision would not have the design standards the planned development would have. Mr. Vencel advised he believed if the planned development exceeded what was required by the zoning code then it must be harmonious with the code. Mr. Vencel noted the planned development was less dense, there would be less traffic, less public infrastructure, more open space, more landscaping, more buffer and there would be more design control with the planned development. Mr. Vencel showed a slide of a by-right subdivision which Trinitas would be willing to build and it would have 194 units with 776 bedrooms. Mr. Vencel noted there would be no architectural control, no site amenities, no public trails, no open space and there would be almost 5 acres of streets. Mr. Vencel advised Trinitas would be required to build the streets and the City would be obligated to maintain them. Mr. Vencel noted the planned development met the goals of the Comprehensive Plan and the zoning ordinance and if Council did not believe that they would have a by-right subdivision. Mr. Vencel advised the planned development with conditions or comments that could be addressed through the final planning process would exceed the by-right subdivision since a by-right subdivision did not have a final planning process. Mr. Vencel noted with a planned development there would be a single property owner as opposed to 100 different land owners and there would be 3 drives onto Southpointe Parkway as opposed to 18 drives and 3 streets onto Southpointe Parkway. Mr. Vencel advised the planned development had 28.3% open space and the by-right would only have about 23%. Mr. Vencel noted Trinitas would be willing to do the public trails infrastructure in the planned development and additional services would be very limited. Mr. Vencel advised there would be no additional trash pick-up and no additional street maintenance under the planned development as that would be the owners responsibility. Mr. Vencel noted in a by-right subdivision there would be 100 more trash pick-ups to make, more water meters and water lines to install and City streets to maintain. Mr. Vencel advised it was 650 beds for the planned development or 776 beds for the by-right subdivision. Mr. Vencel noted he looked forward to hearing Council's comments.

Mayor McKeehan inquired how many one and two-family developments Trinitas had built and Mr. Vencel advised this would be their third. Mayor McKeehan inquired how many single-family subdivisions they had built and Mr. Vencel advised six or eight.

Ms. Rousmaniere noted Mr. Vencel said Council had 2 options, they could either approve the planned development or the by-right subdivision. Ms. Rousmaniere stated she did not understand that as being her charge and inquired what it meant. Mr. Vencel advised a by-right was required to be approved if it met all of the requirements of the subdivision ordinance. Mr. Vencel noted what was presented to staff a few weeks ago met all of the requirements of the subdivision ordinance but it had not been formally petitioned. Mr. Vencel advised if he came forward with it the City would be required to approve it because that is what the subdivision ordinance stated. Ms. Rousmaniere inquired if Council did not approve the planned development would Mr. Vencel come forward with the by-right subdivision and Mr. Vencel advised yes.

Mr. Keebler inquired if there was such a thing as a by-right subdivision noting the City's subdivision ordinance required Planning Commission and Council approval and there was some give and take similar to the planned development process. Mr. Chen noted Trinitas had the right to develop the land but the project had to meet the subdivision requirements and go through the same process as they had for the planned development.

Ms. Rousmaniere noted it sounded like if Council did not approve the planned development that Trinitas would automatically build the subdivision but that was not the case since there was a process and Mr. Vencel agreed that there was a public process.

Mr. Cal Conrad, 5226 Westgate Drive, noted each of us had disagreed on occasion with the decisions of the Planning Commission but rarely had he seen a Planning Commission that was unanimous in their advice to Council. Mr. Conrad advised Council appointed the Planning Commission members to represent all citizens of Oxford and he trusted that they thoughtfully examined this proposal. Mr. Conrad encouraged Council to honor the Planning Commission's recommendation.

Mr. Snyder thanked Councilors for their questions noting he felt the questions were pertinent.

ORDINANCE
NEW SECTIONS 1143.12,
1143.13 AND 1143.14

An Ordinance Repealing Oxford Codified Ordinance Section 1143.12 Entitled General Business District, 1143.13 Entitled Office And Light Industrial District And 1143.14 Entitled Light Industrial District, And Adopting New Oxford Codified Ordinance Section 1143.12 Entitled General Business District, 1143.13 Entitled Office And Light Industrial District And 1143.14 Entitled Light Industrial District. (Jung-Han Chen, Community Development Director)

Mr. Chen advised the proposed ordinance and the following two were all related. Mr. Chen noted several months ago the issue of mini-warehouses and business incubators came before Council and Council directed the Planning Commission to look at the possibility of including those uses in the zoning code. Mr. Chen reminded everyone that in 2003 the zoning code was rewritten and those uses were removed. Mr. Chen noted the Planning Commission held two Work Sessions and felt it was appropriate to place the mini-warehouse and business incubator uses in the General Business District and in the Light Industrial District. Mr. Chen advised the Planning Commission also felt there needed to be some design guidelines to ensure the proposed use was compatible with the surrounding neighborhood and the surrounding uses.

Mr. Chen noted the first ordinance would amend the GB and LI Districts to include mini-warehouses and business incubators as a conditional use and the OI District was amended just to update the reference Chapter 1141.

Mr. Kyger thanked Council for considering the proposed legislation noting a business owner wanted to explore opening a mini-warehouse only to find that use had been removed from the zoning code. Mr. Kyger noted the proposed legislation would put those uses back in the zoning code so they could be considered. Mr. Kyger referred to the next ordinance and advised he did not totally agree with the requirement of having a minimum of two acres for a mini-warehouse business. Mr. Chen advised since these would be conditional uses the Planning Commission could ask Council to waive the two acre requirement if they felt that was appropriate.

Mayor McKeehan inquired if there were any comments from the public and there were none.

Mr. Snyder advised he felt this was a positive step and a good re-use of buildings that become vacant.

Mr. Keebler advised there was a lot of discussion during the Planning Commission's deliberation on this matter. Mr. Keebler noted one concern was that these businesses did not take prime commercial space and preferred that they be located to the rear of a retail establishment. Mr. Keebler advised these uses should not have been removed from the zoning code because they were viable businesses.

ORDINANCE
NEW SECTION 1147.03

An Ordinance Repealing Oxford Codified Ordinance Section 1147.03 Entitled Use Specific Regulations & Potential Concerns And Adopting New Oxford Codified Ordinance Section 1147.03 Entitled Use Specific Regulations & Potential Concerns. (Jung-Han Chen Community Development Director)

Mr. Chen advised the Planning Commission identified certain concerns related to the addition of mini-warehouses and business incubators as conditional uses and added some regulations to address those concerns. Mr. Chen noted the proposed regulations were shown on pages 150 and 151 of Council's packet.

Mayor McKeehan inquired if there were any comments from the public or from Council and there were none.

ORDINANCE
NEW SECTIONS 1159.03
AND 1159.14

An Ordinance Repealing Oxford Codified Ordinance Sections 1159.03 Entitled Definitions (Beginning With The Letter "B") And 1159.14 Entitled Definitions (Beginning With The Letter "M") And Adopting New Oxford Codified Ordinance Section 1159.03 Entitled Definitions (Beginning With The Letter "B") And 1159.14 Entitled Definitions (Beginning With The Letter "M"). (Jung-Han Chen, Community Development Director)

Mr. Chen advised the proposed ordinance would add definitions for mini-warehouse and business incubator into the zoning code chapter for definitions.

Mayor McKeehan inquired if there were any comments from the public or from Council and there were none.

ORDINANCE
SUPPLEMENTAL BUDGET

An Ordinance Amending Ordinance No. 3249. Supplemental Budget Ordinance Number 8 To Make Supplemental Appropriations For Fiscal Year 2014. (Joe Newlin, Finance Director)

Mr. Newlin advised this was the last supplemental for the year. Mr. Newlin discussed the adjustments to the budget as outlined on pages 159 and 160 of Council's packet.

Mayor McKeehan inquired if there were any comments from the public or from Council and there were none.

ANNOUNCEMENTS

Mr. Elliott advised the City received a letter from the Government Finance Officers Association informing him that the City's Comprehensive Annual Financial Report (CAFR) for fiscal year ended 2013 qualified for a certificate of achievement for excellence in financial reporting. Mr. Elliott noted this was the 30th year the City qualified for the certificate of achievement. Mr. Elliott advised a lot of time and effort went into preparing the CAFR and thanked Mr. Newlin and his staff for continuing to receive this award. Mr. Elliott noted the CAFR was posted on the City's website and it contained a lot of useful information.

Mr. Elliott advised the amended Substitute House Bill 5 might be voted on this week by the Senate Ways and Means Committee. Mr. Elliott noted he had hoped to see some amendments to the bill but as it stood the City would lose an additional $100,000 per year on the heels of the elimination of estate tax of approximately $150,000 per year and cuts to local government funding of $450,000. Mr. Elliott reiterated that he hoped to see a compromised bill with HB5 but as of yet that was not the case. Mr. Elliott advised the goal of HB5 was to make Ohio's Municipal Income Tax laws more uniform. Ms. Rousmaniere inquired if Mr. Elliott knew how our local representatives felt about the bill. Mr. Elliott advised the House representative voted for the bill.

Mr. Dreisbach advised the Streets and Maintenance Division continues with the curb-side leaf pick-up and completed the Mile Square over the Thanksgiving break. Mr. Dreisbach noted one more round would be made through all neighborhoods.

Mr. Dreisbach advised pilings would begin to be installed for the new bridge on 27 South in the next few days.

Mr. Keebler asked for an update on the Fire Station project noting the progress seemed to be slow.

Mr. Dreisbach advised the contractor had been working below grade in the basement and there had been some mechanical issues. Mr. Dreisbach noted those issue should be resolved in the next couple of days and the walls and roof would be constructed soon.

Ms. Brahier advised the holidays were upon us and Oxford was hosting events December 4th, 5th and 6th. Ms. Brahier noted the Chamber was hosting the second annual Holiday Walk on December 4th from 5-8 p.m. Ms. Brahier advised the Mayor would light the holiday tree on Friday and there would be visits from Santa on Friday and Saturday. Ms. Brahier noted live reindeer would be Uptown on Friday along with an ice sculpture and free carriage rides. Ms. Brahier advised all of the choruses from the Talawanda School District would perform as well. Ms. Brahier noted all of the events were posted on the City's website.

Mr. Kyger announced Chick-Fil-A Express was now open at 313 S. College Avenue.

Mr. Kyger advised he, the City Manager and the Mayor attended a very informative meeting hosted by a group called 'All Aboard'. Mr. Kyger noted the group was spearheading an effort to connect Cincinnati, Indianapolis and Chicago by rail utilizing a line called the 'Hoosier Line'.

Ms. Rousmaniere advised it was good to hear from citizens during the Public Hearing for Electric Aggregation this evening. Ms. Rousmaniere noted her hope people would continue to send comments via letter, email or phone calls on this issue or any other issue. Ms. Rousmaniere advised she listened carefully to the voice of people who contacted her and tried to represent their interests as best as possible.

Mr. Blackburn advised the Oxford Community Choice Pantry had an opportunity to receive a $20,000 grant through Wal-Mart and noted they were in the top 75 of 150 entities in the pool. Mr. Blackburn advised this was accomplished by voting once a day from 12/2 to 12/12 at www.walmartholidaymakeover.com

Mr. Blackburn encouraged everyone to attend the Holiday Festival on Friday.

Mr. Smith noted the Uptown lights and decorations looked beautiful and advised Mr. Dreisbach that he received compliments on the Uptown constantly.

Mayor McKeehan thanked Mr. Newlin and his staff for their efforts in obtaining the award once again for the City's CAFR.

Mayor McKeehan wished the Miami students a safe winter break and reminded them to lock their homes while they were gone and to register for vacant house checks with the Oxford Police Department.

Mayor McKeehan noted the Lions Club Christmas Tree Sale was still going on and encouraged people to support the local community through the Christmas Tree sales.

ADJOURN

Mr. Smith moved to adjourn at 8:37 p.m. Ms. Rousmaniere seconded. The motion passed 7-0-0.

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: December 16, 2014

Jung-Han Chen
Prepared By

Account Code No. #:

Budgeted Amount:

December 10, 2014
Date Prepared

HAPC MEETING REPORT – December 3, 2014

Announcement:
Kelsey Sturgill, the newest member, was warmly welcomed by the Commission.

Old Business
HAPC-2014-05 12 W. Park Place, construction updates, John Broering and Ted Wood (Updates to report to the Commission with respect to certain items on the approved Certificate of Appropriateness)
The contractor provided updates to the Commission on this project related to the approval conditions. The Commission understood the challenges and unexpected discovery during the renovation and generally okayed with the changes recommended by the Contractor.

HAPC-2014-13 16 S. Poplar Street material selection presentation, Scott Webb (former StadiUm Bar and Grill, demolition, new mixed use construction, approved with conditions)
The architect of the project, Scott Webb, came back to the Commission to share with the Commission on the exterior brick and color selection for the exterior of the proposed building.

Staff also reported to the Commission that a joint work session with Council will not take place until January, 2015. The Commission can discuss more in the January meeting to develop some priority items in preparation for this joint work session.

The next meeting is scheduled for January 7, 2015.

Department Head: JHC / 12-10-14

City Manager: / 12/12/14

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Council Meeting of:	December 16, 2014	Service Department **Originating Department**
Account Code #:	N/A	David Treleaven **Prepared By**
Budgeted Amount:	N/A	December 8, 2014 **Date Prepared**

Agenda Title:	Environmental Commission Meeting of December 3, 2014
Recommendation:	For Review and Consideration

Discussion:

Environmental Commission members present at the Wednesday, December 3, 2014 meeting were: Chair, Mr. Wright Gwyn; Vice-Chair, Mr. Vince Hand; City Council Representative, Ms. Kate Rousmaniere; Planning Commission Representative, Mr. Robert Bell, and Mr. Ted Wong. A quorum was present. Mr. Russell Auwae, a Miami University Institute for the Environment & Sustainability (IES) graduate student, was also in attendance.

The minutes from the November 5, 2014 Environmental Commission meeting were unanimously accepted as presented.

Mr. Auwae updated Commissioners on his graduate-level Practicum project of locating and mapping structural stormwater best management practices (BMP) control features in the northern portions of the community. This Practicum is a continuation of last year's IES student team project intended to identify and locate stormwater BMP features throughout the community. Mr. Auwae has met with Oxford's Engineering Division to review subdivision plans, and is utilizing LIDAR (Light Detection and Ranging) topographic imagining of the community from the United States Geologic Survey, in efforts to locate retention/detention basins. Mr. Auwea is also creating an interactive mapping feature displaying the location, type of stormwater BMP, and an image on the BMP (if possible) that were identified throughout the community during both the IES PSP and his Practicum, which is ultimately intended to be incorporated into an Oxford stormwater management webpage.

Ms. Rousmaniere updated Commissioners on the proposed residential development along Southpointe Parkway. The Planning Commission has voted not to approve the development in a recommendation to the City Council.

Mr. Bell informed Commissioners that the Planning Commission approved two Neighborhood Conservation Overlay Districts (NCODs) during their November meeting, with another four NCODs scheduled for consideration during December's Planning Commission meeting. A NCOD limits the maximum number of un-related tenants permitted in a rental residence to two individuals.

(Continued)

Approved By:

	Initial	Date
Department Head:		12/10/14
City Manager:		12/12/14

The initial public meeting regarding the community's electrical aggregation was held on the evening of Tuesday, December 3, 2014. Approximately 20 residents and the members of City Council were in attendance. Mr. Gwyn expressed his appreciation of the attendance by Ms. Rousmaniere and Mr. Hand at the public meeting. After a brief discussion, the Environmental Commission unanimously voted to recommend that the Oxford City Council pursue an electrical aggregation program consisting of 100% renewable energy. If this is not possible and a lesser percentage of renewable energy is used, the Environmental Commission recommends to the City Council the creation of a "Community Choice" Program whereby residents can select a 100% renewable energy option. Community Choice Programs have been implemented in communities as small as Compton Hills, Illinois (population: 11,000) to as large as Cleveland, Ohio (population: 396,000).

Staff updated Commissioners on Oxford's re-certification as a Tree City USA for 2014. Oxford had qualifying expenditures of approximately $71,000 on its urban forest during the year, equaling approximately $3.33 per capita. A total of 108 trees were removed, including 52 Ash trees removed due to the Emerald Ash Borer (EAB). A total of 172 Ash trees were treated in an effort to prevent EAB infestations; the majority of these Ashes were located at the Oxford Community Park. Twenty seven new trees were planted. This is the 18th consecutive year that Oxford has applied to the Arbor Day Foundation for the Tree City USA status.

Commissioners requested Staff prepare a summary of Ohio's status regarding the control and/or eradication of the Asian Longhorn Beetle in Southwestern Ohio. Commission also requested an update on Butler County's Thousand Canker Disease affecting Black Walnuts. Staff stated that a new invasive insect (the spotted lanternfly) has been reportedly been discovered in Pennsylvania. The spotted lanternfly is considered a threat to hardwood, fruit, and pine trees, as well as grape vines. Commissioners requested that Staff gather additional information on the spotted lanternfly infestation for the January 7, 2015 Commission meeting.

The Commission adjourned at 7:50 p.m. The next scheduled meeting of the Environmental Commission is on Wednesday, January 7, 2015 at 7:00 p.m., in the Municipal Building's Second Floor Conference Room.

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager: Douglas R. Elliott, Jr.

Police
Originating Department

Council Meeting Of: December 16, 2014

Account Code No. #: N/A

Robert Holzworth
Prepared By

Budgeted Amount: N/A

December 9, 2014
Date Prepared

Agenda Title: **Resolution to destroy items held by the Oxford Police Department that have no evidentiary or monetary value.**

Recommendation: Approve

Discussion: The attached list of property is being held by the Division of Police. The list consists of items including, but not limited to, alcoholic beverages, drug paraphernalia, evidentiary kits and other items confiscated as a result of usual and customary police activities. No item listed is necessary for evidentiary use nor is it of monetary value to be auctioned by the City of Oxford.

The Chief of Police requests authorization to specify a date at which time, in the presence of the Finance Director and Property Officer, the items listed may be correctly disposed of.

Approved By:

	Initial	Date
Department Head:		12/9/2014
City Attorney:		
City Manager:		12/12/2014

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE POLICE CHIEF AND THE FINANCE DIRECTOR TO DISPOSE OF CONTRABAND NO LONGER NEEDED AS EVIDENCE.

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

SECTION 1: The Police Chief in the presence of the Finance Director is hereby authorized to dispose of the contraband set forth on Exhibit "A" attached hereto and incorporated herein by reference, consisting of alcoholic beverages and other items confiscated as a result of usual and customary police activities and for which there is no value to the City in retaining the same.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW(STAFF)

Area II Court

Tag	Description	Report #	Officer	Event #	Name	Court	Case #	Disposition	Additional Names
17297	baggie of marijuana	201200568	Jenkins	201200008176	Carmelita Wellington	Area II			
18718	metal cigarette with residue	201300346	R. Sikora	201300005983	Matthew J. Chatelain	Area II			

EXHIBIT "A"

BUTLER COUNTY COURT, AREA II
101 High Street
Hamilton, Ohio 45011
(513) 887-3459

State Of Ohio (Opd)	)	CASE NO. CRB 1300725
-vs-	)	Date: Nov 21, 2014
Chatelain, Matthew J	)	

* *

As a condition of the sentence in the above case the following described property which was confiscated by the arresting officers is hereby ordered to be delivered to the Oxford Pd
for disposal according to law;
Metal E Cigarette With Residue

Judge, Kevin C. McDonough

FILED
BUTLER COUNTY, OHIO
2014 NOV 26 PM 3:35
AREA II
BUTLER COUNTY, OHIO

BUTLER COUNTY COURT, AREA II
101 High Street
Hamilton, Ohio 45011
(513) 887-3459

City Of Oxford	)	CASE NO. CRB 1201070
	)	
-vs-	)	
	)	Date: Nov 21, 2014
Wellington, Carmelita	)	

* *

As a condition of the sentence in the above case the following described property which was confiscated by the arresting officers is hereby ordered to be delivered to the Oxford Pd
for disposal according to law;
Bagg[redacted] Of Marijuana Less Than 100 Grams

Judge, Kevin C. McDonough

FILED
BUTLER COUNTY
2014 NOV 26 AM 8:35
AREA II
BUTLER COUNTY, OHIO

CITY OF OXFORD, BUTLER COUNTY, OHIO

IN THE MATTER OF THE	:	No _____
APPLICATION OF THE	:	
CITY OF OXFORD	:	**APPLICATION FOR AND JUDGMENT**
POLICE DEPARTMENT	:	**ENTRY AUTHORIZING THE DISPOSITION**
		OF UNCLAIMED OR FORFEITED PROPERTY

Now comes the State of Ohio, City of Oxford, and moves that the following property be disposed of in accordance with the Ohio Revised Code Section 2981.12.

SEE ATTACHED SHEETS FOR PROPERTY...

Said property is now in the custody of the Oxford Police Department, Oxford, Ohio, and remains unclaimed or it is unlawful for persons to acquire or possess said property.

11/19/14
Date

Mike O'Leary
Property Technician, Oxford Police Department

ORDER

For good cause shown, it is hereby adjudged and ordered that the above listed property be disposed of as listed above.

_____
Date

_____
Judge, Area II Butler County, Ohio

IN AREA II BUTLER COUNTY COURT

Tag	Description	Report #	Officer	Event #	Name	Court	Judge	Case #	Additional Names
17295	suspected meth	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17295-001	marijuana joint	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17295-002	marijuana and roach clip	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17295-003	CVS pseudoephedrine	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17295-004	2 pieces of brown residue	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17312	container w/crystallized substance	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17312-001	plastic container w/residue	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17312-002	black metal container w/residue	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17312-003	drug paraphernalia	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17312-004	CO2 pistol	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17312-005	drug paraphernalia	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
17312-006	Springfield PD paperwork	201200555	Jones		James McCoy	Common Pleas	Spaeth	CR 2012 07 1075	Amy Elam
18277	pill bottle with pills	201201948	Lindner		Alicia Mistler	Common Pleas		CR 2012 12 1917	
20051	88 unknown pills and crushed pills	201400127	Blauvelt	201400002490	Cody Webb	[redacted]			
20051-001	ripped sandwich bag	201400127	Blauvelt	201400002490	Cody Webb	[redacted]			
19753	syringe with residue	201301556	Wagers	201300023764	Bart Joshua Taylor	Common Pleas	Hedric	CR 2012 08 1257	ORDER TO PHOTOGRAPH AND RELEASE EVIDENCE FILED
17509	pocket knife	201200919	S. Sikora	201200012745	William Patrick Hixson	Common Pleas	Sage	CR 2012 06 0961	
17509-001	test kit	201200919	S. Sikora	201200012745	William Patrick Hixson	Common Pleas	Sage	CR 2012 06 0961	
17509-002	29 pills and white rocks	201200919	S. Sikora	201200012745	William Patrick Hixson	Common Pleas	Sage	CR 2012 06 0961	
18254	"silver" volcano	201201850	Hool		Gerald Jerome Davis	Common Pleas	Pater	CR 2012 12 1924	Jarred Hignite
18605-001	suspected drugs	201300240	Hool	201300004126	Russell Abney	Common Pleas	Powers	CR 2013 04 0679	Elizabeth Bayse, Amber Parker, Nathan Gabbard
18605-002	used syringe with suspect heroin residue	201300240	Hool	201300004126	Russell Abney		Powers	CR 2013 04 0679	Elizabeth Bayse, Amber Parker, Nathan Gabbard
18605-004	drugs	201300240	Hool	201300004126	Russell Abney	Common Pleas	Powers	CR 2013 04 0679	Elizabeth Bayse, Amber Parker, Nathan Gabbard
19516	brass knuckles	201301299	Carlson	201300020444	Steven W. Burgess	Common Pleas	Pater	CR 2013 12 1959	
19516-001	drug paraphernalia	201301299	Carlson	201300020444	Steven W. Burgess	Common Pleas	Pater	CR 2013 12 1959	
19516-002	drug paraphernalia	201301299	Carlson	201300020444	Steven W. Burgess	Common Pleas	Pater	CR 2013 12 1959	
18699	green container of suspected meth	201300328	Price	201300005680	Jessie J. Combs II	Common Pleas	Powers	CR 2013 04 0581	
19078-001	tube with white powder rock	201300782	R. Sikora	201300013337	Zachary J. Fryer	Common Pleas	Oney	CR 2013 12 1946	
18308	clear pill capsule	201201997	Jenkins		Tyler Ross - AOA - warrant	Common Pleas	Nastoff	CR 2012 05 0762	
18308-001	pair of jeans	201201997	Jenkins		Tyler Ross - AOA - warrant	Common Pleas	Nastoff	CR 2012 05 0762	

18308-002	2 pocket knifes	201201997	Jenkins		Tyler Ross - AOA - warrant	Common Pleas	Nastoff	CR 2012 05 0762	
19047	prescription bottle containing 6 unknown pills	201300734	Hatfield	201300012413	Vera Gates	Common Pleas	Oney		
19047-001	plastic containing white crystalline substance	201300734	Hatfield	201300012413	Vera Gates	Common Pleas	Oney		
19047-002	blue case containing 1/2 of white pill	201300734	Hatfield	201300012413	Vera Gates	Common Pleas	Oney		
19047-003	drug paraphernalia	201300734	Hatfield	201300012413	Vera Gates	Common Pleas	Oney		
19131-009	glass pipe with residue	201300812	Hatfield	201300013961	Jeff Anthony Fox	Common Pleas	Sage	CR 2013 07 1099	
19131-010	glass pipe with residue	201300812	Hatfield	201300013961	Jeff Anthony Fox	Common Pleas	Sage	CR 2013 07 1100	
19900	Ice Breakers container	201301702	Hatfield	201300027120	James Randal Bear	Common Pleas	Sage	CR 2014 01 0025	
19900-001	bag with off white powdery substance	201301702	Hatfield	201300027120	James Randal Bear	Common Pleas	Sage	CR 2014 01 0025	
19900-002	bag with off white powdery substance	201301702	Hatfield	201300027120	James Randal Bear	Common Pleas	Sage	CR 2014 01 0025	
19900-003	bag with white powdery substance	201301702	Hatfield	201300027120	James Randal Bear	Common Pleas	Sage	CR 2014 01 0025	
19900-004	bag with marijuana and two pills	201301702	Hatfield	201300027120	James Randal Bear	Common Pleas	Sage	CR 2014 01 0025	
19109	crack cocaine	201300800	Durkin	201300013784	Jeff Anthony Fox	Common Pleas			
19261-001	Busch beer with sample	201301029	Durkin	201300017144	David R. Lawson	Common Pleas	Spaeth	CR 2013 09 1431	
19970	5 pills	2014000041	Hardin	201400001313	Terry Alan Shields II	Common Pleas	Oney		
19970-001	5 hypodermic syringes	2014000041	Hardin	201400001313	Terry Alan Shields II	Common Pleas	Oney		
19970-002	syringe cap/q-tip/bill of sale for ford ranger	2014000041	Hardin	201400001313	Terry Alan Shields II	Common Pleas	Oney		
19970-003	2 spoons with white residue	2014000041	Hardin	201400001313	Terry Alan Shields II	Common Pleas	Oney		
19981	can with unknown pills	2014000041	Hardin	201400001313	Terry Allan Shields - owner	Common Pleas	Oney		
18338-001	6 grill adapters, 2 Gerber knives, 1 Swiss-Tech knife	201202030	Reihs	201200027634	Andrew Crank	Common Pleas	Hedric	CR2013-01-0055	Ashley VanWinkle
18338-003	fake jewelry	201202030	Reihs	201200027634	Andrew Crank	Common Pleas	Hedric	CR2013-01-0055	Ashley VanWinkle
18338-004	drug paraphernalia	201202030	Reihs	201200027634	Andrew Crank	Common Pleas	Hedric	CR2013-01-0055	Ashley VanWinkle
18338-005	drug paraphernalia	201202030	Reihs	201200027634	Andrew Crank	Common Pleas	Hedric	CR2013-01-0055	Ashley VanWinkle
18338-006	drug paraphernalia	201202030	Reihs	201200027634	Andrew Crank	Common Pleas	Hedric	CR2013-01-0055	Ashley VanWinkle

CITY OF OXFORD, BUTLER COUNTY, OHIO

IN THE MATTER OF THE	:	No _____
APPLICATION OF THE	:	
CITY OF OXFORD	:	**APPLICATION FOR AND JUDGMENT**
POLICE DEPARTMENT	:	**ENTRY AUTHORIZING THE DISPOSITION**
		OF UNCLAIMED OR FORFEITED PROPERTY

Now comes the State of Ohio, City of Oxford, and moves that the following property be disposed of in accordance with the Ohio Revised Code Section 2981.12.

SEE ATTACHED SHEETS FOR PROPERTY...

Said property is now in the custody of the Oxford Police Department, Oxford, Ohio, and remains unclaimed or it is unlawful for persons to acquire or possess said property.

11/20/14
Date

Mike O'Leary
Property Technician, Oxford Police Department

ORDER

For good cause shown, it is hereby adjudged and ordered that the above listed property be disposed of as listed above.

11-20-14
Date

Judge, Court of Common Pleas Butler County, Ohio

IN BUTLER COUNTY COURT OF COMMON PLEAS

Area I Court

Tag	Description	Report #	Officer	Event #	Name	Court	Case #	Disposition	Additional Names
17848	machete and wallet	201201312	Jones	201200018398	Daniel D. Means	Area I	CCW merged		
17848-001	Kershaw knife	201201312	Jones	201200018398	Daniel D. Means	Area I	pled guilty		
18536	misc. clothes	201300176	Jones		Jeffrey B. Scott - owner	Area I	pled guilty		
18536-001	sample of insulation	201300176	Jones		Brookside Terrace Apts. - owner	Area I			
18673	2 room keys to Best Western	201300312	Jones		Susan Saylor(per 18)	Area I			
18809	suspected heroin	201300453	Jones		Kayleigh Barkdull	Area I	Guilty		
19087-002	drug paraphernalia/jar containing marijuana	201300773	Jones	201300013229	Philip A. Conners	Area I	Guilty		
19776	plastic cup with sample	2013 ?	Jones	201300024016	Kenneth Anderson	Area I			
17661	red bong and marijuana	201201186	King		Justin L. Owens	Area I			Jeremy Lay
17661-001	marijuana and silver grinder	201201186	King		Justin L. Owens	Area I			Jeremy Lay
18237	green water bong	2012 ?	King		Daniel Ferring	Area I			
18660-002	plastic cup with sample	201300302	King	201300005100	Robert W. Alston	Area I			
19595-001	TN driver's license	201301385	King	201300021685	Engel, Kyle	Area I			
20108	small baggie of marijuana	2014 ?	King	20140003140	Philip Rubino	Area I			
20295-001	7 pills	201400311	King		Jamie Nicole Priessman	Area I			
20349	3 cans of Busch Light beer		King	201400006298	Patrick R. McKernan II	Area I			
17013	5 Busch Light cans w/sample	201200181	Robinson	201200002754	Aaron J. Dawson	Area I	OVI		
17013-001	marijuana pipe with residue	201200181	Robinson	201200002754	Aaron J. Dawson	Area I			
18843	fake Ohio driver's license	2013 ?	Robinson	201300008308	Christian J. York	Area I	closed		
18843-001	Ohio license plates	2013 ?	Robinson	201300008308	Christian J. York	Area I	closed		
19322	Sam Adams bottle with sample	2013 ?	Robinson	201300017728	Alexandra K. McNulty	Area I	waived		
20378	Natrual Light with sample		Robinson	201400006265	Alexander J. Powell	Area I	waived		
18582	marijuana and pipe	2013 ?	Fening		Connor Lemko	Area I			
18833	bar wristband	201300481	Fening	201300008222	Jerod M. Findley	Area I			
18833-001	torn driving privilege paper	201300481	Fening	201300008222	Jerod M. Findley	Area I			
18833-003	plastic cup with sample	201300481	Fening	201300008222	Jerod M. Findley	Area I			
19409	6 pack Corona Light, receipt	201301169	Fening	201300018965	Zachary Kolb	Area I			
19587	bar wrist band	201301384	Fening	201300021693	John Connor Darcey	Area I	dismissed		
19587-001	fake Rhode Island license	201301384	Fening	201300021693	John Connor Darcey	Area I	dismissed		
19644	baggie of marijuana and NIK test kit	201301434	Fening	201300022357	Erin M. Gingrich	Area I			
19644-001	pills	201301434	Fening	201300022357	Erin M. Gingrich	Area I			
20306-001	fake IL driver's license	201400325	Fening	201400005653	Iverson, Scott T	Area I			
20428	knife used to attack burglar	201400415	Fening	201400007581	Daniel Haskett	Area I			
20651	LaSalle Long Island Tea	201400681	Fening	201400011181	James Lee Ross	Area I			
18952-001	bar wristband	201300635	Colyer	201300010503	Stephanie Pace	Area I			
20530	2 baggies of marijuana residue	2013 ?	Varley	201300009315	Margaret R. Herrle	Area I			

20530-001	bag of marijuana residue and drug paraphernalia	2013 ?	Varley	201300009315	Margaret R. Herrle	Area I			
20530-002	bag of marijuana residue and lighter	2013 ?	Varley	201300009315	Margaret R. Herrle	Area I			
18010	drug paraphernalia	201201582	Reising		Andrew Gonzalez	Area I	closed		Andrew Gonzalez
18410	syringe in tube	201300023	Reising		Robert Osborne	Area I			
20504	Fake Missouri OL	201400516	Reising	201400008758	Peter Wendland	Area I	dismissed		
18497	lock blade knife	201300147	Reising		Jalen Leron Perkins	Area I			
20216	3 foot tree branch	201400241	Reising	201400004328	Andrew William Fockler	Area I	waived		
18320	marijuana and syringe	201201976	Lindner		Matthew S. Sayers	Area I	closed		
19486	18 pack Busch beer	201301270	Lindner	201300020096	Brandon Begley - per Mike	Area I	closed		
19642	fake CT driver's license	201301430	Lindner		Gabriel A. Daliali	Area I			
19030	drug paraphernalia	2013 ?	Lindner		Alexander Heaslip - owner	Area I			
19030-001	drug paraphernalia	2013 ?	Lindner		Alexander Heaslip - owner	Area I			
19030-002	drug paraphernalia	2013 ?	Lindner		Alexander Heaslip - owner	Area I			
20468-001	fake SC driver's license	201400474	Lindner	201400009317	Tess Kneisel	Area I	dismissed		
19453	black shirt and shoes	201301219	Blauvelt	201300019448	owner: Brandon Adkins	Area I			
19686	fake IL driver's license	201301473	Blauvelt	201300022882	Jonah S. Silverstein	Area I			
19686-001	2 wristbands	201301473	Blauvelt	201300022882	Jonah S. Silverstein	Area I			
19722-001	green vegetation	201301529	Blauvelt	201300023395	Eleazar Ruben Contreras	Area I			
19722-003	knife, drug paraphernalia, pill bottle with two pills, two fake IDs, brass knuckles, M66 explosive	201301529	Blauvelt	201300023395	Benjamin Roth	Area I			
19767-001	plastic cup and sample	201301579	Blauvelt	201300023981	William Schmidt	Area I			
20095	fake NY driver's license, 2 wristbands	201400155	Blauvelt	201400002947	John Wallace Slomsky	Area I			
20164	small baggie of marijuana	201400212	Blauvelt		Francisco Allen	Area I			
20218-001	fake Maine driver's license, wristband	201400235	Blauvelt	201400004212	Morgan E. Kane	Area I			
20246	baggie of marijuana with scale	2014 ?	Blauvelt	201400004759	Ryan Lickliter	Area I			
20302	two pills	201400319	Blauvelt	201400005570	Jeffrey Rotsart	Area I			
20302-001	marijuana inside folded paper	201400319	Blauvelt	201400005570	Jeffrey Rotsart	Area I			
20492	marijuana pipe	201400515	Blauvelt	201400008757	Jacob Alexander Baier	Area I			
19017	baggie of marijuana	201300675	Terrell		Shawn Daniel Clemons	Area I			Shawn C. Hurley
19017-001	receipt for stolen property	201300675	Terrell		Shawn Daniel Clemons	Area I			Shawn C. Hurley
19017-003	deer skinning knife	201300675	Terrell		Shawn Daniel Clemons	Area I			Shawn C. Hurley
18537	baggie of marijuana	201300177	Wagers	201300003049	Alexander N. Heaslip	Area I			
18736-001	bar wristband	201300371	Wagers	201300006443	Kory Brett Perry Magee	Area I			
19073	flask w/ sample/prescription bottle containing marijuana/CVS Omeprazole Magnesium/bottle containing marijuana shake	201300767	Wagers	201300013161	Daniel L. Atkin	Area I			

19073-001	drug paraphernalia	201300767	Wagers	201300013161	Daniel L. Atkin	Area I			
19073-002	fireworks	201300767	Wagers	201300013161	Daniel L. Atkin	Area I			
19074	pill marked "ADDERALL XR"	201300767	Wagers	201300013161	Daniel L. Atkin	Area I			
19074-001	pill marked "Watson" and "3202"	201300767	Wagers	201300013161	Daniel L. Atkin	Area I			
19074-002	open package of Captain Kratom GOLD - 11 capsules	201300767	Wagers	201300013161	Daniel L. Atkin	Area I			
19203	Meijer bag with pills	201300937	Wagers	201300016069	Shane Brown - per 18	Area I			
19203-001	CD case & writing pad	201300937	Wagers	201300016069	Shane Brown - per 18	Area I			
19203-002	broken mirror lottery tickets, charging adapter cord, 2013 calendar	201300937	Wagers	201300016069	Shane Brown - per 18	Area I			
19203-003	Miami invoice	201300937	Wagers	201300016069	Shane Brown - per 18	Area I			
19369	Natural Light with sample	2013 ?	Wagers	201300018343	Samuel A. Meadows	Area I			
19471	plastic cup with sample	201301252	Wagers	201300019948	Myhgail A. Justiniano	Area I			
19526	Bud Light with sample	201301318	Wagers	201300020631	Eric A. Moese	Area I			
19530	drug paraphernalia	201301322	Wagers	201300020660	Michael D. Phillips	Area I			
19531	plastic cup with sample	201301315	Wagers	201300020619	Joseph Matthew Kenny	Area I			
19683	Keystone Light with sample	2013 ?	Wagers	201300022866	Earl D. Swisshelm, Jr.	Area I			
19727	plastic cup with sample, wristband	201301517	Wagers	201300023302	Megan Elaine Carver	Area I			
19758	plastic cup with sample	201301571	Wagers	201300023859	Kristie L. Glowski	Area I			
19841	Natural Light with sample	2013 ?	Wagers	201300025672	Mason Douglas Nevels	Area I			
20054	Bud Light can with sample	2014 ?	Wagers	201400002389	Robert E. Shipman	Area I			
20054-001	Bud Light can with sample		Wagers	201400002389	Matthew K. Brown	Area I			
20088	drugs	201400156	Wagers	201400002956	Benjamin S. Mahlerwein	Area I			
2088-001	drugs	201400156	Wagers	201400002956	Benjamin S. Mahlerwein	Area I			
2088-002	drugs	201400156	Wagers	201400002956	Benjamin S. Mahlerwein	Area I			
2088-003	drug paraphernalia	201400156	Wagers	201400002956	Benjamin S. Mahlerwein	Area I			
20227	wristband	201400234	Wagers	201400004210	Justin Alexander Whitaker	Area I			
20227-002	7 Bottles of Redd's Apple Ale	201400234	Wagers	201400004210	Justin Alexander Whitaker	Area I			
20232	marijuana pipe	2014 ?	Wagers	201400004458	John Fitzgerald Nuttall	Area I			
20233	bottle of Seagram's Seven Crown whiskey and sample		Wagers	201400004532	Shane Alexander Marcum	Area I			
20465	Mil Best can with sample	2014 ?	Wagers	201400008349	Eric W. Flum	Area I			
20465-001	Busch Light can with sample	2014 ?	Wagers	201400008349	Tyler M. Sanders	Area I			
20465-002	Busch Light can with sample	2014 ?	Wagers	201400008349	Corey D. Van Natta	Area I			
20433-001	wristband	201400422	Wagers	201400007700	Logan Lee McGovern	Area I			
20481	drug paraphernalia (one hitter pipe)		Wagers	201400008530	Shange M. Faw	Area I			
19250-001	4 bottles of Serra Nevada, **3 bottles of Founders Centennial IPA**	201300994	Wagers	201300016834	Katherine M. Taylor	Area I			
19329-001	fake CA license, **wristband**	201301080	Wagers	201300017751	Jarrod Thomas Jakubowski	Area I			

19404	plastic cup with sample, wristband	201301157	Wagers	201300018897	Leah Kathryn Loridas	Area I			
19446	fake CT driver's license, wristband	201301218	Wagers	201300019496	Ryan Page Kaye	Area I			
19498	plastic cup with sample, wristband	201301263	Wagers	201300020054	John Thomas Whitman	Area I			
19774	plastic cup with sample, wristband	201301580	Wagers	201300023999	Meta Elizabeth Wellman	Area I			
20336-003	baggie of marijuana	201400331	Wagers	201400005747	Rico Lemar Burton	Area I			
20336-004	15 burnt marijuana roaches	201400331	Wagers	201400005747	Rico Lemar Burton	Area I			
20336-005	bottle of Remy cognac	201400331	Wagers	201400005747	Rico Lemar Burton	Area I			
18692	package for BB gun and receipt	201300326	S. Sikora	201300005631	Dustin Hall	Area I			
18692-001	2 knives & pill container	201300326	S. Sikora	201300005631	Dustin Hall - owner	Area I			
19534-001	plastic cup with sample, wristband	201301317	S. Sikora	201300020628	James Grant	Area I			
19538-002	fake SC driver's license	201301313	S. Sikora	201300020615	Sara Lindsay	Area I			
19726-001	plastic cup with sample, 2 wristbands	201301516	S. Sikora	201300023299	Jenna Rajczyk and Kathryn Roots	Area I			
19726-003	Illinois driver's license	201301516	S. Sikora	201300023299	Jenna Rajczyk	Area I			
19729-001	fake CT driver's license	201301528	S. Sikora	201300023416	Ryan Muscato	Area I			
19768-001	plastic cup with sample, wristband	201301567	S. Sikora	201300023851	Kyle Engel	Area I			
20174-001	plastic cup with sample	201400170	S. Sikora	201400003373	Courtney Hering	Area I			
19511	expired Ohio driver's license	201301297	S. Sikora	201300020423	Joanne R. Lalk	deceased			
19511-001	Wal Mart receipt	201301297	S. Sikora	201300020423	Joanne R. Lalk	deceased			
19280-001	plastic cup with sample, wristband	201301017	S. Sikora	201300017050	Spencer Kerivan	Area I			
19452-001	plastic cup with sample and wristband	201301211	S. Sikora	201300019484	Morgan Sunshein	Area I			
20078-002	fake Illinois driver's license, wristband	201400148	S. Sikora	201400028552	Kathryn Stephens	Area I			
18873	small baggie of marijuana	201300524	Hool	201300008805	Rico L. Burton	Area I			
19235	drug paraphernalia	201300951	Hool	201300016240	Dustin Hall/Adam Glowka	Area I			
19235-001	2 syringes	201300951	Hool	201300016240	Dustin Hall/Adam Glowka	Area I			
19235-002	drug paraphernalia	201300951	Hool	201300016240	Dustin Hall/Adam Glowka	Area I			
19235-003	drug paraphernalia	201300951	Hool	201300016240	Dustin Hall/Adam Glowka	Area I			
19366	Natural Light with sample	2013 ?	Hool		Timothy Hipskind	Area I			
20207	fictitious Ohio license plate	2014 ?	Hool		Yuan Sun - owner	Area I			
18635	receipt from Wal Mart	201300290	Carlson	201300004745	Lisa Ross	Area I			
18951	sealed can Natural Light	201300633	Carlson	201300010430	Alexander M. Krader	Area I			
19557	baggie of marijuana	201301343	Carlson	201300021005	Alec J. Simunich	Area I			
19710	fake PA driver's license	201301519	Carlson	201300023308	Richard M. Monihan III	Area I			
19765	fake PA driver's license	201301572	Carlson	201300023867	Blake J. Silverstein	Area I			
20023	white oval pill	201400097	Carlson	201400002223	Connor T. Keegan	Area I			

20023	white oval pill	201400097	Carlson	201400002223	Connor T. Keegan	Area I			
20023-002	fake IL driver's license	201400097	Carlson	201400002223	Connor T. Keegan	Area I			
19341	broke bottle of BBQ sauce	201301077	Price	201300017756	David Joseph O'Horo	Area I			
19454-006	documents	201301221	Price	201300019550	Gerald Becker	Area I			
19454-007	empty ink pen piece	201301221	Price	201300019550	Hunter Coe	Area I			
19461	IL. ID belonging to Timothy Bedford	201301225	Price	201300019564	Patrick Bedford	Area I			
19461-001	MU ID belonging to Timothy Bedford	201301225	Price	201300019564	Patrick Bedford	Area I			
19461-002	expired OH DL Aaron Gobidas' name	201301225	Price	201300019564	Maxwell Brundige	Area I			
20372	Natural Light with sample	201400365	Price	201400006265	Austin T. Grimes	Area I			
17892	Natural Light can with sample	201201395	R. Sikora	201200019316	Jeffrey L. Jarrett	Area I			
18105	pair of tan canvass shoes	201201724	R. Sikora	201200023575	Bryant E. Boggs	Area I			
18365-001	pill bottle with marijuana	201202070	R. Sikora		Amarjit Kaur	Area I			
18365-002	glass pipe with residue	201202070	R. Sikora		Amarjit Kaur	Area I			
18779	2 bar wristbands	201300419	R. Sikora	201300007109	Ali Abdalla	Area I			
19258	fake Oregon driver's license	201301015	R. Sikora	201300017042	Troy A. Nave	Area I			
19365	fake Rhode Island D/L	201301135	R. Sikora	201300018438	Wolfgang B. Jarquin	Area I			
19533	fake WI driver's license, 2 wristbands	201301307	R. Sikora	201300020519	William T. Kelly	Area I			
19545	drug paraphernalia	201301330	R. Sikora	201300020811	Dakota A. West	Area I			
19545-002	drug paraphernalia	201301330	R. Sikora	201300020811	Dakota A. West	Area I			
19933	Bottle Absolut Vodka	201400003	R. Sikora	201300000020	Haley R. Rice	Area I			
19933-001	Ohio driver's license - Veronica Downey	201400003	R. Sikora	201300000020	Haley R. Rice	Area I			
20170	black wallet with Ohio ID	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20170-001	brown gloves and hat	201400208	R. Sikora		Lonnie Emery Jones	Area I	criminal mischief-dismissed		Ryan Lickliter
20170-002	black bandana	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20170-003	black jeans	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20170-004	black Carhart coat	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20170-005	brown Carhart coat	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20170-006	black gloves and bandana	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20170-007	zebra face watch	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20170-008	custom jewelry	201400208	R. Sikora		Lonnie Emery Jones	Area I	theft-guilty		Ryan Lickliter
20328	can of Budweiser	2014 ?	R. Sikora	201400004928	Zachary C. Perkins	Area I			
19932	sealed can Busch Light	201400001	Jenkins	201400000018	Estle Thomas Thacker IV	Area I			
19199	drug paraphernalia/grinder/pill bottle with 80-100 marijuana seeds	2013 ?	Jenkins	201300016064	Maxwell J. Molleran	Area I			
19199-001	drug paraphernalia/grinder/empty pill bottle	2013 ?	Jenkins	201300016064	Samuel P. Bailey	Area I			

19488-001	Ohio driver's license Timothy Lang	201301268	Jenkins	201300020082	Austin Tyler Schwallie	Area I			
20473-001	fake Maryland D/L	201400481	Jenkins	201400008379	Theodora Dellas	Area I	CRB1400539C		
20473-002	2 wristbands	201400481	Jenkins	201400008379	Theodora Dellas	Area I	CRB1400539C		
17081-001	small amount of marijuana	2012 ?	Hatfield		Dennis Paul, Jr.	Area I			
17675-001	hypodermic needle	201201151	Hatfield	201200016204	Charles L. Sullivan	Area I			
18026	wooden one hitter	201201593	Hatfield		Christopher Johnston	Area I			
18822	plastic cup with sample	201300448	Hatfield	201300007853	William Fox Gottfried	Area I			
18822-001	small baggie of marijuana	201300448	Hatfield	201300007853	William Fox Gottfried	Area I			
18377	glass pipe with residue	2012 ?	Hatfield		Joseph Bailey	Area I			
19026	baggie with white substance	201300715	Hatfield		Lisa Ross	Area I			
19026-001	baggie with orange patch	201300715	Hatfield		Lisa Ross	Area I			
19026-002	purse sock with hearts	201300715	Hatfield		Lisa Ross	Area I			
19330-001	24 oz. can Honey Brown	201301091	Hatfield	201300017838	Andrew John Moll	Area I			
19330-002	5 Sparks Malt Liquor	201301091	Hatfield	201300017838	Andrew John Moll	Area I			
19930-003	Sparks Malt beverage	201301091	Hatfield	201300017838	Andrew John Moll	Area I			
19330-004	cans of Sparks Malt beverage	201301091	Hatfield	201300017838	Andrew John Moll	Area I			
19330-005	can of Joose malt liquor, Cherry	201301091	Hatfield	201300017838	Andrew John Moll	Area I			
19330-006	can of Steel Reserve Malt Liquor	201301091	Hatfield	201300017838	Andrew John Moll	Area I			
19331	black knife 5" blade	201301023	Hatfield	201300017053	Oliver Hensley	Area I			
19331-001	baggie of marijuana	201301023	Hatfield	201300017053	Oliver Hensley	Area I			
19349	fake OR license	201301110	Hatfield	201300018102	Troy A. Nave	Area I			
19349-003	empty bottle of Ciroc vodka	201301110	Hatfield	201300018102	Troy A. Nave	Area I	destroy		
19349-004	empty bottle of Wild Turkey	201301110	Hatfield	201300018102	Troy A. Nave	Area I			
19349-005	pill bottle w/marijuana shake	201301110	Hatfield	201300018102	Troy A. Nave	Area I			
19515	Milwaukee's Best w/sample	201301305	Hatfield	201300020491	Terence King	Area I			
19515-001	baggie w/white rock substance	201301305	Hatfield	201300020491	Terence King	Area I			
19515-002	wallet/direct express card/offender release/card/various receipts	201301305	Hatfield	201300020491	Terence King	Area I			
19515-004	blood draw from King at hospital	201301305	Hatfield	201300020491	Terence King	Area I			
19677-001	bar wristband	201301470	Hatfield	201300022862	Michael J. Dobbins	Area I			
19677-002	pill marked with a 2	201301470	Hatfield	201300022862	Michael J. Dobbins	Area I			
19872	marijuana	2013 ?	Hatfield	201300026237	Randy L. Marshall, Jr.	Area I			
19872-001	expired IN license plate	2013	Hatfield	201300026237	Randy L. Marshall, Jr.	Area I			
19872-002	drug paraphernalia	2013 ?	Hatfield	201300026237	Randy L. Marshall, Jr.	destroy			
19880	plastic cup with sample	201301685	Hatfield	201300026245	Charles W. Bierman	dismissed			
19919	various nasal decongestants	201301720	Hatfield	201300027536	Gregory V. Herald	Area I			

19919-002	various batteries	201301720	Hatfield	201300027536	Gregory V. Herald	Area I			
20042	flannel shirt w/blood stains	201400121	Hatfield	201400002439	Debra Sims	Area I			
20042-001	pairing knife w/white handle	201400121	Hatfield	201400002439	Debra Sims	Area I			
20042-002	photos of Reese's injuries	201400121	Hatfield	201400002439	Debra Sims	Area I			
20647	drug paraphernalia	201400654	Hatfield	201400010780	Joseph Shawn Patrick Baker	Area I			
20647-002	drug paraphernalia	201400654	Hatfield	201400010780	Joseph Shawn Patrick Baker	Area I			
20647-003	drug paraphernalia	201400654	Hatfield	201400010780	Joseph Shawn Patrick Baker	Area I			
20647-004	drug paraphernalia	201400654	Hatfield	201400010780	Joseph Shawn Patrick Baker	Area I			
20647-006	Receipt of stolen items from Walmart	201400654	Hatfield	201400010780	Joseph Shawn Patrick Baker	Area I			
20647-007	cover letter showing price tags	201400654	Hatfield	201400010780	Joseph Shawn Patrick Baker	Area I			
19976	baggies of marijuana	2013 ?	Hatfield	201300001525	Winfred Jacobie Braswell & Manesha Tarachand	closed (Braswell) sealed Tarachand			
19339	6 pack Natural Light	201301084	Durkin	201300017769	Clifford Steele	Area I			
18814-001	container w/ marijuana cigarette	201300462	Durkin	201300007877	Joshua Ryan Back		destroy		
19116	Kamchatka Vodka	201300818	Durkin	201300014072	Gregory McKinner - per 18				
19988	car parts	2014 ?	Moore	201400000585	Yanlin Li - owner	Area I	closed		
20219	fake Ohio driver's license, paper wristlet	201400218	Moore	201400004061	Alexander T. Gertz	Area I	dismissed		
19163	Sheffield pocket knife	201300892	Moore	201300015328	Jerry W. Dowell	Area I	closed		
19163-001	Wal Mart receipt	201300892	Moore	201300015328	Jerry W. Dowell	Area I	closed		
17430-003	3 cell phone car chargers	2012000774	Ledermeier	201200010618	Jeremy Miller	Area I		CRB1200607A - C	
18305	can of Bud Light and sample	201201965	Ledermeier	201200026966	Luis Angel Estrada Lopez				
18905	baggie of suspected marijuana	201300566	Ledermeier	201300009443	Dravaughn Pierre Sparks	Area I			
18905-001	folding knife	201300566	Ledermeier	201300009443	Dravaughn Pierre Sparks	Area I			
19246	Ohio D/L, orange wristband, Miranda card	201300989	Ledermeier	201300016766	Kyle Robert Mahoney	Area I			
19641	fake Ohio driver's license	201301437	Ledermeier	201300022367	Brian Kenneth Sovacool	Area I			
19641-001	fake Illinois driver's license	201301437	Ledermeier	201300022367	Brian Kenneth Sovacool	Area I			
19723-001	drug paraphernalia	201301545	Ledermeier	201300023559	Jeremy Wayne Dummitt	Area I			
19723-002	signed Miranda card	201301545	Ledermeier	201300023559	Jeremy Wayne Dummitt	Area I			
19723-003	urine sample from Dummitt	201301545	Ledermeier	201300023559	Jeremy Wayne Dummitt	Area I			
19723-004	folding knife	201301545	Ledermeier	201300023559	Jeremy Wayne Dummitt	Area I			
19723-005	pill bottle with unknown pills	201301545	Ledermeier	201300023559	Jeremy Wayne Dummitt	Area I			
19798	fake IL driver's licens	201301617	Ledermeier	201300024527	Ross David Chaifetz	Area I			
20044	fake Ohio driver's license	201400124	Ledermeier	201400002448	Alireza Fotouhi	Area I			
20044-001	prescription bottle of marijuana	201400124	Ledermeier	201400002448	Alireza Fotouhi	Area I			
20044-004	damaged light bar - Ranjit Rege	201400124	Ledermeier	201400002448	Alireza Fotouhi	Area I			
19770	drug paraphernalia	201301592	Hardin	201300024166	Joshua Wesler	Area I			

19770-001	2 white pills	201301592	Hardin	201300024166	Joshua Wesler	Area I			
19802	Yuengling bottle w/sample	2013 ?	Hardin	201300024581	Krishna Vadlamani	Area I			
19824	bag of marijuana	201301635	Hardin	201300025200	Jessica Smith (Knox)	Area I			
19924-001	syringe with residue	201301722	Hardin	201300027584	Steven R. Cole	Area I			
19924-002	glass pipe	201301722	Hardin	201300027584	Steven R. Cole	Area I			
19924-003	blue straw	201301722	Hardin	201300027584	Steven R. Cole	Area I			
19924-004	white crystal substance	201301722	Hardin	201300027584	Steven R. Cole	Area I			
20043	plastic cup with sample	201400126	Hardin	201400002483	Nicholas Christopher Chagin	Area I			
20048	fake CA driver's license	201400112	Hardin	201400002314	Riley Harman Ward	Area I			
20204	marijuana	201400217	Hardin	201400004059	Edward Fazioli	Area I			
20204-001	marijuana pipe	201400217	Hardin	201400004059	Edward Fazioli	Area I			
20204-002	marijuana roaches	201400217	Hardin	201400004059	Edward Fazioli	Area I			
20204-003	prescription bottle with pills	201400217	Hardin	201400004059	Edward Fazioli	Area I			
20430	plastic cup with sample	2014 ?	Hardin	201400007718	John Raymond Fleming	Area I			
20214	plastic cup with sample	201400239	Hardin	201400004321	Nicole Elizabeth Hall	Area I			
17508	drug paraphernalia/3 pocket knives	201200930	Reihs	201200012844	Jamie Lee Wilson	Area I			
17508-001	suspected meth	201200930	Reihs	201200012844	Jamie Lee Wilson	Area I			
17686	receipt from Wal Mart	201201081	Reihs	201200015246	Jason Saylor	Area I			
20231	small baggie of marijuana	2014 ?	Reihs	201400004535	Deprece N. Daniels	Area I			Allison Walter
20300	fake NY driver's license	201400316	Reihs	201400005509	Henry H. Crockett	Area I			
20377	11 different pills	201400384	Reihs	201400006514	Casey C. Webb	Area I			
20311	Ohio driver's license - Austin Brune	201400263	Reihs	201400004790	Livingston, John	Area I			
19998	fake PA driver's license, wristband	201400063	Reihs	201400001833	Joseph A. Tarkington	Area I	dismissed		
18338	container of Kroger aspirin/black lighter	201202030	Reihs	201200027634	Ashley VanWinkle	Area I			Andrew Crank
18338-007	drug paraphernalia	201202030	Reihs	201200027634	Ashley VanWinkle	Area I			Andrew Crank
18338-008	drug paraphernalia	201202030	Reihs	201200027634	Ashley VanWinkle	Area I			Andrew Crank
19092-002	fake Gucci purse	201300791	Campbell	201300013494	Andrea Taylor	Area I			
19537	Milwaukee's best with sample	201301305	Campbell	201300020491	Joseph Patrick Wagers	Area I			
19537-001	marijuana & pills	201301305	Campbell	201300020491	Joseph Patrick Wagers	Area I			

Sealed

Tag	Description	Report #	Officer	Event #	Name	Court	Case #	Disposition	Additional Names
19277	Natural Light can with sample	201301030	Jones	201300017158	John A. Fleming	sealed			
19287-001	1 unopened can of NL, 1 opened can	201301014	King	201300017040	Thomas M. Mojica	sealed			
19399	Keystone Light with sample	201301158	King	201300018894	Thibault A. Robert	sealed			
19676	fake Maryland driver's license	201301482	King	201300022941	Joshua J. Watkins	sealed			
19997	fake IL driver's license	201400072	King	201400001925	Kristen Weickert	sealed			
17210	fake Ohio driver's license	201200460	Robinson	201200006603	Timothy C. Visger	sealed			
18739-001	fake WV driver's license and purple wristband	201300362	Robinson	201300006298	Kenneth R. Sneider	sealed			
20380	Natural Light with sample	201400368	Robinson	201400006283	Emily Peters	sealed			
17973	plastic cup with sample	201201534	Fening	201200021049	Katharine R. Mintz	sealed			
20011	black flask with sample	201400076	Fening	201400001952	Thomas J. Ploetz	sealed			
18432	drug paraphernalia	201300059	Colyer		John W. Yengo	sealed			
18010-001	drug paraphernalia	201201582	Reising		Aaron Meekins	not charged or sealed			
18836	assorted alcohol	201300495	Reising	201300008377	Kevin M. Murphy	sealed			
18836-001	assorted grocery items	201300495	Reising	201300008377	Kevin M. Murphy	sealed			
18836-002	assorted foods	201300495	Reising	201300008377	Kevin M. Murphy	sealed			
18836-003	assorted alcohol and foods	201300495	Reising	201300008377	Kevin M. Murphy	sealed			
20504-003	plastic cup with sample	201400516	Reising	201400008758	Patrick Reintjes	sealed			
20468	fake CT driver's license	201400474	Lindner	201400009317	Jennifer Kleinknecht	sealed			
19771	fake IL driver's license	201301589	Blauvelt	201300024089	Kenneth Gilpin	sealed			
19950	fake IL driver's license, wristband	2014000023	Blauvelt	201400000844	Nicholas W. Fries	sealed			
20052	plastic cup with sample	201400125	Blauvelt	201400002480	Emily Nicole Erley	sealed			
20264	fake NY driver's license, wristband	201400288	Blauvelt	201400005090	Abigail Dugger	sealed			
18643	red cup with sample	201300300	Terrell	201300005000	David A. Lichtenstein	sealed			
18595	UDF receipt for $7.18	201300224	Wagers	201300003839	Christopher Hayden Kurek - owner	sealed			
18769	cup with sample	201300407	Wagers	201300007001	Caroline S. Brennan	sealed			
18769-001	fictitious CT driver's license and bar wristband	201300407	Wagers	201300007001	Caroline S. Brennan	sealed			
19153	fake New Jersey license and wristband	201300866	Wagers		Kelly Ann Smythe	sealed			
19290	Natural Light with sample	201301018	Wagers	201300017056	Shea S. Foreit	sealed			
19314	plastic cup with sample	201301069	Wagers	201300017618	Kendra Natalie Williams	sealed			
19317	fake IL license and 2 wristbands	201301092	Wagers	201300017858	Kevin C. Dee	sealed			
19328	fake PA license	201301081	Wagers		John Thomas Whitman	sealed			
19353	Bud Light with sample	201301119	Wagers	201300018252	Molly A. Killoy	sealed			
19368	plastic cup with sample	201301126	Wagers	201300018356	Corinna Gavin	sealed			
19370	plastic cup with sample	201301133	Wagers	201300018442	Emily Lauren Lobring	sealed			
19370-001	shared beverage with Lobring	201301133	Wagers	201300018442	Alana J. Hallett	sealed			
19391-001	OH DL TD290838	201301154	Wagers	201300018831	Emily A. Raies	sealed			
19405	plastic cup with sample	201301176	Wagers	201300019019	Summers Brooke Ford	sealed			
19443	unopened can Keystone Light	201301228	Wagers	201300019588	Julian Clark Gregory	sealed			

Sealed

19527	plastic cup with sample, wristband	201301312	Wagers	201300020607	Bradley Davis Haney	sealed			
19527-002	Ohio Driver's License Jay Haney	201301312	Wagers	201300020607	Bradley Davis Haney	sealed			
19621	2 wristbands	201301414	Wagers	201300022062	Robert Patrick Jeremiah McCarty	sealed			
19621-001	VA OL A62481915	201301414	Wagers	201300022062	Robert Patrick Jeremiah McCarty	sealed			
19682	Natural Light with sample	201301485	Wagers	201300022956	Ralph Brady Newlin	sealed			
19712	plastic cup with sample	201301515	Wagers	201300023294	Caroline Rose Bevan	sealed			Timothy J. Staudt
19712-002	fake IL driver's license	201301515	Wagers	201300023294	Caroline Rose Bevan	sealed			
19731	fake PA. driver's license	201301525	Wagers	201300023392	Alex E. Schade	sealed			
19732	fake Ohio driver's license	201301530	Wagers	201300023403	Devin Gresky	sealed			
19757	plastic cup with sample, wristband	201301569	Wagers	2013000238530	Brendan M. Krain	sealed			
19757-002	fictitious NY DL	201301569	Wagers	201300023853	Brendan M. Krain	sealed			
19775	plastic cup with sample, wristband	201301578	Wagers	201300023970	Courtney L. Hall	sealed			
19775-001	Ohio driver's license - Lauren Hall	201301578	Wagers	201300023970	Courtney L. Hall	sealed			
19797	fake CT driver's license, 2 wristbands	201301618	Wagers	201300024524	Patrick Z. Wieckowski	sealed			
19840	Natural Light with sample	2013 ?	Wagers	201300025675	Katharine N. Torrisi	sealed			
19922	red cup with sample	201301728	Wagers	201300027730	Tyler E. Jung	sealed			
19979-001	broken glasses	201400043	Wagers	201400001372	Zhen Yang or Yi Li	sealed			
19979-002	can of Dust Off	201400043	Wagers	201400001372	Zhen Yang or Yi Li	sealed			
20092	fake CT driver's license	201400159	Wagers	201400003009	Madison R. Bingaman	sealed			
20092-001	wristband	201400159	Wagers	201400003009	Madison R. Bingaman	sealed			
20183	Budlight bottle with sample	201400183	Wagers	201400003538	Ryan M. Ford	sealed			
20183-001	Ohio DL TG347703	201400183	Wagers	201400003538	Ryan M. Ford	sealed			
20225	Bud bottle with sample	201400230	Wagers	201400004192	Erica M. Carneglia	sealed			
20225-001	wristband	201400230	Wagers	201400004192	Erica M. Carneglia	sealed			
20226	plastic cup with sample	201400238	Wagers	201400004315	Clare E. Kennedy	sealed			
20296	bottle of Jim Beam Bourbon	201400312	Wagers	201400005439	Aidan Cronin	sealed			
20331	fake KY driver's license, wristband	201400333	Wagers	201400005775	Roberto Luis Penne	sealed			
20432	Budweiser with sample	201400421	Wagers	201400007692	Alyssa Nowak	sealed			
20432-001	wristband	201400421	Wagers	201400007692	Alyssa Nowak	sealed			
18531	small amount of marijuana	2013 ?	S. Sikora		Eliseo Vera Solis	sealed			
19280-002	IL DL - Charles Benandi	201301017	S. Sikora	201300017050	Spencer Kerivan	sealed			
19354-001	OH ID #TL545796, plastic cup w/sample, Brickstreet receipt	201301118	S. Sikora	201300018244	Brian T. Kegelmeyer	sealed			
19354-002	plastic cup w/sample	201301118	S. Sikora	201300018244	Patrick B. O'Donnell	sealed			
19415-001	plastic cup with sample	201301156	S. Sikora	201300018896	Kelsey E. Jurist	sealed			
19416-001	plastic cup with sample	201301160	S. Sikora	201300018903	Terrence Sweeney	sealed			
19416-002	OH DL SY119786	201301160	S. Sikora	201300018903	Terrence Sweeney	sealed			
19448	fake CT driver's license, and 2 wristbands	201301217	S. Sikora	201300019497	Elizabeth Moss	sealed			
19449-001	fake CT license	201301212	S. Sikora	201300019487	Griffin or Bowen McCarty	sealed			

Sealed

19450-001	plastic cup with sample	201301214	S. Sikora	201300019491	Brittany Lansky	sealed			
19452-002	fake NY license and TQ545672	201301211	S. Sikora	201300019484	Morgan Sunshein	sealed			
19465	wristband	201301244	S. Sikora	201300019810	Edward Ellis	sealed			
19474-002	PA DL Elizabeth Pavlik	201301254	S. Sikora	201300019953	Mackenzie House?	sealed			
19475-002	fake Ohio driver's license	201301251	S. Sikora	201300019944	John Livingston	sealed			
19541-001	IL DL Hannah Ring	201301311	S. Sikora	201300020605	Melissa Ring	sealed			
19539-002	Ohio DL (Sadd)	201301316	S. Sikora	201300020621	Abigail Bonadies	sealed			
19564-001	OH DL Robertson	201301320	S. Sikora	201300020651	Ian Robertson	sealed			
19755-001	wristband, plastic cup with sample	201301570	S. Sikora	201300023857	Alissa Bisconti	sealed			
19755-002	fake PA. driver's license	201301570	S. Sikora	201300023857	Alissa Bisconti	sealed			
19759-001	plastic cup with sample	201301568	S. Sikora	201300023856	Meghan K. Joyce	sealed			
19760	plastic cup with sample	201301566	S. Sikora	201300023849	Spencer Knickerbocker	sealed			
19813	OH DL TM364975	201301630	S. Sikora	201300024903	Linnea C. Barrett	sealed			
19813-001	NY DL 965411897	201301630	S. Sikora	201300024903	Linnea C. Barrett	sealed			
19813-003	blue wristband	201301630	S. Sikora	201300024903	Linnea C. Barrett	sealed			
20031	plastic cup with sample	201400109	S. Sikora	201400002300	Zain D. Santamaria	sealed			
20031-002	SC DL	201400109	S. Sikora	201400002300	Zain D. Santamaria	sealed			
20173	fake Illinois driver's license, 2 wristbands	201400177	S. Sikora	201400003392	Alyssa Culp	sealed			
20175-001	plastic cup with sample	201400172	S. Sikora	201400003382	Stephen Grace	sealed			
20177-001	plastic cup with sample	201400175	S. Sikora	201400003385	Kelsey Poleyeff	sealed			
20178-001	plastic cup with sample	201400176	S. Sikora	201400003389	Bogdan Ilinescu	sealed			
20178-002	Ohio driver's license	201400176	S. Sikora	201400003389	Bogdan Ilinescu	sealed			
20267	Natural light bottle with sample	201400285	S. Sikora	201400005076	Jessica L. Miller	sealed			
20267-001	Fictitious Delaware OL	201400285	S. Sikora	201400005076	Jessica L. Miller	sealed			
20308	plastic cup with sample	201400322	S. Sikora	201400005636	Sean Merle	sealed			
20309	plastic cup with sample	201400323	S. Sikora	201400005637	Richard O'Connor III	sealed			
20309-002	wristband, fake ID 066834223708914	201400323	S. Sikora	201400005637	Richard O'Connor III	sealed			
20566	plastic cup with sample	201400593	S. Sikora	201400010006	Annmarie Smerdel	sealed			
20566-001	fake Arizona DL, wristband	201400593	S. Sikora	201400010006	Annmarie Smerdel	sealed			
19302	fake KY license	201301064	Carlson		Omar Banoun	sealed			
20029	unopened can Natural Light	201400110	Carlson	201400002303	Drake E. Braun	sealed			
20283	Natural Light with sample	201400291	Carlson	201400005173	James T. Ryan IV	sealed			
19321-001	Natural Light can with sample	201301075	Price	201300017735	Veronica Roscoe	sealed			
18894	plastic cup with sample	201300563	R. Sikora	201300009421	Xachary B. Dunham	sealed			
19259	OH DL Habib Bundu	201301003	R. Sikora	201300016943	Noah Jaiteh	sealed			
19336	fake WI driver's license	201301076	R. Sikora	201300017745	Gareth J. Parsons	sealed			
19336-001	plastic cup with sample	201301076	R. Sikora	201300017745	Gareth J. Parsons	sealed			
19338	fake Rhode Island D/L	201301078	R. Sikora	201300017755	Jordan A. Cook	sealed			
18672	pipe with marijuana	2013 ?	Jenkins		Brian K. Riley - owner	sealed			

Sealed

18672-001	metal box with marijuana	2013 ?	Jenkins		Brian K. Riley - owner	sealed			
19260-001	Natural Light with sample	201301031	Hatfield	201300017163	Roman Thomas Miller	sealed			
19407-001	Bud Light with sample	201301174	Hatfield	201300019018	James A. Bonaguro	sealed			
19594	fictitious OH DL TL523471	201301395	Hatfield	201300021813	Michael C. Disalle	sealed			
19673	fake Maryland D/L	201301471	Hatfield	201300022879	Brant David Center II	sealed			
19861	NY DL 163986348	201301666	Hatfield	201300025790	Gerald Cunningham Dietz III	sealed			
19929	wristband	201400002	Hatfield	201400000017	Jennifer Bliss McGarey	sealed			
19929-001	OHIO DL SW002772	201400002	Hatfield	201400000017	Jennifer Bliss McGarey	sealed			
19976	baggies of marijuana	2013 ?	Hatfield	201300001525	Manesha Tarachand	sealed			
19976-001	drug paraphernalia	2013 ?	Hatfield	201300001525	Manesha Tarachand	sealed			
19417	Mike's lemonade, Barefoot red wine	201301170	Durkin	201300018964	Peter John Poulos	sealed			
18818	plastic cup with sample	201300404	Moore	201300006984	Amit Shani Zigelman	sealed			
18931	Fictitious IL DL, two paper wristbands	201300606	Moore	201300010031	Samuel J. Gettleman	sealed			
19740-001	plastic cup with sample, wristband, fake IL DL	201301538	Moore	201300023508	Lynn E. Bakes	sealed			
19082-002	one wristband	201300775	Ledermeier	201300013233	Andrew Kummer	sealed			
19082-003	OH DL in name of Anthony Kummer	201300775	Ledermeier	201300013233	Andrew Kummer	sealed			
19082-004	Miranda card Andrew Kummer	201300775	Ledermeier	201300013233	Andrew Kummer	sealed			
19247	Miller Light bottle and sample	201300993	Ledermeier	201300016830	Elizabeth Rose Robbins	sealed			
19312	fake PA & CT license	201300991	Ledermeier	201300016757	Garrett Douglas Harshman	sealed			
19323	fake IL. Driver's license	201301093	Ledermeier	201300017870	John William Lunger	sealed			
19323-001	3 bar wrist bands	201301093	Ledermeier	201300017870	John William Lunger	sealed			
19556-001	fake IL driver's license	201301344	Ledermeier	201300021006	Eric Thomas Dooley	sealed			
19556-002	3 bar wristbands	201301344	Ledermeier	201300021006	Eric Thomas Dooley	sealed			
19648-002	fake IL driver's license	201301425	Ledermeier	201300022254	Taranjit Singh Kooner	sealed			
19648-003	Bud Light with sample	201301425	Ledermeier	201300022254	Taranjit Singh Kooner	sealed			
19648-004	two wristbands	201301425	Ledermeier	201300022254	Taranjit Singh Kooner	sealed			
19799	one opened, one unopened Keystone Light with sample	201301613	Ledermeier	201300024503	Stephen Patrick Fisher	sealed			
19799-001	CT driver's license - Zachary Fisher	201301613	Ledermeier	201300024503	Stephen Patrick Fisher	sealed			
19799-002	vial containing liquid sample	201301613	Ledermeier	201300024503	Stephen Patrick Fisher	sealed			
19799-003	photocopy of Stephen Fisher's DL	201301613	Ledermeier	201300024503	Stephen Patrick Fisher	sealed			
19507	fake IL. Driver's license	201301292	Hardin	201300020381	Noah H. Flaniken	sealed			
19801	Expired NJ driver's license	201301614	Hardin	201300024504	Benjamin E. Fine	sealed			
20032	plastic cup with sample	201400109	Hardin	201400000109	Trevor L. Jaconetti	sealed			
20180	plastic cup with sample	201400172	Hardin	201400003380	Matthew Thomas Lippowitsch	sealed			
20210	fake Wisconsin driver's license	201400240	Hardin	201400004324	Benedict T. Schoeffler	sealed			
20268	plastic cup with sample	201400286	Hardin	201400005081	Victoria E. Beekman	sealed			
20543-002	fictitious KY OL	201400581	Hardin	201400009522	Sheridan P. Murphy	sealed			
19795	fake CT driver's license	201301597	Hardin	201300024098	Jon Morgan Parker	sealed			
19268	unopened can Natural Light	201301009	Reihs	201300016995	Eleazar Ruben Contreras	sealed			

Safekeeping

Tag	Description	Report #	Officer	Event #	Name	Court	Case #	Disposition	Additional Names
18833-002	personalized pocket knife	201300481	Fening	201300008222	Jerod M. Findley	safekeeping - no record of return			
18414	black coat	201300020	Reising		Carolyn Howard	safekeeping			
19512-002	air soft pistol	201301281	Lindner	201300020255	Dylan Bagley	safekeeping			
19318	Indiana license plate	201301088	Hatfield		Donald Seiber	safekeeping			
19349-002	Ka-bar Knife 7 in blade	201301110	Hatfield	201300018102	Troy A. Nave	safekeeping			
20344	Adderall XR 25 MG pill	201400338	Hatfield	201400005810	Sharia Elise Jackson	safekeeping			
19941	large knife in sheath	2013 ?	Ledermeier	201300000413	Daniel Williams	safekeeping			
20388	Vanilla Gift Visa card	201400396	Reihs	201400006763	Shane M. Brown	safekeeping			
19083-002	iPhone earbuds	201300781	Jenkins	201300013331	Terrance Lewis Bunton	safekeeping - no record of return			
19767-002	IL OL M26054292263	201301579	Blauvelt	201300023981	Michael McGarry - owner	safekeeping			
19557-001	OH OL belonging to Lauer	201301343	Carlson	201300021005	owner: Alexander Lauer	safekeeping			
19545-001	Gerber folding knife	201301330	R. Sikora	201300020811	Dakota A. West	safekeeping			
19560-002	set of keys with a red	201301345	S. Sikora	201300021020	Jeffrey Rostart	safekeeping			
19560-003	Ohio ID card	201301345	S. Sikora	201300021020	Jeffrey Rostart	safekeeping			
19465-001	fake Maryland D/L	201301244	S. Sikora	201300019810	owner: William Ellis	safekeeping			
20208	brass knuckles	201400242	Reihs	201400004329	Zachary M. Furnish	[redacted]			

Yellow Property Sheet

Tag	Description	Report #	Officer	Event #	Name	Court	Case #	Disposition	Additional Names
19278	unopened can Natural Light	201301013	Jones	201300017037	Jacob M. Sepela				
19320	plastic bottle with sample	201301072	Jones		Nell C. Brennan				
19287	1 unopened can of NL, 1 opened can	201301014	King	201300017040	Kevin M. Meyers				
18887	bottle of Meier rum	201300547	Fening	201300009074	Peter J. Mason				
20206	fake Maryland driver's license	201300224	Fening	201400004135	Federico Sacasa				
19689	Budweiser with sample	2013 ?	Blauvelt	201300022874	Ryan W. Scott				
19154	1.75L Capt. Morgan	201300865	Wagers		Christopher Michael Conese				
19250-001	4 bottles of Serra Nevada, 3 bottles of Founders Centennial IPA	201300994	Wagers	201300016834	Katherine M. Taylor				
19252-001	bar wristband	201301002	Wagers	201300016932	Stephanie K. Pace				
19275	1.75 L Korski Vodka	201301034	Wagers		Connor L. Wolfe				
19274	bar wristband	201301037	Wagers	201300017182	Katherine L. Klepper				
19276	Natural Light with sample	201301032	Wagers	201300017167	David A. Pool II				
19289-001	plastic cup with sample	201301016	Wagers	201300017044	Christopher J. Schebil				
19289-002	fake CA. driver's license	201301016	Wagers	201300017044	Christopher J. Schebil				
19291-001	plastic cup with sample	201301022	Wagers	201300017065	Benjamin C. Drellishak				
19291-002	fake IL driver's license	201301022	Wagers	201300017065	Benjamin C. Drellishak				
19329	Bud Light with sample	201301080	Wagers	201300017751	Jarrod Thomas Jakubowski				
19329-001	fake CA license, wristband	201301080	Wagers	201300017751	Jarrod Thomas Jakubowski				
19391	Bud Light with sample	201301154	Wagers	201300018831	Emily A. Raies				
19404	plastic cup with sample, wristband	201301157	Wagers	201300018897	Leah Kathryn Loridas				
19444	plastic cup with sample	201301215	Wagers	201300019493	Stephanie Lorraine O'Rourke				
19445	plastic cup with sample	201301210	Wagers	201300019483	Andrew Michael Wansik				
19446	fake CT driver's license, wristband	201301218	Wagers	201300019496	Ryan Page Kaye				
19446-003	plastic cup with sample	201301218	Wagers	201300019496	Ryan Page Kaye				
19472	Bud Light w/sample, wristband	201301255	Wagers	201300019954	Alexander William Rahe				
19498	plastic cup with sample, wristband	201301263	Wagers	201300020054	John Thomas Whitman				
19498-002	fake IL driver's license	201301263	Wagers	201300020054	John Thomas Whitman				
19711	Bud Light with sample	201301515	Wagers	201300023294	Timothy J. Staudt				Caroline Rose Bevan
19774	plastic cup with sample, wristband	201301580	Wagers	201300023999	Meta Elizabeth Wellman				
19774-002	fake IL driver's license	201301580	Wagers	201300023999	Meta Elizabeth Wellman				
19842	Natural Light with sample	201301657	Wagers	201300025677	Claire M. Hardwick				
20182	plastic cup with sample	201400194	Wagers	201400003650	Patrick A. Jacek				
20182-001	fake MA driver's license	201400194	Wagers	201400003650	Patrick A. Jacek				
20224	plastic cup with sample	201400229	Wagers	201400004177	John W. Vitou				
20224-001	fake PA driver's license	201400229	Wagers	201400004177	John W. Vitou				
20336	E&J Brandy with sample	201400331	Wagers	201400005747	Rico Lemar Burton				
20336-001	2 baggies of marijuana	201400331	Wagers	201400005747	Rico Lemar Burton				
20336-002	rolling papers	201400331	Wagers	201400005747	Rico Lemar Burton				

Yellow Property Sheet

20433	Bud Light can with sample	201400422	Wagers	201400007700	Logan Lee McGovern				
20499-002	fake NY driver's license	201400422	Wagers	201400007700	Logan Lee McGovern				
20481-001	zig-zag rolling papers	2014 ?	Wagers	201400008530	Shange M. Faw	destroy			
18820	plastic cup with sample	201300466	S. Sikora	201300007987	Dominque J. Young				
18820-001	Ohio driver's license	201300466	S. Sikora	201300007987	Robert Hendricks III				
19091	2 Cobra beer bottles	201300787	S. Sikora		Jessica Harvey				
19279-001	beer bottle with sample	201301020	S. Sikora	201300017061	Jacob W. Adams				
19280-001	plastic cup with sample, wristband	201301017	S. Sikora	201300017050	Spencer Kerivan				
19375-001	plastic cup with sample	201301134	S. Sikora	201300018444	Brittany D. Hoyas				
19403-001	plastic cup wit sample	201301153	S. Sikora	201300018830	Caitlin Keough				
19448-002	plastic cup with sample	201301217	S. Sikora	201300019497	Elizabeth Moss				
19449-002	plastic cup with sample	201301212	S. Sikora	201300019487	Griffin McCarty				
19451	plastic cup with sample	201301209	S. Sikora	201300019481	Kathryn Santello				
19452-001	plastic cup with sample and wristband	201301211	S. Sikora	201300019484	Morgan Sunshein				
19474-001	plastic cup with sample	201301254	S. Sikora	201300019953	MacKenzie House				
19475-001	plastic cup w/ alcohol sample, wristband	201301251	S. Sikora	201300019944	John Livingston				
19541-002	plastic cup with sample	201301311	S. Sikora	201300020605	Melissa Ring				
19538-001	Bud Light with sample	201301313	S. Sikora	201300020615	Sara Lindsay				
19540-001	plastic cup with sample	201301314	S. Sikora	201300020617	Abbas Hussein				
19539-001	wristband, plastic cup with sample	201301316	S. Sikora	201300020621	Abigail Bonadies				
20078-001	Bud Light Platinum with sample	201400148	S. Sikora	201400028552	Kathryn Stephens				
20078-002	fake Illinois driver's license, wristband	201400148	S. Sikora	201400028552	Kathryn Stephens				
20266	plastic cup with sample	201400285	S. Sikora	201400005076	Kristen M. Devaney				
20266-001	fake PA driver's license	201400285	S. Sikora	201400005076	Kristen M. Devaney				
19240	plastic cup with sample	201300983	Carlson	201300016671	Anthony A. Melchiorre				
19240-001	fake TN driver's license	201300983	Carlson	201300016671	Anthony A. Melchiorre				
18430	marijuana pipe	201300048	R. Sikora		Ronald W. Phillips	Area I			
18814	glass pipe	201300462	Durkin	201300007877	Joshua Ryan Back	Area I			
18311	drug paraphernalia	201202000	Moore	201200027212	Matthew Lance	Juvenile	JV2012-2408		Jaxson Rairden
20077	cup with sample	201400149	Hardin	201400002853	Ryan M. Hebein				

No Charges

Tag	Description	Report #	Officer	Event #	Name	Court	Case #	Disposition	Additional Names
20719	baggie of cocaine	2014 ?	King						
[redacted]	[redacted]		[redacted]		[redacted]	[redacted]			
20554-001	drug paraphernalia and pills	2014	Robinson	201400009787	Casey J. Fellman	no court			
19513	Kershaw pocket knife and earbuds		Colyer	201300020445	Steve Burgess per 18	found			
19400	grill lighter	201301183	Colyer	201300019086	no charges filed				
17329-001	baggie of suspected cocaine	2012 ?	Varley	201200009180	Sean M. Miller	found - no court			
19018	scale and grinder	2013 ?	Varley		unknown	no court			
19018-001	baggie of marijuana and grinder	2013 ?	Varley		Jordan Cook	no court			
18010-001	drug paraphernalia	201201582	Reising		Aaron Meekins	not charged or sealed			Aaron Meekins
18412	prescription bottle containing marijuana, unknown pills, capsule with chunk hard white	201300025	Reising	201300000699	Russell Abney	no charges			
18412-001	prescription bottle containing opaque chunks	201300025	Reising	201300000699	Russell Abney	no charges			
18412-002	prescription bottle containing crystal like substance	201300025	Reising	201300000699	Russell Abney	no charges			
18412-003	drug paraphernalia	201300025	Reising	201300000699	Russell Abney	no charges			
18412-004	misc - Butler Inn room key #22	201300025	Reising	201300000699	Russell Abney	no charges			
18412-005	knife	201300025	Reising	201300000699	Russell Abney	no charges			
18412-006	misc - tote bag	201300025	Reising	201300000699	Russell Abney	no charges			
18745	car parts	2013 ?	Lindner	201300006527	Cheryl Kobermann - owner			unsolved hit skip?	
19168	silver skewer	201300887	Lindner	201300015315	no arrest - veh B&E				
20466	marijuana pipe	2014 ?	Lindner	201400008391	unknown	destroy			
19647	fake PA driver's license		Lindner	201300022386	Sara Kristine Kinkelaar	no charges	destroy		
19980-001	drug paraphernalia	2014 ?	Lindner					Alexander Ehrman - owner (associated with safekeeping pair of shorts)	
19722	drug paraphernalia	201301529	Blauvelt	201300023395	not listed				
19722-002	drug paraphernalia and green vegetation	201301529	Blauvelt	201300023395	not listed				
19894	Military ID card	2013 ?	Terrell		Deanna Thelman	found			
18889	loose bar code tags	201300554	Terrell		theft - no arrest info				
[redacted]	[redacted]		[redacted]	[redacted]	[redacted]	[redacted]			
17966	napkin with marijuana	2012 ?	Wagers						
18009	14 misc. cigars	201201564	Wagers	201200021312	Matthew R. Berkery	court order return to owner			
18009-001	Jarman shoe horn	201201564	Wagers	201200021312	Matthew R. Berkery	not in database	charged with burg and theft		
18009-002	blue pillow case	201201564	Wagers	201200021312	Matthew R. Berkery				
19495	Dockers flip flops	201301269	Wagers	201300020087	unknown burglary suspect				
20223	4 fake driver's license	2014 ?	Wagers	201400004155	unknown				
20233-001	two unopened Natural Light beers		Wagers	201400004532	unknown	destroy			
20336-003	baggie of marijuana	201400331	Wagers	201400005747	Rico Lemar Burton	[redacted]			
20336-004	15 burnt marijuana roaches	201400331	Wagers	201400005747	Rico Lemar Burton	[redacted]			
20336-005	bottle of Remy cognac	201400331	Wagers	201400005747	Rico Lemar Burton	[redacted]			
20365	drug paraphernalia	201400389	Wagers	201400006581	Jaymee L. Robinson	destroy			
[redacted]	[redacted]		[redacted]	[redacted]	[redacted]	[redacted]			
20022	expired Ohio driver's license	2014 ?	S. Sikora	201400000221					
20030	marijuana pipe with residue	2014 ?	S. Sikora		James C. Dixon	destroy			
19726-002	Ohio Driver's License	201301516	S. Sikora	201300023299					
19560	lighter and cigarettes	201301345	S. Sikora	201300021020	Jeffrey Rostart	destroy			
19534-002	Miami ID card - Kristen Bigelow	201301317	S. Sikora	201300020628					
19534-003	PA DL - Kyle Herzing	201301317	S. Sikora	201300020628					
18850	Ohio DL - Barbara Hickerson	201300490	S. Sikora	201300008325	original CFS - Fight no charges				

18394	2 Commemorative bats	201300010	S. Sikora	201300000103	Emily Fox-owner notification sent				
18605	suspected drugs	201300240	Hool	201300004126	Elizabeth Bayse	no court			Russell Abney, Amber Parker, Nathan Gabbard
18605-003	suspected drugs	201300240	Hool	201300004126	Amber Parker, Nathan Gabbard	no court			Russell Abney, Elizabeth Bayse
18605-005	misc - tape lint roller	201300240	Hool	201300004126	Elizabeth Bayse	no court			Russell Abney, Amber Parker, Nathan Gabbard
19266	string bag with misc items	201301007	Hool	201300016975	Donnie VanWinkle	no court			
19266-001	box with white powder	201301007	Hool	201300016975	Donnie VanWinkle	no court			
19267	drug paraphernalia, credit cards	201300947	Hool	201300016221	Valorie Woodruff	no court			
20057	purse with drug residue	201400117	Hool	201400002353	Michelle Miller	no court			
20057-001	drugs	201400117	Hool	201400002353	Michelle Miller	no court			
20057-002	drugs	201400117	Hool	201400002353	Michelle Miller	no court			
18488	baggie with marijuana	201300113	Price	201300002181	Nicholas Garzona	not charged			
18488-001	Verizon cell phone	201300113	Price	201300002181	Nicholas Garzona	not charged			
18488-002	drug paraphernalia	201300113	Price	201300002181	Nicholas Garzona	not charged			
18510-001	Keen men's shoes, men's Sperry, Trex CD case with CDS	201202022	Price	201200027517	unknown	no charges			
18515	used syringe	201300159	Price	201300002570	Scott D. Grosse	deceased			
18515-001	metal spoon with residue	201300159	Price	201300002570	Scott D. Grosse	deceased			
19294	misc. items in paper bag	201301058	R. Sikora	201300017376	unknown				
18712	grinder w/marijuana	2013 ?	Jenkins	201300005894	Phillip A. Willse	no charges			
18712-001	wooden dugout & one hitter	2013 ?	Jenkins	201300005894	Phillip A. Willse	no charges			
18712-002	backpack w/clothing items and computer		Jenkins	201300005894	Phillip A. Willse	no charges			
19441	tube with sample of acid	201301185	Hatfield	201300019088	unknown				
19441-001	tube with sample of brake fluid	201301185	Hatfield	201300019088	unknown				
19441-002	tube with liquid sample	201301185	Hatfield	201300019088	unknown				
19441-003	tube with gel-like sample	201301185	Hatfield	201300019088	unknown				
19441-004	tube with unknown liquid	201301185	Hatfield	201300019088	unknown				
19441-005	baggie of marijuana	201301185	Hatfield	201300019088	unknown				
19441-006	baggie of white crystal substance	201301185	Hatfield	201300019088	unknown				
19831	glass water bong	2013 ?	Hatfield	201300025170	unknown	destroy			
18569	jar of spaghetti sauce	201300195	Durkin	201300003420	suspect: Daniel Torriglia	no charges			
18569-001	fingerprint card from jar	201300195	Durkin	201300003420	suspect: Daniel Torriglia	no charges			
18569-002	West Ham scarf	201300195	Durkin	201300003420	suspect: Daniel Torriglia	no charges			
20638	white box with drug paraphernalia and meth	2014 ?	Durkin		found		destroy		
19138	drug paraphernalia	201300848	Durkin	201300014628	Nichole Murphy	BURN - no charges			
19138-001	capsule with white powder substance	201300848	Durkin	201300014628	Nichole Murphy	BURN - no charges			
19138-002	drug paraphernalia	201300848	Durkin	201300014628	Nichole Murphy	BURN - no charges			
20776	drug paraphernalia	201400819	Durkin	201400013373	Randall William Creager	no charges	destroy		
18683	unknown rock like substance	2013 ?	Moore	201300004643	Matthew Campbell	juvenile	service - no report		
19946	drug paraphernalia and marijuana	2014 ?	Moore	201400000575	unknown				
19241	bench seat from van	201300980	Moore		no arrest info	no court			
18388	bar wrist band	201300004	Moore	201300000023	Chandler Catherine Carroll	suspect	theft case		
17430	MU Alumi license plate frame	2012000774	Ledermeier	201200010618	unknown				
19265	receipt for stolen items	201301011	Ledermeier						
19823	1 loose syringe	201301641	Hardin	201300025330	unknown	destroy			
19823-001	100 packaged syringes	201301641	Hardin	201300025330	Nichole Leigh Murphy	found			
19823-002	44 tablets of pseudoephedrine	201301641	Hardin	201300025330	Nichole Leigh Murphy	found			
20282	3 syringes and spoon	2014 ?	Hardin	201400005289	Darren Joseph Fox	no charges			
20382	drug paraphernalia	2014 ?	Hardin	201400005289	Cody Webb	no charges			
14795	Newport Cigarette box	201000996	Reihs	201000015007	Thomas Schneider - victim				

No Charges

16755	leather glove, black glove, knit cap, flashlight, sock	201101719	Relhs	201100025597	Phillip C. Zink	suspect			
18645	3 burnt roaches	2013 ?	Campbell						
18740	packe with marijuana	2013 ?	Campbell						
19893	blue & silver cell phone	2013 ?	Campbell			destroy			

FILED
BUTLER COUNTY COURT

NOV 12 2014

AREA 1
BUTLER COUNTY OHIO

CITY OF OXFORD, BUTLER COUNTY, OHIO

IN THE MATTER OF THE	:	No _____
APPLICATION OF THE	:	
CITY OF OXFORD	:	**APPLICATION FOR AND JUDGMENT**
POLICE DEPARTMENT	:	**ENTRY AUTHORIZING THE DISPOSITION**
		OF UNCLAIMED OR FORFEITED PROPERTY

Now comes the State of Ohio, City of Oxford, and moves that the following property be disposed of in accordance with the Ohio Revised Code Section 2981.12.

SEE ATTACHED SHEETS FOR PROPERTY...

Said property is now in the custody of the Oxford Police Department, Oxford, Ohio, and remains unclaimed or it is unlawful for persons to acquire or possess said property.

Nov 13, 2014
Date

Mike O'Leary
Property Technician, Oxford Police Department

ORDER

For good cause shown, it is hereby adjudged and ordered that the above listed property be disposed of as listed above.

Nov. 13, 2014
Date

Judge, Area 1 Butler County, Ohio

IN AREA I BUTLER COUNTY COURT

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Clerk of Council
Originating Department

Council Meeting Of: December 16, 2014

Mary Ann Eaton
Prepared By

Account Code No. #: N/A

Budgeted Amount: N/A

December 8, 2014
Date Prepared

Agenda Title: A Resolution authorizing the City Manager to close Lot 52 for the operation of the 2015 Farmer's Market.

Recommendation: N/A

Discussion:

The attached request is for the use of Lot 52 for the operation of the 2015 Farmer's Market which will occur each Saturday throughout the year.

Approved By:

	Initial	Date
Department Head:		
City Manager:	DHE	12/12/12

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO CLOSE LOT 52 EACH SATURDAY IN 2015 FROM 5:00 A.M. TO 12:30 P.M TO PERMIT THE OPERATION OF THE FARMER'S MARKET WITHIN LOT 52 DURING SAID TIME.

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

SECTION 1: Council has determined that it would be beneficial for the City to permit the Farmer's Market to operate on Lot 52 on Saturdays in 2015 and that the closure of Lot 52 between the hours of 5:00 a.m. and 12:30 p.m. is required to permit this operation.

SECTION 2: Council hereby authorizes the City Manager to close Lot 52 on Saturdays in 2015 from 5:00 A.M. to 12:30 P.M. to permit the operation of the Farmer's Market within Lot 52 during said time.

SECTION 3: In all other respects the City of Oxford traffic code shall remain in full force and effect.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

APPROVED

Rev. 6/11

CITY OF OXFORD

X REQUEST FOR PUBLIC PARK PERMIT

☐ REQUEST FOR PUBLIC RIGHT-OF-WAY PERMIT

Date(s) of Event: 01/01/15_ Through12/31/15_**From:** 5:00____a.m.. **To:** 12:30___p.m.

Today's Date: 11/10/14_ **Every Saturday of the month.**

☐ Emergency Utility Repair *(check box, if applicable)*

--- Applicant shall allow a minimum of 3 business days for processing ---

Responsible Adult:
(18 years of age or older)* Larry Slocum
Address: 803 Morman Road, Hamilton, OH 45013
Telephone: 513-505-5238
Cellular:
Fax:
Email: larry@myschoolfamily.com

** Person in charge - Primary contact*

Organization: Oxford Farmers Market Association
Advisor: Larry Slocum, Market Manager
Address: PO Box 691, Oxford, OH 45013
Telephone: 513-505-5238
Cellular:
Email: info@oxfordfarmersmarket.com
Email:
Non-Profit: x Yes ☐ No

RECEIVED
NOV 12 2014
City of Oxford

PARK REQUESTED

☐ Merry Day Park (adjacent to the Miami Mobile Home Park, Reagh Way Drive)
☐ Leonard Howell Park (Bonham Road)
☐ Oxford Community Park (Fairfield Road) – *Contact 523-6314 to confirm date(s)*
☐ Memorial Park (E. Park Place & N. Main Street – has pavilion)
☐ Martin Luther King Jr. Park (W. Park Place & N. Main Street – animal sculptures & fountain)
X Other: Prking lot 52 & surrounding sidewalk. We will only use ½ sidewalk to allow for pedestrian traffic

TITLE OF EVENT (be specific and include projected attendance)

Oxford Farmers Market Uptown

Projected Attendance: 500-900__ Has this event been held previously X Yes ☐ No If "YES", when? since 2004_

DESCRIPTION OF EVENT

Place a description of the event, along with additional requests, on the appropriate attachment. If request is only for use of a right-of-way, use the attachment labeled City of Oxford / Right-of-Way Request Details.

Applicant's Signature: Larry J. Slocum Date:11/10/14 ___

I have read and understand the rules, guidelines and conditions. Furthermore, I understand that acceptance of them is a condition of approval; and, if approval is granted, it is only for the event specified above. I also understand that the request will be reviewed by various City of Oxford officials and additional conditions may be required before final approval is granted. If additional conditions are required, I agree to meet with the appropriate officials and/or the Oxford Community Event Coordinating Committee.

M.U. Use Only

The organization listed above is a registered student organization in good standing with Miami University.

Signature: _____ Date:____/____/____

Rev. 6/11

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Stipulations and Fees

Note: FULL PAYMENT REQUIRED BEFORE THE EVENT

RIGHT-OF-WAY

Applicants should allow a minimum of **three (3) business days** for the request to be processed from the time it is submitted to city officials. *(Please provide the City with as much lead time as possible. Events requiring road closures and staffing will require additional processing time. Large event requests shall be submitted no less than fourteen (14) days in advance of the event.)*

1. **Applicant shall manage all work zones in the Right-of-Way in compliance with the Ohio Manual of Uniform Traffic Control.** ***(Note: Applicant is responsible for damages in the right of way or adjacent property.)***
2. Large events (estimated at over 500 people, including all concerts and performances, will require a pre-meeting with the Police (524-5247) and Service Department (524-5206) prior to approval. *Note: Requests **WILL NOT** be approved prior to the pre-meeting.*
3. The period of use may not exceed two (2) days without City Council approval.
4. At least one legally responsible adult must sign the request.
5. The usage may not discriminate for or against a given class of people.
6. All ordinances that regulate noise **shall** be observed.
7. NO nails, spikes, tacks or adhesive material may be driven into or affixed to trees or into the ground within the public right-of-way.
8. The requestor is responsible for cleanup. Failure to cleanup may result in subsequent requests being denied or a deposit being required. In addition, a cleaning charge may be assessed.
9. Safety staffing levels will be determined by the Oxford Police Division and the requestor may be required to hire police officers.
10. All special conditions specified by department heads must be complied with. Fees may be assessed for special services – see below.
11. Miami University approval is required for student events.
12. NO markings may be made on streets or sidewalks within the public right-of-way.
13. Inflatable game requirements: 18 YOA professional operator and **copy of company's insurance policy**.
14. If food is to be distributed to the public, **written approval** from the BCHD is required.

USE OF PARKS (ALL THOSE ABOVE, PLUS)

1. No motor vehicles may be parked within the area of the park or on any sidewalk.
2. Banners are only permitted on the stage area during the function and must be removed immediately after the event. Tying is the only acceptable way of affixing a banner to the stage area.
3. No signs are permitted.
4. The requestor is responsible for damage to grass, shrubs or trees as a result of the event and agrees to compensate the City of Oxford the cost of repairs and/or replacement.
5. No structure shall be defaced and no structure shall be erected within four (4) feet of the base of a tree or shrub.
6. NO nails, spikes, tacks or adhesive material may be driven into or affixed to trees or into the ground within the public right-of-way.

FEE INFORMATION

No Parking Signs	$ .35 ea
Metered Parking Spots	$10.00/ea
Trash Boxes	$ 5.00/ea

Personnel

Police Officer(s)	Contact OPD
Sound System	$25.00
Street Dept. Personnel	$25.00/hr
Electrician	$100.00
Park & Rec Personnel	Contact OPRD

Road Closures (fee includes labor)

Main Street	$135.00
US 27 Detour	$135.00

Sports Fields/Gazebo
Contact OPRD – 513-523-6314

APPLICANT'S ASSURANCE

I have reviewed the estimated cost for the event and agree to compensate the City for services rendered as part of this contract. If the event runs past the stated end time, I understand that additional charges will accrue and agree to compensate the City accordingly.

_____ Date: 11/10/14 ____
Applicant's Signature

CITY USE ONLY

	Service	Hours	Rate	Estimate	Final
1			$	$	$
2			$	$	$
3			$	$	$
4			$	$	$
5			$	$	$
			Total	$	$

	Applicant's Initials	Review Date
Police Department		
1		
2		
3		
4		
Fire Department		
1		
2		
3		
4		
Service Department		
1		
2		
3		
4		
Recreation Department (if applicable)		
1		
2		
3		
4		
City Manager		
1		
2		
3		
4		

Pre-Meeting (if applicable): Reviewed with_____on_____.

Reviewer(s): _____ _____

APPROVAL SECTION (with conditions)

Police Chief:	☒ Approved	☐ Not Approved	11/18/14
Fire Chief:	☐ Approved	☐ Not Approved	____/____
Service Director:	☒ Approved	☐ Not Approved	11/19/14
Recreation Director:	☐ Approved	☐ Not Approved	____/____
City Manager:	☒ Approved	☐ Not Approved	

_____ Date: 11-19-14

City Manager's Signature

Reason(s) event not approved:

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager: Douglas Elliott, Jr.

Fire Department
Originating Department

Council Meeting Of: 12-16-14

Account Code No. #: 418.151.52340

John Detherage
Prepared By:

Budgeted Amount: $13,500.00

12-08-14
Date Prepared

Agenda Title: A Resolution authorizing the City Manager to enter into a contract with University of Cincinnati Physicians Company, LLC for EMS medical direction and continuing education.

Recommendation: Adopt the Resolution

Discussion: For the last two years we have contracted with UCPC for medical direction and continuing education. This arrangement has worked out well and the recommendation is to continue with this relationship.

UCPC provides medical direction and continuing education for over 30 fire departments in Southwest Ohio.

Their services include:

- A "team approach" to medical direction. We would be assigned a primary MD, who would then be assisted by emergency medicine residents.
- 28 hours of CE per year consisting of 16 hours of a certification course and the remaining 12 hours of 2 hour education sessions and/or skills assessments.
- Attend meeting with OFD, hospitals, and other FD's as needed.
- EMS chart reviews
- 24 hour access to a physician for clinical consultations.
- All MD's and residents are functioning in emergency departments and are up to date on current trends in EMS and emergency medicine.

Since our operation is staffed with part-time personnel many of our employees also work for departments that contract for this service with UCPC. This will allow our staff to get the same training in Oxford that they receive in Springdale, Sharonville, Colerain, Ross and many others. Essentially we will continue to be a part of a "regional" medical direction/training system.

We will continue to use the Southwest Ohio EMS Protocol. This protocol is a regional asset and is updated and maintained constantly by a group of EMS providers and emergency physicians from SW Ohio. Several of the committee members are employees of UCPC.

This arrangement has improved the level of EMS service we provide the citizens and visitors of the City.

Approved By:		**Initial Date**
	Department Head:	JD \ **12-08-14**
	City Manager:	\ 12/12/14

RESOLUTION NO.

A RESOLUTION APPROVING AND AUTHORIZING AN AGREEMENT, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A", BETWEEN THE CITY OF OXFORD AND THE UNIVERSITY OF CINCINNATI PHYSICIANS COMPANY, LLC FOR EMS MEDICAL DIRECTION AND CONTINUING EDUCATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SAME.

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

SECTION 1: The City Council of the City of Oxford has reviewed the Agreement attached hereto and incorporated herein as Exhibit "A", and find the same to be acceptable and in the best interest of the citizens and inhabitants of the City of Oxford, Ohio and all those for whom emergency medical services are provided.

SECTION 2: City Council hereby authorizes compensation for EMS Medical Direction and continuing education as set forth in the Agreement attached hereto and incorporated herein as Exhibit "A".

SECTION 3: City Council hereby authorizes the City Manager to enter into the Agreement attached hereto and incorporated herein as Exhibit "A" with the University of Cincinnati Physicians Company, LLC for EMS Medical Direction and continuing education as set forth in the Agreement.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW(STAFF)

SERVICES AGREEMENT

This Agreement is entered into effective as of the 1st day of January, 2015 (the "Effective Date"), by and between **University of Cincinnati Physicians Company, LLC**, an Ohio non-profit limited liability company of which the sole member is UC Health, LLC, by and on behalf of its Department of Emergency Medicine ("UCPC"), and **Oxford Fire Department** ("Fire Department").

BACKGROUND:

WHEREAS, Fire Department is a local fire department that provides emergency medical services ("EMS") to a community in southwestern Ohio; and

WHEREAS, UCPC employs and/or leases appropriately licensed emergency medicine physicians who are qualified to perform medical direction services for local EMS departments; and

WHEREAS, Fire Department desires to engage UCPC to provide, through one or more physicians, the medical direction services ("Services") described herein pursuant to the terms and conditions of this Agreement, and UCPC desires to provide such services to Fire Department.

NOW, THEREFORE, Fire Department and UCPC agree as follows:

1. Services.

1.1 Medical Direction Services. UCPC shall provide an adequate number of qualified physicians to furnish the Services (as defined below) under this Agreement. UCPC shall ensure that physicians perform the Services in accordance with the terms and conditions of this Agreement and in a manner that is in compliance with federal, state and local laws, rules, and regulations. Fire Department acknowledges that UCPC utilizes a team approach to providing medical direction services to the department. Physicians will often be assisted by a resident physician assistant medical director, to be decided with Fire Department approval, and additional physicians and paramedic instructors from the UCPC, Division of EMS may also be involved (collectively, the "Medical Direction Team").

1.2 Medical Direction Duties. The Medical Direction Team duties shall consist of providing the following services (collectively, the "Services"):

(a) Continuing Education: **Twenty-eight** hours of interactive educational sessions. Approximately **16** hours of the education sessions will consist of a certification course (i.e. AMLS, PHTLS, PEC) to be rotated from year to year. The remaining **12** hours of the education sessions will consist of individual lectures (usually in 2 hour blocks) and/or skills assessment sessions. All scheduling is to be done by mutual agreement of the parties.

(b) Meetings: Members of the Medical Direction Team will meet with the Fire Chief, Fire Department staff, and/or representatives of other entities (i.e. fire departments

and hospitals) as needed to develop the EMS system or to address pressing clinical or system issues.

(c) Chart review: The Medical Direction Team will be available to review charts. Chart review is most effective when done in a tiered fashion, with Fire Department's internal CQI system pushing charts of particular concern to the Medical Direction Team. Medical Direction Team physicians will review approximately 10% of EMS runs. Fire Department agrees to provide the Medical Direction Team with access to the charts and/or records in an electronic format and accessible offsite, if available.

(d) Consultation: The Medical Direction Team will be available to Fire Department's Fire Chief and officers for immediate consultation regarding clinical operations. Access for consultations shall be by telephone or as otherwise agreed upon by the parties. 24-hour consultation access will be provided via select physicians in the UCPC Division of EMS alternating receipt of the calls.

1.3 Schedule. UCPC shall provide the Services at such times as mutually agreed by UCPC and Fire Department. Any changes in times, dates, or location of Service delivery shall require the approval of Fire Department.

1.4 Other Duties. In addition to the general duties set forth in Section 1.2 above, UCPC shall ensure the following:

(a) Reports and Records. Each physician shall prepare and maintain, or cause to be prepared and maintained, all reports, correspondence and records relating to all professional Services rendered under this Agreement (the "Reports and Records"), all of which shall be the property of Fire Department; provided, however, UCPC shall have access to and the right upon request to inspect and make copies of the Reports and Records for its business purposes. UCPC shall cause physician(s) to prepare and maintain, or cause to be prepared and maintained, all records, correspondence and reports relating to professional Services in a manner reasonably satisfactory to Fire Department and in material accordance with all federal and state statutes and regulations, and reasonable policies adopted by Fire Department.

(b) Licenses. Each physician shall hold a currently valid license to practice medicine within the physician's scope of practice in the State of Ohio. UCPC agrees to provide a copy of said license for each physician to Fire Department upon request.

(c) Insurance. UCPC, at UCPC's sole cost and expense, shall carry and maintain general and professional liability insurance, through an authorized commercial carrier or self-insurance fund, insuring UCPC and each physician against any and all claims, actions, causes of action, cost and expenses relating to or arising out of the performance of Services under this Agreement on an occurrence basis. The minimum amount of coverage shall be $1,000,000 for each occurrence and $3,000,000 aggregate. Upon Fire Department's request, UCPC shall provide Fire Department evidence of such insurance coverage. UCPC shall also maintain at all times during the term hereof all other commercially appropriate insurance coverage, including without limitation workers compensation.

1.5 Use of Facilities. Fire Department agrees to provide office and/or work space, personnel, equipment, and supplies reasonably required by the Medical Direction Team to satisfactorily perform the Services hereunder. UCPC agrees that the use of the personnel, space, equipment, and supplies provided by Fire Department will be solely for the purpose of fulfilling the clinical and administrative duties under this Agreement.

2. Compensation. In consideration of UCPC's provision of Services pursuant to this Agreement, Fire Department agrees to pay UCPC an annual fee in the amount of **$13,500** for Services rendered during the term hereof. Payment shall be sent and made payable to:

University of Cincinnati Physicians Company, LLC
231 Albert Sabin Way
Mailbox 670769
Cincinnati, OH 45267-0769

This fee includes all instructor costs, testing materials, reference materials, and certification cards for courses, which will be open to all Fire Department personnel. Special arrangements can be made for enrollment of non-Fire Department personnel, at the discretion of Fire Department. Reference books are generally loaned on a for-use-during-the-course basis. This fee also includes a $1,500 medical director continuing education stipend, to be used by the medical director to ensure the maintenance of EMS awareness on a regional and national level.

3. Changes in Law. This Agreement may be modified or revised if at any time or from time to time counsel to either party advises that such modification or revision is necessary to comply with newly issued applicable laws, rules, or regulations, or a newly issued interpretation or guidance of any applicable laws, rules, or regulations. If, after good faith negotiations, the parties are unable to reach agreement as to such modification or revision, a party may terminate this Agreement without penalty if that party believes that it will not be in compliance with its obligations under such newly issued interpretation, guidance, or applicable law, rule, or regulation in the absence of such modification or revision.

4. Term And Termination.

4.1 Term. The term of this Agreement will be three year(s) and shall begin on January 1, 2015, and end on December 31, 2017, unless sooner terminated in accordance with the terms hereof. Fees shall be pro-rated if this Agreement is terminated prior to the end of the term.

4.2 Termination.

(a) Either party may terminate this Agreement if the other party materially breaches any provision of this Agreement and fails to cure such breach within thirty (30) days of receipt of written notice thereof;

or state agency as being excluded, debarred, suspended, or otherwise ineligible for federal or state program participation.

(c) Either party may terminate this Agreement without cause, upon giving sixty (60) days written notice to the other party.

5. Miscellaneous

5.1 Independent Contractors. It is mutually understood and agreed that UCPC is and shall at all times be considered to be engaged by Fire Department to perform Services pursuant to this Agreement as an independent contractor. Neither UCPC nor any Medical Direction Team members shall be deemed to be an agent or employee of Fire Department by virtue of this Agreement and shall not be entitled to any of the benefits provided by Fire Department to its employees, including but not limited to workers' compensation insurance, unemployment insurance or any other benefit. Fire Department shall neither have nor exercise control or direction over the methods by which UCPC shall perform the Services under this Agreement, provided that all Services shall at all times be performed in a manner consistent with all relevant professional standards and the provisions of this Agreement. Fire Department shall have the right to control the result achieved, but not the manner in which the Services are performed, subject to UCPC's and the Medical Direction Team's compliance with the other provisions of this Agreement. UCPC shall be responsible for all income and related taxes on remuneration paid hereunder. Each party shall be liable and responsible for any negligent acts or omissions by its agents and employees, which cause (or are alleged to have caused) material damage or injury to the party or to its employees, patients, or visitors.

5.2 Ownership of Information; Confidentiality. All Fire Department business, medical and other records, and all information generated by or relating to Fire Department or clinical management information systems (including, but not limited to, patient information and information concerning Fire Department's employees, services, and operations, whether in oral, written, or electronic form), shall remain the sole property of Fire Department. UCPC agrees to keep such information strictly confidential. UCPC shall not disclose any portion of such information except as expressly permitted by Fire Department or as required by law or pursuant to a valid court order or subpoena. UCPC agrees to comply with all applicable federal, state and local laws and regulations regarding confidential patient information, including the Health Insurance Portability and Accountability Act of 1996, as amended ("HIPAA").

5.3 Non-discrimination. Fire Department and UCPC will not discriminate on the basis of race, color, sex, age, religion, national origin, or handicap in performing its obligations under this Agreement.

5.4 No Obligation to Refer Patients. It is expressly understood and agreed that nothing in this Agreement is intended to or shall obligate or require Fire Department to admit or refer patients to UCPC or any other UC Health facility.

5.5 Notices. Any notices permitted or required by this Agreement shall be sufficiently given if personally delivered or sent by registered or certified mail, postage prepaid,

return receipt requested, to the other party at the address set forth below or to such other person and address as either party may designate in writing:

If to UCPC: University of Cincinnati Physicians Company, LLC
231 Albert Sabin Way
Mailbox 670769
Cincinnati, OH 45267-0769

Attn: Dustin J. Calhoun, MD

With copy to:
UC Health, LLC
3200 Burnet Avenue
Cincinnati, Ohio 45229

Attn: Office of General Counsel

If to Fire Department: Oxford Fire Department
101 East High Street
Oxford, Ohio 45056

Attn: Fire Chief John Detherage

5.6 Severability. The invalidity or unenforceability of any provisions of this Agreement will not affect the validity or enforceability of any other provision.

5.7 Headings. The headings used herein are for convenience only and do not limit the contents of this Agreement.

5.8 Governing Law. The interpretation and enforcement of this Agreement will be governed by the internal laws of the State of Ohio, without regard to any conflicts of law provisions contained therein.

5.9 Assignability. The rights and obligations under this Agreement will inure to the benefit of and be binding upon the successors and assigns of the parties. Neither Fire Department nor UCPC may assign its rights or obligations under this Agreement without the other party's written consent; except however, UCPC may assign this Agreement to UC Health or another entity controlled by UC Health.

5.10 Waiver of Breach. Any waiver of any breach of this Agreement shall not be construed to be a continuing waiver or consent to any subsequent breach on the part of either party to this Agreement.

5.11 Entire Agreement. This Agreement, including exhibits and attachments, if any, constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all prior agreements and understandings, whether written or oral. This Agreement may only be amended in a writing executed by the parties to this Agreement.

5.12 Federal Health Care Program Eligibility. Fire Department and UCPC each represent and warrant to the other that it is not, and its officers, directors, or employees and representatives participating under this Agreement (collectively, "Key Personnel") are not: (a) excluded from participation in any federal health care program, as defined under 42 U.S.C. § 1320a-7b (f), for the provision of items or services for which payment may be made under such federal health care programs or (b) has not been convicted (as that term is defined under 42 U.S. C. § 1320a-(7)(i)) of a criminal offense related to health care. Fire Department and UCPC each represent and warrant to the other that no final adverse action, as such term is defined under 42 U.S.C. § 1320a-7e (g), has occurred or is pending or threatened against it or its Key Personnel. Each party will immediately notify the other of any change in the status of the representations and warranties set forth in this paragraph.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the date first written above:

UNIVERSITY OF CINCINNATI PHYSICIANS COMPANY, LLC

_____

Printed Name: Myles L. Pensak, MD

Title: Chief Executive Officer

Date: _____

FIRE DEPARTMENT:

_____

Printed Name:_____

Title:_____

Date:_____

UCPC Department of Emergency Medicine

_____

Printed Name: Arthur M. Pancioli, MD

Title: Chairman, Department of Emergency Medicine

Date: _____

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Service Department
Originating Department

City Council Meeting of: Dec. 16, 2014 & Jan 6, 2015

Michael Dreisbach, Service Director
Prepared By

Account Code #: Not Applicable

Budgeted Amount: $ Not Applicable

December 9, 2014
Date Prepared

Agenda Title: An Ordinance Amending Allowable Rates and Charges by Glenwood Energy of Oxford, Inc. in Providing Natural Gas Utility Services in the City of Oxford.

Recommendation: Approval

Discussion:

On April 19, 2011, the Oxford City Council adopted Ordinance No. 3147 granting Glenwood Energy of Oxford, Inc. (Glenwood) a franchise to provide natural gas service and regulating rates and charges for the utility. This Ordinance was amended twice during the three year effective period to allow collection of fees for pressure testing of gas lines and for gas main relocation costs associated with the reconstruction of US27 south of Chestnut St. Per the Ordinance requirements, Glenwood has submitted documentation to the City requesting an increase in allowable charges necessary to operate the utility. The City continues to retain the services of utility attorney Barth Royer (Bell & Royer Co., LPA) who has reviewed Glenwood's documentation for compliance with Public Utilities Commission of Ohio (PUCO) standards and procedures.

Glenwood earns its revenue from two main sources with minor contributions from fees for specific services. The first source is the Gas Cost Recovery (GCR) rate. Approximately 60-70% of a customer's monthly bill is directly attributable to the cost of natural gas. The GCR rate is regulated by PUCO and is not changed by this proposed Ordinance. Glenwood should only recover its fuel costs with this rate; the rate is not intended to return profit to the company.

The second main source of revenue and allowable profit for Glenwood comes from a "monthly customer charge" and from the General Service Rate (GSR). Under the proposed Ordinance, the monthly customer charge of $8.00 will not change for the next three year period. Glenwood did however propose an increase in the GSR of $0.91 per Mcf (thousand cubic feet of gas), an increase of over 32%. This proposed increase would have raised the GSR to a rate of $3.72 per Mcf from the existing rate of $2.81 per Mcf. Mr. Royer and his technical experts thoroughly evaluated the allowable revenue attributable to a GSR rate and found the defendable rate should be an increase in the GSR from the current $2.81 per Mcf to a new rate of $3.03 per Mcf, an increase of 7.8%. As the GSR rate impacts only a portion of a customer's monthly bill, the impact on a typical monthly bill will be approximately + 2%. This is a reasonable increase in that the rate has not changed in over three years and the proposed rate is still lower than what customers were paying prior to 2006 – over eight years ago ($3.05 Mcf).

Continued

Approved By:

	Initial	Date
Department Head:		12/9/14
City Manager:		12/12/14

Mr. Royer and staff also examined other miscellaneous fees and charges and are recommending the following for the next three year period:

Late Payment fee:	1.5%	No changes to this fee
Returned check fee:	$25	No changes to this fee
Stop Payment charge:	$32.50	No changes to this fee
Credit check processing fee:	$15.00	No changes to this fee
Meter test charge:	$75	No changes to this fee or stipulations
Field collection fee:	$20	No changes to this fee
Reconnection charge:	$50	No changes to this fee
Service Tap charge (res):	$700	Actual cost up to a max. of $850
Service Tap charge (comm.)	$1,200	No changes to this fee
Pressure Test fee:	$80	No changes to this fee

It is the City's understanding that Glenwood accepts the recommendations of our experts and endorses the adoption of the proposed Ordinance. It is Staff's recommendation that the Oxford City Council approve the Ordinance.

While not directly related to the rates charged by Glenwood, it is noteworthy that the City has not increased residential rates for water, sanitary sewer, or solid waste / recycling services for 2015.

ORDINANCE NO. _____

AN ORDINANCE TO REGULATE THE RATES AND CHARGES TO BE CHARGED AND COLLECTED AND THE SERVICES TO BE RENDERED BY GLENWOOD ENERGY OF OXFORD, INC., ITS SUCCESSORS AND ASSIGNS, FOR GAS AND GAS SERVICE FURNISHED TO ALL OF ITS CUSTOMERS WITHIN THE CORPORATE LIMITS OF THE CITY OF OXFORD DURING THE PERIOD ENDING FEBRUARY 28, 2018, AND REPEALING AND SUPERSEDING ORDINANCE NOS. 3147, 3157, AND 3267, WHICH, TOGETHER, PREVIOUSLY REGULATED SUCH RATES, CHARGES, AND SERVICES.

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

SECTION 1: Rates, Charges, Rules, and Regulations. The rates and charges to be charged and collected and the rules and regulations governing services to be rendered by Glenwood Energy of Oxford, Inc., its successors and assigns, for gas and gas service furnished to all of its customers within the limits of the City of Oxford during the period ending February 28, 2018 shall be as set forth in this ordinance, which is hereby adopted pursuant to Article XVIII, Section 4 of the Ohio Constitution and Section 4909.34 of the Ohio Revised Code.

1. Definitions. The following definitions shall apply in the interpretation and enforcement of this ordinance unless the context clearly shows a different meaning is intended.

"City" means City of Oxford, Ohio.

"City Manager" means the city manager of the City of Oxford, Ohio.

"Company" means Glenwood Energy of Oxford, Inc., its successors and assigns.

"Council" means City Council of the City of Oxford, Ohio.

"Gas," "gas costs," and "cost of gas" have the same meanings as defined in Chapter 4901:1-14, OAC.

"GCR" means "gas cost recovery rate" as defined in Chapter 4901:1-14, OAC.

"Mcf" means one thousand cubic feet.

"OAC" means the Ohio Administrative Code.

"ORC" means the Ohio Revised Code.

"PIPP" means the "percent of income payment plan" as set forth in Chapter 4901:1-18, OAC.

"PUCO" means the Public Utilities Commission of Ohio.

"Self-Help Arrangement" has the same meaning as defined in Chapter 4901:1-14, OAC.

2. Authorized Gas Distribution Rates and Charges. Effective with bills rendered on or after March 1, 2015 through the bills for the monthly service period ending February 28, 2018, the Company shall charge the following rates and charges for delivering gas to its customers within the City limits:

   a. Monthly Customer Charge. The Company shall charge a fixed monthly customer charge of $8.00 per meter per month to each customer regardless of the amount of gas if, any, consumed during the month; provided, however, that the customer charge shall not be imposed in any month in which there is no consumption as a result of a voluntary request by the customer for the shutoff of the meter.

   b. General Service Rate. The Company shall charge a base distribution rate of $3.03 per Mcf of gas delivered to all general service customers.

   c. Self-Help Arrangements. Nothing contained in this ordinance shall prevent the Company from entering into self-help arrangements with customers to provide for the transportation of gas owned by the customer to the customer's premises; provided, however, that all such special contracts must be filed with and approved by the PUCO pursuant to Section 4905.31, ORC.

3. Gas Cost Recovery Rate. In addition to the rates and charges for gas distribution service set forth in Section 1.2 above, the Company shall be entitled to recover the cost of obtaining the gas it sells to its customers through a GCR rate, which shall be subject to the jurisdiction of, and regulated by, the PUCO. As provided in Ordinance No. 3147, and in accordance with the PUCO's September 19, 2007 Opinion and Order in its Case Nos. 06-350-GA-CMR and 06-521-GA-GCR, the Company shall be authorized to include as an expected gas cost eligible for recovery though the GCR rate under Rule 4901:1-14-05, OAC, the amount of the actual, invoiced fixed charges imposed by Duke Energy Ohio in connection with the Company's use of the Duke Energy Ohio's transportation pipeline to transport gas from the Millville Station to the Company's Oxford city gate, up to a maximum of $200,000 per year. Any such Duke Energy Ohio charges in excess of $200,000 annually shall not be included by the Company as a cost of gas and shall not be proposed for recovery through the GCR rate. If the arrangement under which the Company transports gas from the Millville Station to the Company's city gate changes during the term of this ordinance, the Company may

continue to include the amount of any actual, invoiced fixed charges or, if applicable, capital costs associated with this pipeline as an expected gas cost eligible for recovery through the GCR rate; provided, however that the amount proposed for recovery through the GCR rate shall be limited as necessary to fairly allocate the total charges or costs between the Company's GCR customers and other customers served through the pipeline on a relative throughput basis. The Company shall provide the City Manager with documentation supporting such charges or costs and the allocation methodology prior to including the cost as an expected gas cost in its GCR filings with the PUCO. The Company shall be subject to PUCO financial and management/ performance audits relating to its GCR calculations and its gas procurement practices as provided in Rule 4901:1-14-07, OAC.

4. Mcf Tax Rider. In addition to all other rates and charges set forth in this section, all gas consumed shall be subject to an Mcf tax rider to provide for the recovery of the Company's excise tax liability under Section 5727.811, ORC.

5. Gross Receipts Tax Rider. In addition to all other rates and charges set forth in this section, amounts billed by the Company shall be subject to a rider at the Company's effective gross receipts tax rate to provide for the recovery of the Company's gross receipts tax liability under Section 5727.25, ORC.

6. Pipeline Relocation Rider. In addition to all other rates and charges set forth in this section, all gas consumed shall be subject to the Pipeline Relocation Rider of $0.2406 per Mcf of gas delivered to recover the actual costs incurred by the Company, including the actual carrying costs, associated with moving its natural gas pipeline to accommodate the relocation of US Rt. 27. Pursuant to Ordinance No. 3267, the Pipeline Relocation Rider was implemented effective with bills rendered on or after May 1, 2014 and said rider shall remain in effect through the bills for the monthly service period ending April 30, 2019 or until the costs are fully recovered, whichever first occurs. This Pipeline Relocation Rider shall be the exclusive mechanism for recovery of the costs associated with moving the natural gas pipeline, and the Company shall not be entitled to include said costs in the revenue requirement used to determine rates and charges in any subsequent City rate ordinance or in any proceeding before the PUCO. Commencing in 2014, the reduction in annual pro forma tax expense resulting from the investment associated with moving the pipeline that would otherwise be recognized in determining the General Service Rate revenue requirement shall be quantified by the Company and shall be credited to customers through an adjustment to the Pipeline Relocation Rider rate, such adjustment to be effective with the bills for the monthly service period ending May 31 of the year following the tax year. The Company shall provide documentation to the City Manager showing the calculation of the credit no later than fifteen (15) days prior to the date of the annual adjustment.

7. PIPP Cost-Recovery Rider. In addition to all other rates and charges set forth in this section, the Company shall be entitled to recover the costs associated with the PIPP program through a PIPP cost-recovery rider, which shall be subject to the jurisdiction of, and regulated by, the PUCO.

8. Uncollectible Expense Rider: In addition to all other rates and charges set forth in this section, the Company shall be entitled to recover its uncollectible expense through an uncollectible expense rider, which shall be subject to the jurisdiction of, and regulated by, the PUCO.

9. Tax Change Adjustments. If, during the term of this ordinance, a governmental authority imposes a new tax, removes an existing tax, or increases or reduces the rate of an existing tax, the effect of which is to increase or reduce the annual tax liability of the Company, the Company shall be entitled to adjust the rates authorized in this section by implementing a new rider or, if applicable, eliminating or adjusting an existing rider, calculated so as to produce the pro forma annual revenues that will reflect the increase or decrease in the Company's annual tax liability. This provision does not apply to changes in the property tax rates or liability. A rider implemented or adjusted pursuant to this provision may be rounded to nearest one-quarter ($0.0025) cent per Mcf. The Company shall provide written notice to the City Manager of its intent to implement any such new rider or adjust or eliminate an existing rider, and of the proposed effective date of such rate change, said notice to be provided no later than thirty (30) days prior to the proposed effective date of the rate change. The written notice shall include all documentation, information, and calculations relied on by the Company to support the proposed rate change. The City shall, upon notice to the Company, be entitled to inspect any Company books or records as may be necessary to verify the accuracy of the proposed change. No rate change as described herein shall become effective until the City Manager advises the Company that the City finds the proposed rate change to be a tax-related change of the type contemplated by this provision and that the proposed rate has been properly calculated; provided, however, if the City Manager does not so inform the Company within fourteen (14) days of receipt of the written notice, the rate change shall take effect automatically as of the proposed effective date.

10. Miscellaneous Charges. In addition to all other rates and charges set forth in this section, the Company shall be entitled to impose the following charges:

    a. Late Payment Charge. If a bill payment is not received in the Company's offices or by the Company's authorized agent within twenty-five (25) days of date of the invoice, an additional amount of one and one-half percent (1.5%) of the unpaid balance will be assessed on the customer's subsequent bill. This charge is not applicable to the unpaid account balances of a customer enrolled in PIPP or a payment plan pursuant to Rule 4901:1-18-04, OAC.

b. Returned Check Charge. Where the customer's financial institution returns a customer's check for insufficient funds, the Company shall assess a returned check charge of $25.00; provided, however, that this charge will not be assessed if the customer establishes that the cause of the dishonored check was bank error.

c. Credit Check Processing Charge. The Company may impose a charge of $15.00 for a credit check on an applicant for service..

d. Field Collection Fee. Where a Company employee is dispatched to a customer's premises to disconnect service for nonpayment, the customer may avoid disconnection by paying the full amount owed; provided, however, that the Company may assess a $20.00 field collection charge for accepting such payment. This charge may be assessed either at the time the delinquent amount is collected or on a subsequent bill.

e. Reconnection Charge. Where service to a premises has been disconnected by the Company by shutting off the meter, the Company may charge and collect a reconnection charge of $50.00 as a condition of restoring service to the premises. The reconnection charge shall apply without regard to the length of time the service was disconnected, whether the disconnection was voluntary or involuntary, or whether the customer requesting reconnection is the same customer as the customer at the time service to the premises was disconnected. Upon a request by a customer for a voluntary disconnection of service to a premises, the Company shall advise the customer that the $50.00 reconnection charge will apply if service is subsequently restored. If service was disconnected as a result of unauthorized or fraudulent use by the customer, the Company may impose, in addition to the $50.00 reconnection charge, a charge to recover any actual expense incurred by the Company as a result of such unauthorized or fraudulent use, including an estimate of the cost of gas improperly used prior to reconnecting service.

f. New Service Tap Charge. Applicants applying for a new tap on the Company's system shall be assessed a new service tap charge of $850.00 for single-family residences and $1,200.00 for multi-family and commercial premises, or the actual cost of the installing the new tap, whichever is less. The Company shall provide documentation to an applicant for a new service tap showing the actual cost of installing the new tap in as a part of, on in conjunction with, the bill on which the charge is assessed.

g. Meter Test Fee. Upon request by a customer, the Company shall test the accuracy of the meter by removing the meter and engaging a independent outside vendor to perform the test. The Company shall assess a fee of $75.00 for the meter test; provided, however, that this fee will not be

assessed if the meter is not found to be operating within accepted tolerances (plus or minus the 3%), nor shall it be assessed for the first meter test performed in any 36-month period.

h. Stop Payment Fee – Return of Security Deposit. Upon notification by a customer entitled to the return of all or part of a security deposit held by the Company pursuant to Rules 4901:1-17-04 through 4901:1-17-07, OAC, that the refund check has been lost or has not been received, the Company shall promptly notify its bank to stop payment on the check. If the check was lost by the customer, or was not received by the customer due to the customer's failure to notify the company of a change in the customer's mailing address, the company shall be entitled to assess a fee of $34.50 for stopping payment on the refund check. The fee shall be deducted from the amount of the security deposit to be returned to the customer though the replacement check. No stop payment fee shall be assessed if the check was not received by the customer due to the Company's error.

i. Pressure Test Fee. The Company shall offer to perform the pressure test required by Rule 4901:1-13-05(A)(3)(c), OAC, as a condition of reestablishing service in instances where service has been disconnected for thirty (30) days or longer. The Company may charge and collect a fee of $80.00 for performing such pressure test, such fee to be in addition to the $50.00 reconnection fee authorized in Paragraph 9.e of this Section. If the piping fails the pressure test, the owner of the premises shall be responsible for all necessary repairs. Upon a request by a customer for a voluntary disconnection of service to a premises, the Company shall advise the customer of the pressure test requirement that must be satisfied prior to reestablishing service and that, if the Company performs the pressure test, the $80.00 pressure test fee will apply.

11. Rules and Regulations. The Company shall be subject to the PUCO's Minimum Gas Service Standards set forth in Chapter 4901:1-13, OAC. The Company's rules and regulations governing the terms and conditions of service to customers within the corporate limits of the City shall be identical to the rules and regulations set forth in the Company's tariff filed with and approved by the PUCO, and any subsequent PUCO-approved amendments thereto; provided, however, that in the event of any conflict between the Company's PUCO-approved tariff and this ordinance (including, but not limited to, conflicts in the specified rates, charges, and fees), the terms of the ordinance shall apply.

12. Notice of PUCO Filings: The Company shall serve a copy of all filings made with the PUCO upon the City Manager on the date the filing is made, including, without limitation, applications for approval of special contracts, all GCR-related filings, applications to adjust the PIPP cost-recovery rider, applications to adjust

the uncollectible expense rider, applications to amend its PUCO tariff, and its annual reports to the PUCO. The Company shall provide a copy of any notice it receives from the PUCO initiating a financial and/or management/performance audit pursuant to Rule 4901:1-14-07, OAC, within three (3) business days after the notice is received.

13. Company Office and Information to be Made Available to Customers. The Company shall, by notice to the City Manager, designate a place or places within the City where customers may play bills, submit complaints, and inspect copies of documents relating to the service provided by the Company. The place or places so designated may be changed at any time by written notice to the City Manager. The Company shall maintain copies of this ordinance, its PUCO-approved tariff, and all ORC statutes and OAC rules cited herein. Such documents shall be made available for inspection upon customer request.

14. City Access to Company Financial Information. The Company shall provide a copy of its annual financial statements to the City Manager within seven (7) days of availability. The financial statements shall include, without limitation, a balance sheet and statements of income, retained earnings, and cash flow.

15. Rates and Charges Upon Expiration of Ordinance. In the event that the City has not enacted a new ordinance to replace and supersede this ordinance upon the expiration of its term, the Company shall continue to render service to customers within the corporate limits of the City pursuant to the terms of this ordinance until a new ordinance takes effect as provided by law or until such time as the PUCO establishes rates, charges, rules and regulations pursuant to Section 4909.18, ORC, or Section 4909.39, ORC. If the Company proposes to increase in its rates and charges following the expiration of this ordinance, the Company shall so advise the City Manager in writing, and shall provide documentation supporting any such proposed increase sufficiently in advance of the expiration of this ordinance to permit the City and the Company to attempt to negotiate a mutually acceptable ordinance prior to the Company filing a 4909.18, ORC, rate increase application with the PUCO.

16. Customer Notice. The Company shall provide written notice to its customers, by bill insert or separate mailing, of the increase in rates and charges authorized by this ordinance. The Company shall submit a copy of this notice to the City Manager or the City Manager's designee for review and approval prior to distributing the notice to its customers.

SECTION 2. Repeal of Prior Ordinances. Ordinance Nos. 3147, 3157, and 3267, adopted, respectively on April 29, 2011, October 4, 2011, and March 18, 2014, are hereby repealed and superseded by this ordinance.

SECTION 3. Company Acceptance of Ordinance. If the Company accepts this ordinance, the Company shall file a written acceptance of this ordinance with the Clerk of the City within thirty (30) days after its passage by Council and this ordinance shall constitute a contract between the City and the Company. If the Company does not accept this ordinance, the Company shall file a complaint and appeal from this ordinance with the PUCO pursuant to Section 4909.34, ORC, within (30) days after its passage. If the Company does not file a written acceptance of this ordinance with the Clerk of the City within thirty (30) days after its passage and does not file a complaint and appeal from this ordinance with the PUCO within (30) days after its passage by Council, the Company shall be deemed to have accepted this ordinance and shall be bound by its terms as if it had filed a written acceptance.

SECTION 4: Effective Date. This ordinance shall take effect at the earliest time allowed by law.

_____

MAYOR

ADOPTED:

ATTEST:

_____

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY : KEVIN MCKEEHAN

PREPARED BY: LAW

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: December 2, 2014

Account Code No. #:

Jung-Han Chen
Prepared By:

Budgeted Amount:

November 18, 2014
Date Prepared:

PC-2014-14 ZONING MAP AMENDMENT to establish a Neighborhood Conservation Overlay District in the neighborhood of Christopher Drive, between Kelly Drive and Jeffrey Drive, for a total of 17 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

Recommendation: Approval

Discussion:

The proposed map amendment is to establish a Neighborhood Conservation Overlay District in a R1-B (Single-Family Medium Density Residential), R-2A (Single and Two-Family Residential) Districts. A total of 17 parcels were included in this petition on Christopher between Kelly Drive and Jeffrey Drive. The petitioner gathered 13 signatures. The enabling legislation for this was adopted by City Council in 2012. The legislation would allow a neighborhood to generate a petition to create an overlay district subject to meeting certain standards and public hearing process.

The petition to establish a neighborhood conservation overlay district was filed on August 18, 2014 with the Clerk of City Council. A resolution was adopted by the City Council accepting the petition and forwarding this request to the Planning Commission on September 2, 2014. The Planning Commission reviewed the request on November 11, 2014 and the Planning Commission recommended approval of this amendment and forwarding this request to City Council for legislative action.

The intent is to be a grass-roots effort which only alters one aspect of the permitted land uses (residential occupancy). Therefore the base zoning district regulations are retained. Without the overlay, a single dwelling unit can have up to four unrelated persons. With the overlay, a single dwelling unit is limited to no more than two unrelated persons. Existing dwellings with more than two unrelated persons would be allowed to continue as legal conforming.

Approved By:

Department Head: JHC / 11/19/14
City Attorney:
City Manager: DRE / 11/25/14

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION AND GRANTING A ZONING MAP AMENDMENT TO ESTABLISH A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT IN A R-1B (SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL) DISTRICT, AND R-2A (SINGLE AND TWO FAMILY RESIDENTIAL) DISTRICT FOR 17 PARCELS LOCATED ON CHRISTOPHER DRIVE BETWEEN KELLY DRIVE AND JEFFREY DRIVE, IN THE CITY OF OXFORD, OHIO.

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 1125.01 of the Codified Ordinances of the City of Oxford, the Oxford Planning Commission held a public hearing on November 11, 2014 on the City of Oxford's application for a Zoning Map Amendment to establish a Neighborhood Conservation Overlay District in a R-1B (Single Family Medium Density Residential) District and R-2A (Single and Two Family Residential) District for 17 parcels located on Christopher Drive between Kelly Drive and Jeffrey Drive in the City of Oxford, Ohio, a map of which is attached hereto and incorporated herein as Exhibit "A".

SECTION 2: The Oxford Planning Commission, after public hearing and deliberation, recommended granting the Zoning Map Amendment to establish a Neighborhood Conservation Overlay District, and found that the proposed request was in keeping with the intended characteristics of the neighborhood and was an appropriate classification for the properties in question.

SECTION 3: Council hereby accepts the recommendation of the Oxford Planning Commission, and after deliberation, finds for the granting of the Zoning Map Amendment, to establish a Neighborhood Conservation Overlay District in a R-1B (Single Family Medium Density Residential) District and R-2A (Single and Two Family Residential) District for 17 parcels located on Christopher Drive between Kelly Drive and Jeffrey Drive in the City of Oxford, Ohio, a map of which is attached hereto and incorporated herein as Exhibit "A".

SECTION 4: Council hereby grants the Zoning Map Amendment as requested, incorporating the application and documents submitted with the application as a term and condition of the granting of this Zoning Map Amendment and orders that the official zoning map be amended.

SECTION 5: This Ordinance shall take effect at the earliest time allowed by law.

_____
MAYOR

ADOPTED:
ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: KEVIN MCKEEHAN
PREPARED BY: LAW (STAFF)

Certification of Action
Oxford Planning Commission
Recommendation to City Council

Report Date	December 2, 2014
Case Number	PC-2014-14
Applicant Information	City of Oxford
Requested Action	Zoning Map Amendment
Summary of Request	**PC-2014-14 Zoning Map Amendment,** to establish a Neighborhood Conservation Overlay District in the neighborhood of Christopher Drive, between Kelly Drive and Jeffrey Drive, for a total of 17 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**
Public Hearing Information	On November 11, 2014 a Public Hearing took place at 118 W. High Street. A Public Hearing notice was published in the Oxford Press on October 10, 2014. Public Hearing notices were mailed out to surrounding properties on October 28, 2014.
Commission Action	The Planning Commission voted 5-1-0 recommending approval to City Council.
Commission Findings and Conclusions	The Planning Commission recommended this Zoning Map Amendment having met the Decision Standards of Chapter 1146, and at least one decision standard of Chapter 1135.
Exhibits Submitted to the Commission	1. Staff Report Dated October 29, 2014 2. Proposed Boundary Map 3. Interoffice Reviews 4. Surrounding Property Notifications 5. Zoning Map Amendment Application Dated September 26, 2014 6. Resolution 4850 City Council Acceptance of Petition 7. Staff Summary to City Council Dated September 2, 2014 8. Petition for Residential Conservation Overlay District

City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2014-14 **Date – November 11, 2014**

APPLICATION

Applicant:	City of Oxford
Action Request:	**ZONING MAP AMENDMENT** to establish a Neighborhood Conservation Overlay District in R-1B/R-2A Districts, in the neighborhood of Christopher Drive, between Kelly Drive and Jeffrey Drive, **City of Oxford, Applicant**

DESCRIPTION

The proposed map amendment is to establish a Neighborhood Conservation Overlay District in a R-1B Single-Family Medium Density Residential District and R-2A (Single and Two Family Residential Districts.

A petition to establish a neighborhood conservation overlay district was filed on August 18, 2014 to the Clerk of City Council. A resolution was adopted by the City Council accepting the petition and forwarding this request to the Planning Commission on September 2, 2014 via Resolution 4850.

ZONING CODE

The Oxford Zoning Ordinance Chapter 1146 governs the establishment of the Neighborhood Conversation Overlay District.

COMPREHENSIVE PLAN

In the Overview Section of Chapter 7, Housing, in the Comprehensive Plan residents echoed the same sentiments that Oxford has a unique housing market involving a large rental population that limits opportunities for family housing options and changes the community character, specifically within the Mile Square. The public input sessions also pointed out the lack of housing opportunities for families and the hope to encourage owner-occupied housing and promote the return of full-time residents to the area. Even the Comprehensive Plan does not implicitly point to the establishment of an overlay district to encourage owner-occupied neighborhoods, but several objectives and strategies are relevant to this idea of maintaining traditional neighborhoods and owner-occupied residential dwellings.

Objective Expand Housing options

H2.1 Update development regulations to allow for a variety of housing types in new developments.

H2.4 Provide financial assistance to increase homeownership opportunities for low and moderate income residents.

Objective: Expand homeownership opportunities

H5.1 Encourage local employers to provide homeownership incentives.

H5.2 Encourage rehabilitation of owner-occupied structures within the Mile Square.

H5.3 Create an urban homeownership incentive program such as homeownership grants to help offset the cost of housing.

H5.4 Develop a revolving loan fund.

H5.5 Establish an Oxford Homeownership Office in partnership with Miami University.

H5.6 Support the University loan program to increase homeownership opportunities within the Mile Square.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	Received without comment
Fire:	Received without comment
Engineering:	Received without comment
Econ. Dev.	Received without comment

PUBLIC REVIEW AND COMMENTS

None were received.

DECISION CRITERIA

A copy of the Decision Criteria for Overlay District is attached.

ANALYSIS

The idea of the neighborhood conservation overlay district was to preserve neighborhoods from being turned into rental properties and to maintain the traditional owner-occupied character. The Planning Commission went through extensive discussion about this overlay district in 2012. It was designed to provide mechanisms to the neighborhood to initiate a grass roots movement to get all the neighbors together and to petition City Council for the consideration of placing more restrictions on the underlying district.

The overlay district is not uncommon in the land use arena to put in place a specific set of regulations that are more stringent than the underlying district in order to accomplish specific objectives. The most commonly used overlay district is for the historic area. Others are used for specific design standards to promote some uniformity in certain specific subset areas.

The conversion of a single family residential dwelling from owner-occupied to rental property in a neighborhood creates a negative impact to the neighborhood in a variety of forms, including property deterioration, congestion, noise and traffic. It also set the pace for more properties in the neighborhood to be more susceptible to turning into rental properties.

A petition was filed by a group of neighbors in the neighborhood of Christopher Drive, between Kelly Drive and Jeffrey Drive for a total of 17 parcels of tracts of land, to be considered a Neighborhood Conservation Overlay District on August 18, 2014 with the Clerk of the Oxford City Council. The petition also showed that there were 12 signatures obtained and the date of those signatures. A map of the proposed district was attached illustrating the area for consideration. One additional signature was also turned in after the petition had been accepted by the City Council, which brings the total signatures to 13 parcels; which is over 76% of the owner's signatures of this area.

Based on the Neighborhood Conversation Overlay District requirements, the City Council accepted the petition on September 2, 2014 and forwarded this petition to the Planning Commission for Zoning Map Amendment consideration.

In considering the overlay district, there are specific decision standards that the Planning Commission shall reference and the decision standards are also attached for reference. The Planning Commission also shall consider the purpose and objectives of such overlay district are to achieve the privacy of residents and to minimum noise, congestion and nuisance impact by rental properties and to maintain an attractive community appearance and provide a desirable living environment and finally to prevent excessive traffic and parking problems in the neighborhood.

The petition met the boundary requirements as stipulated in the Chapter 1146.03(h). The petition also met the minimum two-thirds (67%) requirements of owner signatures within the proposed boundary. Additionally, the dates of those signatures were also within six months prior to the time the petition was filed with the City Clerk.

Please note that this process is a neighborhood driven process beginning with a petition to the City Council and followed with a public hearing before the Planning Commission for a Map Amendment recommendation. The City Council may waive certain requirements after a positive recommendation from the Planning Commission. This process is far lengthier than normal map amendment process and has additional decision standard thresholds to meet. It is a process that the neighborhood had taken seriously and the neighbors have demonstrated their commitment to preserve their neighborhood and to maintain their neighborhood characters by going through an extra step to initiate.

RECOMMENDATION
Staff recommends that the Planning Commission approval of this amendment and forward this request to City Council for legislative action.

SUBMITTED
BY: Jung Hau Chen
Jung-Hau Chen
Community Development Director

DATE: October 29, 2014

ATTACHMENT

Chapter 1135 Zoning Map Amendment procedures and decision standards

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Map Amendments

A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
C. There has been a substantial change in area conditions that necessitates the amendment.
D. There is a legitimate need for additional land area in the zoning district that will be expanded.

Planning Commission must utilize the Chapter 1146 Specific Decision Standards to consider the Neighborhood Conservation Overlay District and they are as follows:

1146.03(2) b Decision Standards for Considering Overlay District:

1. The proposed Overlay District meets the boundary criteria.
2. The proposed Overlay District will preserve and enhance the neighborhood character.
3. The proposed Overlay District will promote the public health, safety and general welfare of the people of the neighborhood.
4. The proposed Overlay District will promote and implement the intent of the Comprehensive Plan.
5. The proposed Overlay District will satisfy a legitimate need.

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Christopher Drive Neighborhood Conservation Overlay District

Petition Boundaries

EXHIBIT 'A'

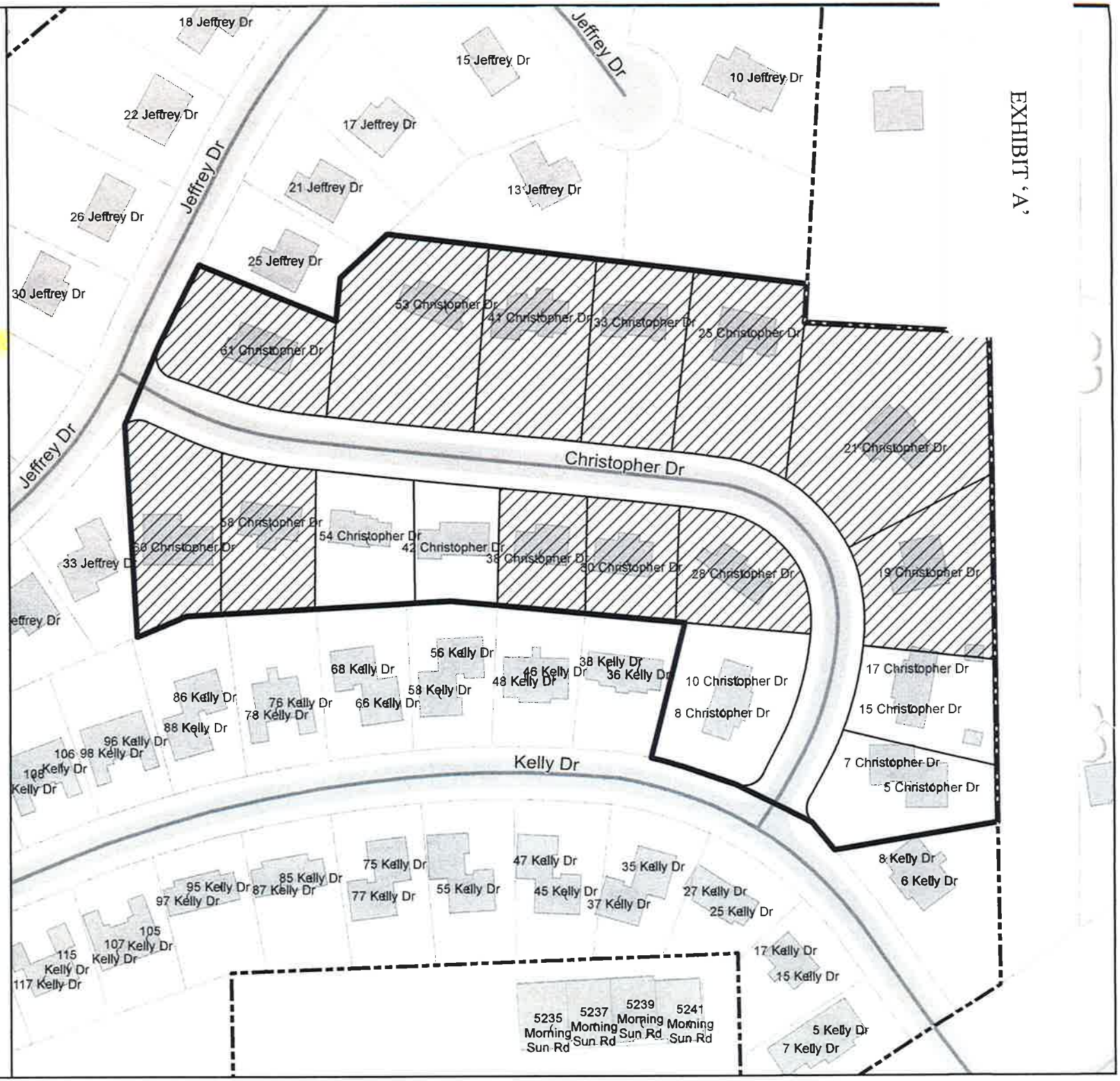
Legend

- Petition Area
- Petition Parcel: Signed
- Petition Parcel: Not Signed
- Oxford Corporation Limit
- Address Point
- Parcel
- Building Footprint
- Paved Roadway

K

1 inch = 125 feet

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: Community Development

PC-2014-14 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the neighborhood of Christopher Drive, between Kelly Drive and Jeffery Circle, for a total of 17 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

___X___ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** 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: [signature] Date: 10-30-14

John Detherage
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: **Community Development**

PC-2014-14 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the neighborhood of Christopher Drive, between Kelly Drive and Jeffery Circle, for a total of 17 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

___X___ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** 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: V. Popescu Date: 10-30-14

VICTOR POPESCU
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

PC-2014-14 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the neighborhood of Christopher Drive, between Kelly Drive and Jeffery Circle, for a total of 17 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

___X___ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** 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: _____ Date: 10/29/14

R. B. Holzworth
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

PC-2014-14 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the neighborhood of Christopher Drive, between Kelly Drive and Jeffery Circle, for a total of 17 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** 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: _____ Date: 10-28-14

G. Allan Tucker

PRINTED NAME

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

PC-2014-14
Surrounding Property Owners Map

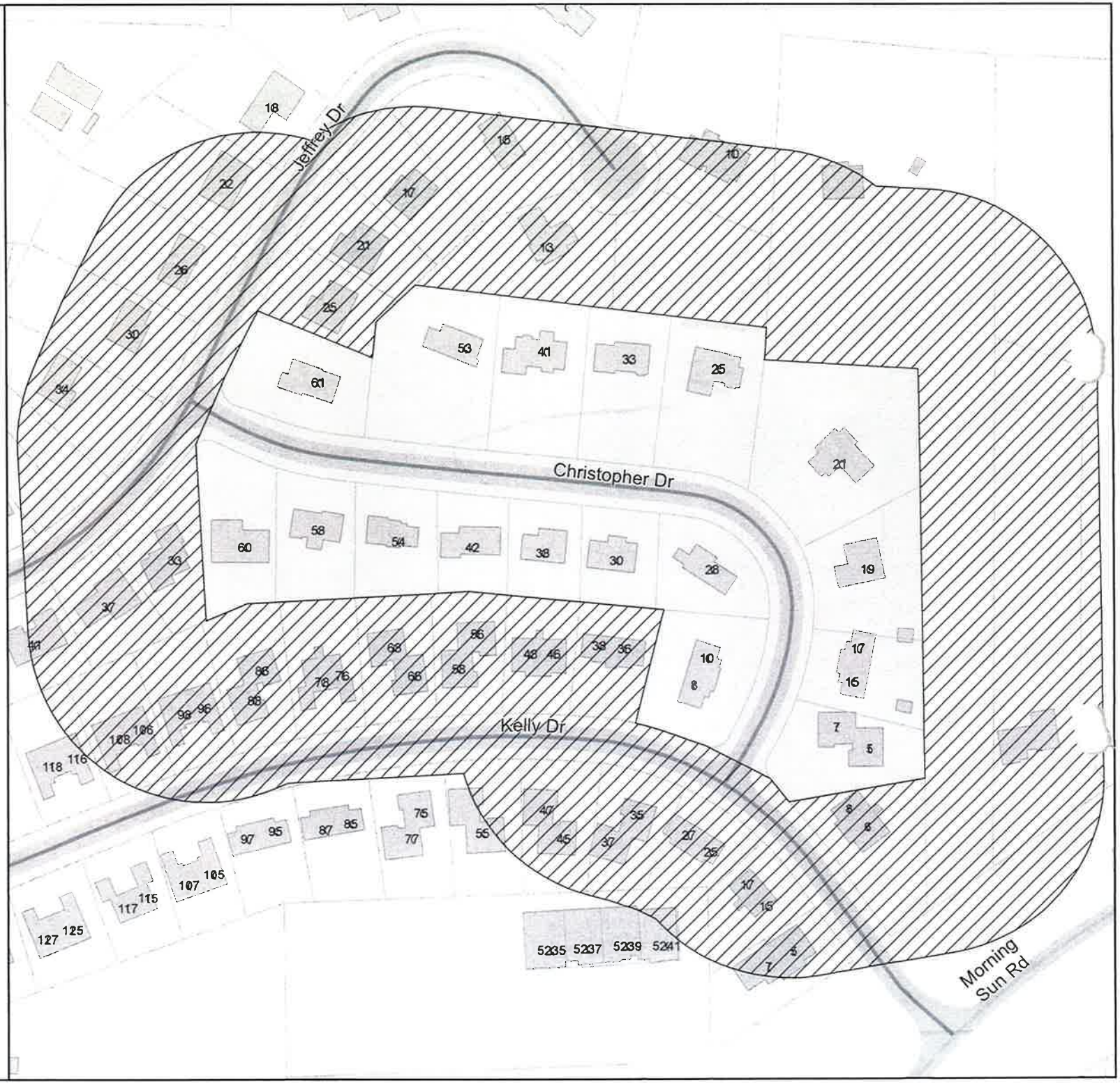
Legend

- Subject Area
- 200 Ft. Buffer
- Address Point
- Parcel
- Building Footprint
- Paved Roadway

K

1 inch = 150 feet

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



CITY OF OXFORD

Internal Use Only:	
Case No.	PC-2014-14
Date Filed	9/26/14

Zoning Map Amendment Application

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name *	Jung-Han Chen
Mailing Address *	101 E. High Street
City, State & Zip Code *	Oxford, OH 45056
Telephone Number(s) *	513-524-5204
Email Address	jhchen@cityofoxford.org

Location and Lot Information

Location *	Christopher Drive, between Jeffery and Kelly Drive
General Description of Proposed Amendment *	Zoning Map Amendment: to establish a Neighborhood Conservation Overlay District
Current Zoning *	R-1B, R2A
Proposed Zone(s) *	Overlay District

Submission Requirements and Documentation

From Section 1135.02 Procedure[1].

(a) Initiation. A map amendment may be initiated by adoption of a motion by Planning Commission, by adoption of a motion by Council, or by application to Planning Commission by at least one owner of the property within the area proposed to be rezoned.

(b) Application. If Planning Commission or Council initiates an amendment, then the Zoning Administrator shall provide information as necessary for proper consideration of the motion. The information provided shall be substantially similar to that required of an application for amendment.

An application for amendment shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.

(1) Contents of application. The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement, which includes the following information. A written, detailed description, where applicable, is required for each subsection.

A. Application Fee.
B. The name, mailing address, and telephone number of the applicant.
C. A general description of the proposed amendment.
D. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
E. A statement that identifies potential negative consequences of the proposed amendment.
F. Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.
G. A legal description of the area to be rezoned.
H. The proposed zoning of the area.
I. The current zoning of the area.
J. A description of existing uses in the area.

K. A vicinity map, at a scale approved by the Zoning Administrator, showing property lines, streets, existing and proposed zoning and other items required by the Zoning Administrator.
L. A list of the names and mailing addresses of all owners of land that is proposed to be rezoned and all land owners within 200 feet of every parcel proposed to be rezoned (see later section).

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The Butler County Auditor Real Estate Search[2] is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number. *Property Owner names will not be provided in the agenda packet.*

Decision Process

From Section 1135.02(c)(1) Decision Standards[1].

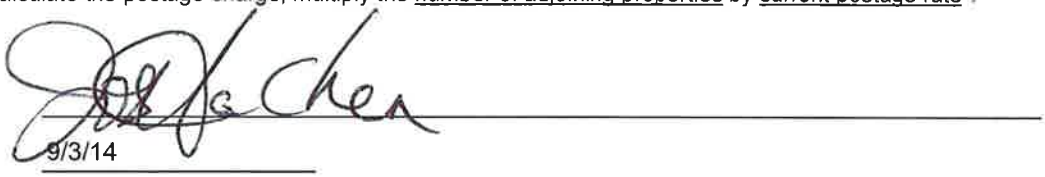
A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
C. There has been a substantial change in area conditions that necessitates the amendment.
D. There is a legitimate need for additional land area in the zoning district that will be expanded.

Fees & Receipt

The required fee is $150.00, plus postage charge. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover. To calculate the postage charge, multiply the number of adjoining properties by current postage rate[3].

Sign and Date

Applicant Signature * 

Date * 9/3/14

Submit Application, Submission Requirements and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required documentation as attachments and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Dept. at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the proposed Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s).**

For Staff Use Only

Fee Paid Date * NA Receipt Number * _____

[1] City of Oxford Codified Ordinances: http://www.cityofoxford.org/fees-ordinances-and-charter
[2] Butler County Auditor Real Estate Search: http://www.butlercountyauditor.org/
[3] The United States Postal Service: http://www.usps.com/

RESOLUTION NO. 4850

RESOLUTION OF COUNCIL ACCEPTING THE PETITION AS REQUIRED BY OXFORD CODIFIED ORDINANCE §1146.03 TO ESTABLISH A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT FOR THAT AREA OF CHRISTOPHER DRIVE BETWEEN KELLY DRIVE AND JEFFREY CIRCLE AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND REFERRING THE PETITION TO THE OXFORD PLANNING COMMISSION FOR RECOMMENDATIONS TO CITY COUNCIL.

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

SECTION 1: The Clerk of Council and the Community Development Director having determined pursuant to Oxford Codified Ordinance §1146.03(b) that the Petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto conforms to the petition requirements Oxford Codified Ordinance §1146.03 and recommends that the petition be referred to the Oxford Planning Commission to make recommendations to City Council.

SECTION 2: City Council accepts the recommendation of the Clerk of Council and the Community Development Director and further refers the petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto to the Oxford Planning Commission to make recommendations to City Council.

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

MAYOR

ADOPTED: September 2, 2014

ATTEST: _____
ACTING CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: September 2, 2014

Account Code No. #:

Sam Perry
Prepared By

Budgeted Amount:

August 22, 2014
Date Prepared

Agenda Title:	**Resolution Accepting a Petition to Establish a Neighborhood Conservation Overlay District and Referring the Petition to the Planning Commission for Recommendation**

Recommendation: Approval

Discussion:
The Residential Conservation Overlay District legislation was adopted by the City Council in 2012 to protect residential neighborhoods, maintain an attractive community appearance, and to provide a desirable living environment by restricting residential properties to be rented to no more than two unrelated individuals. The process to establish an overlay district begins with a petition with signatures of more than two-thirds of property owners within the proposed district. This petition goes before City Council for acceptance and the petition is then referred to the Planning Commission for review. There have been two petitions to come before the City Council previously.

This petition for acceptance was filed by residents in the neighborhood of Christopher Drive, between Kelly Drive and Jeffery Circle on August 18, 2014. There are a total of 17 parcels contained in the proposed overlay district boundary. The petition shows 12 signatures obtained and the date when the owners signed the petition. A map of the proposed area is attached illustrating the area for consideration.

The signatures in this petition exceed the two-thirds requirement of the parcel owners of this petitioned area. The signatures represent 12 parcels within the boundary, which is 70%. Additionally, the boundary of the proposed overlay district also satisfies the general boundary requirements of Section 1146 of the Codified Ordinances.

This is the first step in creating a neighborhood conservation overlay district and requires City Council to formally accept the petition and forward this petition to the Planning Commission for review. Staff recommends approval of this resolution.

Approved by:

	Initial	Date
Department Head:	jhc	8/25/14
City Attorney:		
City Manager:	DRE	8/29/14

PETITION FOR RESIDENTIAL CONSERVATION OVERLAY DISTRICT FOR CHRISTOPHER DRIVE, OXFORD, OHIO

Petition Initiators: Carolyn A. Haynes, 38 Christopher Dr.

Sheila L. Croucher, 38 Christopher Dr.

I, the undersigned, to hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

THIS PETITION, IF ADOPTED, WOULD ALLOW THE PEITITONERS TO INITIATE A ZONING MAP AMENDMENT PURSUANT TO CHAPTER 1146 OF THE CITY'S ZONING CODE TO RESTRICT ANY PROPERTY WITHIN THE DISTRICT TO BE RENTED TO NO MORE THAN TWO UNRELATED INDIVIDUALS. THIS PETITION WILL NOT AFFECT PROPERTIES ALREADY LICENSED.

PLEASE SEE ATTACHED MAP FOR EXACT BOUNDARIES.

SOUTH BOUNDARY: KELLY DRIVE

NORTH BOUNDARY: JEFFREY CIRCLE

RECEIVED
AUG 1 : 2014
CITY OF OXFORD

DATE	NAME	SIGNATURE	ADDRESS	NOTES
	Andrew T. Marantos		5 Christopher Dr	sent letter; no response
	Sheldon D. White		8 Christopher Dr	sent letter; no response
	Andrew T. Marantos		15 Christopher Dr	sent letter; no response
8/17/14	Steve Brockelbank Heidi Brockelbank	Heidi Brockelbank	19 Christopher Dr	
8/15/14	Walt Vanderbush		21 Christopher Dr	
8/15/14	Bruce D'Arcus Jacqueline Rioja Velarde		25 Christopher Dr	

08/15/14	Nicholas Money Diana Davis	N. P. Money Diana Davis	28 Christopher Dr	RECEIVED AUG 15 2014 CITY OF OXFORD
8/17/14	Stephen M McVey Catherine M McVey	SM McVey	30 Christopher Dr	
8/15/14	Virgil J Seger Paula A Seger	Virgil Seger Paula A Seger	33 Christopher Dr.	
8/15/14	Sheila Croucher Carolyn Haynes	Sheila Croucher Carolyn Haynes	38 Christopher Dr	
8/15/14	Martha Slager James B. Slager	Martha Slager	41 Christopher Dr	
	Altug Bayram Burcin Bayram		42 Christopher Dr.	sent email; declined to sign
8/15/14	Dennis R. Johnson Lucinda M. Johnson	Dennis R Johnson	53 Christopher Dr.	
	Manish Chaturvedi		54 Christopher Dr	sent letter; no response
8/15/14	Siok Lian Tan Tze Yean Lim	Siok Lian Tan Tze Yean Lim	58 Christopher Dr.	
8/17/14	Carolyn Condit	Carolyn J Condit	60 Christopher Dr.	

8/15/14	Michael Todd Edwards Jennifer F. Edwards	Jennifer Edwards	61 Christopher Dr.	

RECEIVED
AUG 13 2014
CITY OF OXFORD

PETITION FOR RESIDENTIAL CONSERVATION OVERLAY DISTRICT FOR CHRISTOPHER DRIVE, OXFORD, OHIO

Petition Initiators: Carolyn A. Haynes, 38 Christopher Dr.

Sheila L. Croucher, 38 Christopher Dr.

I, the undersigned, to hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

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PLEASE SEE ATTACHED MAP FOR EXACT BOUNDARIES.

SOUTH BOUNDARY: KELLY DRIVE

NORTH BOUNDARY: JEFFREY CIRCLE

DATE	NAME	SIGNATURE	ADDRESS	NOTES
8/30/2014	Manish Chaturvedi	Manish Chaturvedi	54 Christopher Dr	

RECEIVED
SEP 0 2014
CITY OF OXFORD

CITY OF OXFORD
SEP 0 2014
RECEIVED

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: December 2, 2014

Account Code No. #:

Jung-Han Chen
Prepared By:

Budgeted Amount:

November 18, 2014
Date Prepared:

PC-2014-15, ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

Recommendation: Approval

Discussion:

The proposed map amendment is to establish a Neighborhood Conservation Overlay District in a R-2A (Single and Two Family Residential) District. The enabling legislation for this was adopted by City Council in 2012. A total of 70 parcels were included in the petition and a total of 56 signatures were gathered. The legislation would allow a neighborhood to generate a petition to create an overlay district subject to meeting certain standards and public hearing process.

The petition to establish a neighborhood conservation overlay district was filed on August 25, 2014 with the Clerk of City Council. A resolution was adopted by the City Council accepting the petition and forwarding this request to the Planning Commission on September 16, 2014. The Planning Commission reviewed the request on November 11, 2014 with many property owners in attendance and speaking at the public hearing. The Planning Commission recommended approval of this amendment and forwarding this request to City Council for legislative action.

The intent is to be a grass-roots effort which only alters one aspect of the permitted land uses (residential occupancy). Therefore the base zoning district regulations are retained. Without the overlay, a single dwelling unit can have up to four unrelated persons. With the overlay, a single dwelling unit is limited to no more than two unrelated persons. Existing dwellings with more than two unrelated persons would be allowed to continue as legal conforming.

Approved By:

Department Head: jhc / 11/19/14
City Attorney:
City Manager: DMH / 11/25/14

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION AND GRANTING A ZONING MAP AMENDMENT TO ESTABLISH A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT IN A R-2A (SINGLE AND TWO FAMILY RESIDENTIAL) DISTRICT FOR 70 PARCELS LOCATED ON MELISSA DRIVE, MELINDA DRIVE, AND PART OF DANA AND DAVID DRIVES, IN THE CITY OF OXFORD, OHIO.

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 1125.01 of the Codified Ordinances of the City of Oxford, the Oxford Planning Commission held a public hearing on November 11, 2014 on the City of Oxford's application for a Zoning Map Amendment to establish a Neighborhood Conservation Overlay District in a R-2A (Single and Two Family Residential) District for 70 parcels located on Melissa Drive, Melinda Drive, and part of Dana and David Drives, in the City of Oxford, Ohio, a map of which is attached hereto and incorporated herein as Exhibit "A".

SECTION 2: The Oxford Planning Commission, after public hearing and deliberation, recommended granting the Zoning Map Amendment to establish a Neighborhood Conservation Overlay District, and found that the proposed request was in keeping with the intended characteristics of the neighborhood and was an appropriate classification for the properties in question.

SECTION 3: Council hereby accepts the recommendation of the Oxford Planning Commission, and after deliberation, finds for the granting of the Zoning Map Amendment, to establish a Neighborhood Conservation Overlay District in a R-2A (Single and Two Family Residential) District for 70 parcels located on Melissa Drive, Melinda Drive, and part of Dana and David Drives, in the City of Oxford, Ohio, a map of which is attached hereto and incorporated herein as Exhibit "A".

SECTION 4: Council hereby grants the Zoning Map Amendment as requested, incorporating the application and documents submitted with the application as a term and condition of the granting of this Zoning Map Amendment and orders that the official zoning map be amended.

SECTION 5: This Ordinance shall take effect at the earliest time allowed by law.

_____
MAYOR

ADOPTED:
ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: KEVIN MCKEEHAN
PREPARED BY: LAW (STAFF)

Certification of Action
Oxford Planning Commission
Recommendation to City Council

Report Date	December 2, 2014
Case Number	PC-2014-15
Applicant Information	City of Oxford
Requested Action	Zoning Map Amendment
Summary of Request	**PC-2014-15 Zoning Map Amendment,** to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**
Public Hearing Information	On November 11, 2014 a Public Hearing took place at 118 W. High Street. A Public Hearing notice was published in the Oxford Press on October 10, 2014. Public Hearing notices were mailed out to surrounding properties on October 28, 2014.
Commission Action	The Planning Commission voted 5-1-0 recommending approval to City Council.
Commission Findings and Conclusions	The Planning Commission recommended this Zoning Map Amendment having met the Decision Standards of Chapter 1146, and at least one decision standard of Chapter 1135
Exhibits Submitted to the Commission	1. Staff Report Dated October 20, 2014 2. Proposed Boundary Map 3. Interoffice Reviews 4. Surrounding Property Notifications 5. Review and Comment Form Responses 6. Zoning Map Amendment Application Dated September 26, 2014 7. Resolution 4858 City Council Acceptance of Petition 8. Staff Summary to City Council Dated September 5, 2014 9. Petition for Residential Conservation Overlay District

2A City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2014-15 **Date – November 11, 2014**

APPLICATION

Applicant:	City of Oxford
Action Request:	**ZONING MAP AMENDMENT** to establish a Neighborhood Conservation Overlay District in a R-2A Single and Two Family Residential District, in the Southern Knolls area, specifically Melissa Drive, Melinda Drive and part of Dana and David Drives, **City of Oxford, Applicant**

DESCRIPTION

The proposed map amendment is to establish a Neighborhood Conservation Overlay District in a R-2A (Single and Two Family Residential) District.

A petition to establish a neighborhood conservation overlay district was filed on August 25, 2014 to the Clerk of City Council. A resolution was adopted by the City Council accepting the petition and forwarding this request to the Planning Commission on September 16, 2014.

ZONING CODE

The Oxford Zoning Ordinance Chapter 1146 governs the establishment of the Neighborhood Conversation Overlay District.

COMPREHENSIVE PLAN

In the Overview Section of Chapter 7, Housing, in the Comprehensive Plan residents echoed the same sentiments that Oxford has a unique housing market involving a large rental population that limits opportunities for family housing options and changes the community character, specifically within the Mile Square. The public input sessions also pointed out the lack of housing opportunities for families and the hope to encourage owner-occupied housing and promote the return of full-time residents to the area. Even the Comprehensive Plan does not implicitly point to the establishment of an overlay district to encourage owner-occupied neighborhoods, but several objectives and strategies are relevant to this idea of maintaining traditional neighborhoods and owner-occupied residential dwellings.

Objective Expand Housing options

H2.1 Update development regulations to allow for a variety of housing types in new developments.

H2.4 Provide financial assistance to increase homeownership opportunities for low and moderate income residents.

Objective: Expand homeownership opportunities

H5.1 Encourage local employers to provide homeownership incentives.

H5.2 Encourage rehabilitation of owner-occupied structures within the Mile Square.

H5.3 Create an urban homeownership incentive program such as homeownership grants to help offset the cost of housing.

H5.4 Develop a revolving loan fund.

H5.5 Establish an Oxford Homeownership Office in partnership with Miami University.

H5.6 Support the University loan program to increase homeownership opportunities within the Mile Square.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	Received with no comment
Fire:	Received with no comment
Engineering:	Received with no comment
Econ. Dev.	Received with no comment

PUBLIC REVIEW AND COMMENTS

Seven reviews were received. Two opposed the amendment, four were in favor, and one property asked to be included in the Overlay District.

DECISION CRITERIA

A copy of the Decision Criteria for Overlay District is attached.

ANALYSIS

The idea of the neighborhood conservation overlay district was to preserve neighborhoods from being turned into rental properties and to maintain the traditional owner-occupied character. The Planning Commission went through extensive discussion about this overlay district in 2012. It was designed to provide mechanisms to the neighborhood to initiate a grass roots movement to get all the neighbors together and to petition City Council for the consideration of placing more restrictions on the underlying district.

The overlay district is not uncommon in the land use arena to put in place a specific set of regulations that are more stringent than the underlying district in order to accomplish specific objectives. The most commonly used overlay district is for the historic area. Others are used for specific design standards to promote some uniformity in certain specific subset areas.

The conversion of a single family residential dwelling from owner-occupied to rental property in a neighborhood creates a negative impact to the neighborhood in a variety of forms, including property deterioration, congestion, noise and traffic. It also set the pace for more properties in the neighborhood to be more susceptible to turning into rental properties.

A petition was filed by a group of neighbors in the Southern Knolls neighborhood, specifically Melissa Drive, Melinda Drive and part of Dana and David Drive for a total of 70 parcels of tracts of land, to be considered a Neighborhood Conservation Overlay District on August 25, 2014 with the Clerk of the Oxford City Council. The petition also showed that there were 52 signatures obtained and the date of those signatures. A map of the proposed district was attached illustrating the area for consideration.

Based on the Neighborhood Conversation Overlay District requirements, the City Council accepted the petition on September 16, 2014 and forwarded this petition to the Planning Commission for Zoning Map Amendment consideration.

In considering the overlay district, there are specific decision standards that the Planning Commission shall reference and the decision standards are also attached for reference. The Planning Commission also shall consider the purpose and objectives of such overlay district are to achieve the privacy of residents and to minimum noise, congestion and nuisance impact by rental properties and to maintain an attractive community appearance and provide a desirable living environment and finally to prevent excessive traffic and parking problems in the neighborhood.

The petition met the boundary requirements as stipulated in the Chapter 1146.03(h). The petition also met the minimum two-thirds requirements of owner signatures within the proposed boundary. Additionally, the dates of those signatures were also within six months prior to the time the petition was filed with the City Clerk.

Please note that this process is a neighborhood driven process beginning with a petition to the City Council and followed with a public hearing before the Planning Commission for a Map Amendment recommendation. The City Council may waive certain requirements after a positive recommendation from the Planning Commission. This process is far more lengthy than normal map amendment process and has additional decision standard thresholds to meet. It is a process that the neighborhood had taken seriously and the neighbors have demonstrated their commitment to preserve their neighborhood and to maintain their neighborhood characters by going through an extra step to initiate.

RECOMMENDATION

Staff recommends that the Planning Commission approval of this amendment and forward this request to City Council for legislative action.

SUBMITTED BY: _____

Jung-Han Chen
Community Development Director

DATE: October 20, 2014

ATTACHMENT

Chapter 1135 Zoning Map Amendment procedures and decision standards

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Map Amendments

A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
C. There has been a substantial change in area conditions that necessitates the amendment.
D. There is a legitimate need for additional land area in the zoning district that will be expanded.

Planning Commission must utilize the Chapter 1146 Specific Decision Standards to consider the Neighborhood Conservation Overlay District and they are as follows:

1146.03(2) b Decision Standards for Considering Overlay District:

1. The proposed Overlay District meets the boundary criteria.
2. The proposed Overlay District will preserve and enhance the neighborhood character.
3. The proposed Overlay District will promote the public health, safety and general welfare of the people of the neighborhood.
4. The proposed Overlay District will promote and implement the intent of the Comprehensive Plan.
5. The proposed Overlay District will satisfy a legitimate need.

ATTACHMENT

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1. The proposed Overlay District meets the boundary criteria.
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3. The proposed Overlay District will promote the public health, safety and general welfare of the people of the neighborhood.
4. The proposed Overlay District will promote and implement the intent of the Comprehensive Plan.
5. The proposed Overlay District will satisfy a legitimate need.

EXHIBIT 'A'

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Southern Knolls Melissa Melinda Dana David Neighborhood Conservation Overlay District

Petition Boundaries

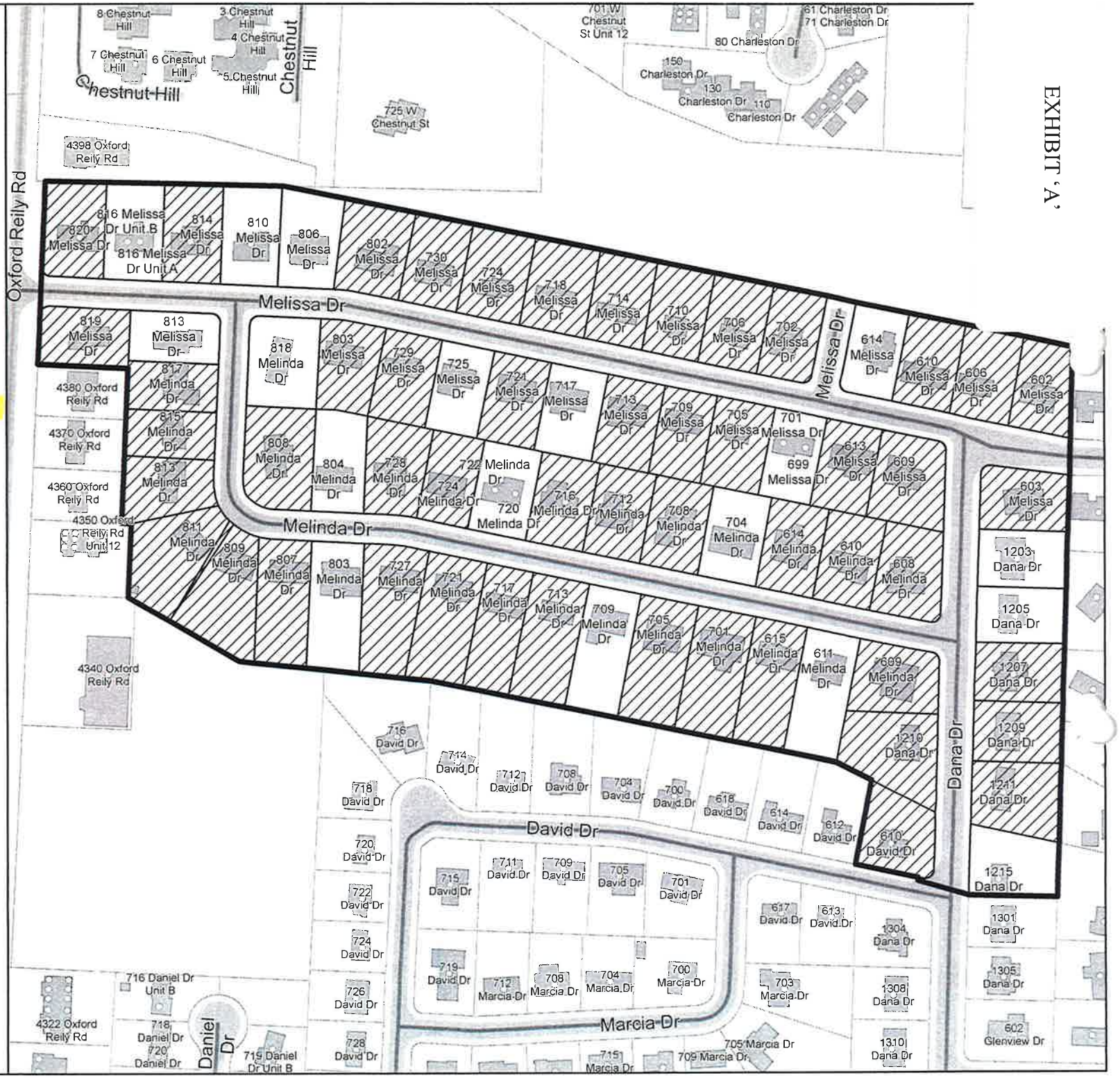
Legend

- Petition Area
- Petition Parcel: Signed
- Petition Parcel: Not Signed
- Oxford Corporation Limit
- Address Point
- Parcel
- Building Footprint
- Paved Roadway

N

1 inch = 225 feet

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: Community Development

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

___X___ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** 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: [signature] Date: 10-30-14

John Detherage
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: **Community Development**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** 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: V. Popescu Date: 10-30-14

VICTOR POPESCU
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: **Community Development**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** 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: R. B. H Date: 10/29/14

R.B. HOLZWORTH
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 28, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: **Community Development**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

___X___ Review _____ Revisions _____ Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **11/06/2014** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

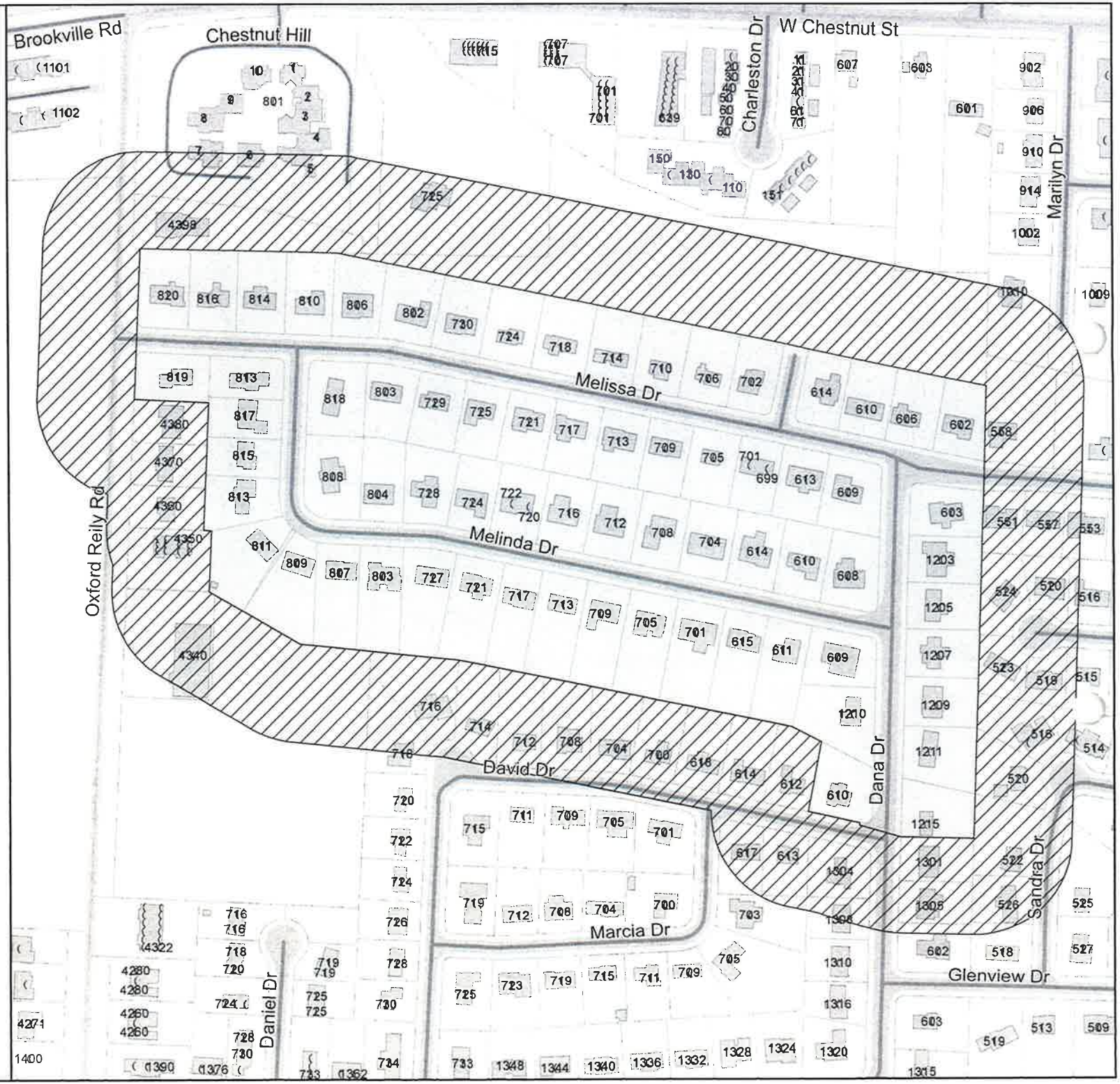
Drawings reviewed by: _____ Date: 10-28-14

G. Allan Tolson

PRINTED NAME

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

PC-2014-15
Surrounding Property Owners Map



Legend

- Subject Area
- 200 Ft. Buffer
- Address Point
- Parcel
- Building Footprint
- Paved Roadway

K

1 inch = 275 feet

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at least ten days before the hearing date to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: MICHAEL SEWARD

Address: 1205 DANA DRIVE

Telephone: Home: 5133078914 Work: _____

Although I have no plans to ever rent my home I am fully against this proposal. If I wanted to live in a regulated deed restricted area I would have bought a home in one. With our proximity to the university, student housing investors are not even interested in our neighborhood nor will they ever be. As this is a fact we would only hurt unconventional families. For the city to impose these rules on a home I already own may be legal but spits in the face of what our country has been built on. This proposal is not for the greater good of all, just a few who don't have their priorities straight. For those that support this proposal, their time would be better spent in beautifying the neighborhood and helping those who may not be able to keep their homes presentable due to the economic times than worry who may move in next door.

Signature _____ Date 11/1/14

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

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Name: JM Ford, President Ford Homes Inc

Address: Box 857

West Chester 45071

Telephone: Home: 513 582 1979 Work: 779-0099

COMMENTS:

I strongly oppose this restriction on my rental activities. The market acts to keep the area in a well maintained + livable condition. Twice in the last 5 years I have rented to students + the neighborhood family atmosphere has been maintained. The "party atmosphere" is in other locations closer to campus, not here.

JM Ford, Pres
Signature

1 NOV 2014
Date

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

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Name: Darrell & Janet Hedric

Address: 713 Melissa Dr.
Oxford, Ohio 45056

Telephone: Home: 523-4277 Work: 529-7287

COMMENTS: We would like to be included in the overlay project.

Janet Hedric - Darrell Hedric
Signature

Nov. 1, 2014
Date

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

WAS GONE
TILL TODAY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

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Name: dennis jena

Address: 1308 DANA DR

Telephone: Home: 523 2666 Work: _____

COMMENTS:

All for it !!

Signature

11/11/14
Date

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

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If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at least ten days before the hearing date to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: Geraldine Carleton

Address: 602 Melissa

Telephone: Home: 523-8613 Work: _____

COMMENTS: I am all in favor of maintaining our area as it is — family residences, and not allowing student rentals.

Geraldine Carleton
Signature

Nov. 4, 2014
Date

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

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If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at least ten days before the hearing date to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: Emeritus Prof & Mrs Alan & Eve Marcus

Address: 4380 Oxford Reily Rd
Oxford, OH 45056

Telephone: Home: 523-5703 Work: _____

COMMENTS: We are in favor of the NC overlay District of Case # PC-2014-15 because it would benefit us in keeping the neighborhood family friendly. The single family homes are just that. Allowing rental to more than two unrelated tenants would destabalize the personal interaction that exists.

Alan J Marcus
Signature

11/3/14
Date

Eve Marcus

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

PC-2014-15 ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in the Southern Knolls Subdivision, specifically Melissa and Melinda Drives and part of Dana and David Drives for a total of 70 parcels contained in the proposed overlay district boundary, **City of Oxford, Applicant**

If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at least ten days before the hearing date to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: Gayle & Clyde Brown

Address: 613 David Drive
Oxford, OH 45056

Telephone: Home: 513-523-0883 Work: _____

COMMENTS:

We support the Neighborhood Conservation Overlay District for Southern Knolls.

Gayle K. Brown / C Brown
Signature

10/31/2014
Date

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-2014-15 **DATE OF HEARING: November 11, 2014**

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If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at least ten days before the hearing date to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: James & Dale Robinson

Address: 606 Melissa Dr

Oxford, OH 45056

Telephone: Home: 523-3848 Work: —

COMMENTS:

We support this initiative to maintain a residential family oriented neighborhood

James Robinson
Dale Robinson
Signature

11.5.14
Date

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2014-15
Date Filed	9/26/14

Zoning Map Amendment Application

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name * Jong Han Chen

Mailing Address * 101 E. High St

City, State & Zip Code * Oxford, OH

Telephone Number(s) * 524-5204

Email Address jhchen@cityofoxford.org

Location and Lot Information

Location * Southern Knolls Subdivision - Specific Melissa, Melinda & parts of Dana, David

General Description of Proposed Amendment * Zoning map amendment to Establish a Neighborhood Conservation District Overlay District

Current Zoning * R2A

Proposed Zone(s) *

Submission Requirements and Documentation

From Section 1135.02 Procedure[1].

(a) Initiation. A map amendment may be initiated by adoption of a motion by Planning Commission, by adoption of a motion by Council, or by application to Planning Commission by at least one owner of the property within the area proposed to be rezoned.

(b) Application. If Planning Commission or Council initiates an amendment, then the Zoning Administrator shall provide information as necessary for proper consideration of the motion. The information provided shall be substantially similar to that required of an application for amendment.

An application for amendment shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.

(1) Contents of application. The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement, which includes the following information. A written, detailed description, where applicable, is required for each subsection.

A. Application Fee.
B. The name, mailing address, and telephone number of the applicant.
C. A general description of the proposed amendment.
D. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
E. A statement that identifies potential negative consequences of the proposed amendment.
F. Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.
G. A legal description of the area to be rezoned.
H. The proposed zoning of the area.
I. The current zoning of the area.
J. A description of existing uses in the area.

K. A vicinity map, at a scale approved by the Zoning Administrator, showing property lines, streets, existing and proposed zoning and other items required by the Zoning Administrator.
L. A list of the names and mailing addresses of all owners of land that is proposed to be rezoned and all land owners within 200 feet of every parcel proposed to be rezoned (see later section).

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The Butler County Auditor Real Estate Search[2] is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number. *Property Owner names will not be provided in the agenda packet.*

Decision Process

From Section 1135.02(c)(1) Decision Standards[1].

A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
C. There has been a substantial change in area conditions that necessitates the amendment.
D. There is a legitimate need for additional land area in the zoning district that will be expanded.

Fees & Receipt

The required fee is $150.00, plus postage charge. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover. To calculate the postage charge, multiply the number of adjoining properties by current postage rate[3].

Sign and Date

Applicant Signature * Qiang Han Chen

Date * 9/3/14

Submit Application, Submission Requirements and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required documentation as attachments and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Dept. at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the proposed Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s)**.

For Staff Use Only

Fee Paid Date * NA

Receipt Number * _____

[1] City of Oxford Codified Ordinances: http://www.cityofoxford.org/fees-ordinances-and-charter
[2] Butler County Auditor Real Estate Search: http://www.butlercountyauditor.org/
[3] The United States Postal Service: http://www.usps.com/

RESOLUTION NO. 4858

RESOLUTION OF COUNCIL ACCEPTING THE PETITION AS REQUIRED BY OXFORD CODIFIED ORDINANCE §1146.03 TO ESTABLISH A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT FOR THAT AREA OF MELISSA DRIVE, MELINDA DRIVE, AND PART OF DANA AND DAVID DRIVES AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND REFERRING THE PETITION TO THE OXFORD PLANNING COMMISSION FOR RECOMMENDATIONS TO CITY COUNCIL.

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

SECTION 1: The Clerk of Council and the Community Development Director having determined pursuant to Oxford Codified Ordinance §1146.03(b) that the Petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto conforms to the petition requirements Oxford Codified Ordinance §1146.03 and recommends that the petition be referred to the Oxford Planning Commission to make recommendations to City Council.

SECTION 2: City Council accepts the recommendation of the Clerk of Council and the Community Development Director and further refers the petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto to the Oxford Planning Commission to make recommendations to City Council.

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

MAYOR

ADOPTED: September 16, 2014

ATTEST: Mary Ann Eaton
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: September 16, 2014

Account Code No. #:

Jung-Han Chen
Prepared By

Budgeted Amount:

September 5, 2014
Date Prepared

Agenda Title:	**Resolution Accepting a Petition to Establish a Neighborhood Conservation Overlay District and Referring the Petition to the Planning Commission for Recommendation**

Recommendation: Approval

Discussion:
The Residential Conservation Overlay District legislation was adopted by the City Council in 2012 to protect residential neighborhoods, maintain an attractive community appearance, and to provide a desirable living environment by restricting residential properties to be rented to no more than two unrelated individuals. The process to establish an overlay district begins with a petition with signatures of more than two-thirds of property owners within the proposed district. This petition goes before City Council for acceptance and the petition is then referred to the Planning Commission for review. There have been two petitions to come before the City Council previously.

This petition for acceptance was filed by residents in the Southern Knolls area, specifically Melissa Drive, Melinda Drive, and part of Dana and David Drives on August 25, 2014. There are a total of 70 parcels contained in the proposed overlay district boundary. The petition shows 52 signatures obtained and the date when the owners signed the petition. A map of the proposed area is attached illustrating the area for consideration.

The signatures in this petition exceeds the two-thirds requirement of the parcel owners of this petitioned area. The signatures represent 52 parcels within the boundary, which is 74%. Additionally, the boundary of the proposed overlay district also satisfies the general boundary requirements of Section 1146 of the Codified Ordinances.

This is only the first step in creating a neighborhood conservation overlay district and requires City Council to formally accept the petition and forward this petition to the Planning Commission for review. Staff recommends approval of this resolution.

Approved by:

	Initial	Date
Department Head:	JHC	9/8/14
City Attorney:		
City Manager:	DME	9/11/14

Oxford Zoning Petition for Residential Conservation Overlay District

This petition is submitted pursuant to Oxford Zoning Code Chapter 1146 to request City Council to introduce an ordinance accepting a petition which would allow the initiation of a zoning map amendment to create a district within the described boundaries of 69 parcels in an R2A Zoning District that would restrict the ability of property owners to rent their property to more than two unrelated individuals.

If adopted, this petition would allow the petitioner(s) to initiate a zoning map amendment to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see the attached map for exact boundaries:
East boundary: Rear lot lines of Dana/Melissa Drs. (from Melissa Dr. to David Dr.)
North boundary: Rear lot lines of Melissa Dr.
West boundary: Rear lot lines of Melinda/Melissa Drs. (to Oxford-Reily Rd.)
South boundary: Rear lot lines of Melinda/Dana Drs.

RECEIVED
AUG 25 2014
CITY OF OXFORD

Circulator's Full Name: Charlene C. York

Circulator's Address: 809 Melinda Drive

Circulator's Signature: Charlene C. York **Date submitted:** 8/25/14

NAME	ADDRESS	DATE
Gerald M. Miller Gerald Muller	609 Melinda Dr.	7/19/14
William J. Bowers	811 Melinda Dr.	7/19/14
LISA ARMITAGE	705 Melinda Dr	7/20/14
Charlene C. York	Parcel between 809 and 811 Melinda Dr.	8/25/14
George J. Vascik	809 Melinda Dr	7/21/14
Richard B. Bruder BRUDER	721 Melinda Dr.	7/21/14
Judith L. Schiller	713 Melinda Dr.	7/21/14
Kerry Hegarty	701 Melinda Dr.	7/21/14
Amy Burke BURKE	615 Melinda Dr	7/21/14
Edna Carter Southard	807 Melinda Drive	7/21/14

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West boundary: Rear lot lines of Melinda/Melissa Drs. (to Oxford-Reily Rd.)
South boundary: Rear lot lines of Melinda/Dana Drs.

RECEIVED AUG 25 2014 CITY OF OXFORD

Circulator's Full Name: Charlene C. York

Circulator's Address: 809 Melinda Drive

Circulator's Signature: Charlene C. York **Date submitted:** 8-25-14

NAME	ADDRESS	DATE
Mike Malone	813 Melinda Dr.	7-23-14
Elissa Martin	815 Melinda Dr	7-23-14
Rob Hoover Robert Hoover	727 Melinda	7-24-14
Vicky M Shuller Vicky M Shuller	817 Melinda	7-24-14
Bridget Johnson JOHNSON	717 Melinda Dr	7-24-14
Barbara Ann Reed	706 Melissa Dr.	7/25/14
Linda Musmeau Kimball	724 Melinda Dr.	7-31-14
GAFFRON HOOKS	813 Melinda Dr.	8-3-14
Carol Young	1210 Dana Dr	8-3-14

Oxford Zoning Petition for Residential Conservation Overlay District

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South boundary: Rear lot lines of Melinda/Dana Drs.

RECEIVED
AUG 25 2014
CITY OF OXFORD

Circulator's Full Name: LINDA MUSMECI KIMBALL

Circulator's Address: 724 MELINDA DR.

Circulator's Signature: Linda Musmeci Kimball **Date submitted:** 8-25-14

NAME	ADDRESS	DATE
ALICE L. TUNG / JOHN S. TUNG ESTATE Alice L. Shy, Trustee of	814 MELISSA DR OXFORD, OH 45056	7/20/2014
CARL TRUSTY Carl Trusty	730 Melissa Dr	7/20/14
Mina J. Trevick	724 Melissa Dr	7/20/14
EDWARD F. NEWREN Edward F. Newren	718 Melissa Dr.	07/20/14
	702 Melissa Dr	07/21/14
SUSAN FLEISHER / HELEN GRIFFIN Helen M. Griffin	710 MELISSA DR.	7-21-14
Odette H. Scott	1209 Dana Dr.	7/23/2014
James A. Robinson	606 Melissa Dr	7/23/2014
Vicki L. Eaton	610 Melissa Dr	7/23/2014

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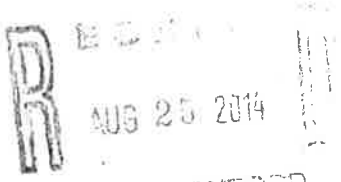
South boundary: Rear lot lines of Melinda/Dana Drs.



Circulator's Full Name: LINDA MUSMECI KIMBALL

Circulator's Address: 724 MELINDA DR.

Circulator's Signature: Linda Musmeci Kimball **Date submitted:** 8-25-14

NAME	ADDRESS	DATE
Doris E. Franks	1211 Dana Dr.	7-24-14
ANN WENGLER Ann L. Wengler	610 David	7-25-14
JENNIFER MCLAUGHLIN Jennifer McLaughlin	603 MELISSA DR.	7/26/2014
GERALDINE CARLETON Geraldine Carleton	602 Melissa	7/26/2014
MARGARET LEWIS Margaret A. Lewis	702 Melissa DR.	7/28/2014
Sallee A. Killian	1207 Dana Drive	7/28/2014
Judith G. Doan	820 Melissa Dr.	7-29-14
Karen L DeLue	714 Melissa Drive	7-30-14
SUSAN E. THRASHER Susan E Thrasher	728 Melinda Drive	7/31/14

Oxford Zoning Petition for Residential Conservation Overlay District

This petition is submitted pursuant to Oxford Zoning Code Chapter 1146 to request City Council to introduce an ordinance accepting a petition which would allow the initiation of a zoning map amendment to create a district within the described boundaries of 69 parcels in an R2A Zoning District that would restrict the ability of property owners to rent their property to more than two unrelated individuals.

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South boundary: Rear lot lines of Melinda/Dana Drs.

RECEIVED
AUG 25 2014
CITY OF OXFORD

Circulator's Full Name: LINDA MUSMECI KIMBALL

Circulator's Address: 724 MELINDA DR.

Circulator's Signature: Linda Musmeci Kimball **Date submitted:** 8-25-14

NAME	ADDRESS	DATE
WILLIAM G. SLOVER Wm. G Slover	712 Melinda Dr.	7-31-14
David Robinson	614 Melinda dr.	7/31/14
VIOLET SUIT Violet Suit	608 melinda Dr.	7/31/14
Ashley Keeton Ash. Keeton	610 Melinda Dr.	8/1/14
PHYLLIS MENDENHALL Phyllis Mendenhall	708 Melinda Dr.	8/2/14
Raymond White	609 Melissa Dr.	8/21/14

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South boundary: Rear lot lines of Melinda/Dana Drs.

RECEIVED
AUG 25 2014
CITY OF OXFORD

Circulator's Full Name: JEFFREY P. KIMBALL

Circulator's Address: 724 MELINDA DR.

Circulator's Signature: Jeffrey P. Kimball **Date submitted:** 8-25-14

NAME	ADDRESS	DATE
VENUS SCHOFIELD Venus Schofield	725 Melissa Dr.	7/20/14
JANET HEDRIC Janet Hedric	713 Melissa Dr.	7/20/14
TAMMY SNYDER Tammy Snyder	709 Melissa Dr	7/20/14
JAMES SNYDER	709 MELISSA DR	7/24/14
DONALD FERNEDING	619 Melissa Dr	7/23/14
WM. TROSTEL William R. Trostel	613 Melissa Dr	7/23/14
BEN MATTOX	729 Melissa Dr	7/24/14
CHARLOTTE RUFFIN Charlotte Ruffin	705 Melissa Dr	7-25-14
VICKY TROSTEL Vicky Trostel	613 Melissa	7/25/14

Oxford Zoning Petition for Residential Conservation Overlay District

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South boundary: Rear lot lines of Melinda/Dana Drs.

RECEIVED
CITY OF OXFORD

Circulator's Full Name: JEFFREY P. KIMBALL

Circulator's Address: 724 MELINDA DR.

Circulator's Signature: Jeffrey P. Kimball **Date submitted:** 8-25-14

NAME	ADDRESS	DATE
KENNETH BOGARD Kenneth H. Bogard Jr.	716 Melinda Dr.	7/31/14
BARRY ZASLOW Barry J Zaslow	808 Melinda Dr	8/6/14
ELIZABETH BAKER Beth Baker	721 Melissa Dr	8-6-14
JAMES ~~BUCKLEY~~ Jam[illegible]	803 MELISSA DR	8-6-14

STAFF SUMMARY REPORT

Report to the City Manager

City Manager
Originating Department

Council Meeting Of: December 2, 2014

Doug Elliott
Prepared By

Account Code No. #: N/A

Budgeted Amount: N/A

November 20, 2014
Date Prepared

Agenda Title: An Ordinance Accepting The Annexation Petition From Douglas R. Elliott, Jr. For 137.622 Acres Of Land In The Township Of Oxford, Butler County Ohio, And Accepting Said Territory To Be Annexed.

Recommendation: Adopt the Ordinance

Discussion:
The Butler County Engineer plans to replace the Bonham Road Bridge in 2015 or 2016. The City was approached early in 2012 by the Butler County Engineer to see if the City would annex the bridge and road R-O-W. The speed limit may be lowered to 35 mph if the bridge and adjoining property is in the City limits. If the speed limit is lowered to 35 mph from 45 mph, the construction cost for the bridge replacement will be considerably lower. The new bridge will include a sidewalk.

A Type II process has been utilized for this annexation which requires signatures from all affected property owners.

The Beta Theta Pi Foundation land is included in the annexation petition since the organization signed an agreement with the City on March 14, 1994 for water service with the condition that Beta Theta Pi would annex its property to the City when requested by the City.

This is Council's final step in this annexation process. After 30 days all pertinent documents regarding the annexation will be filed with the County Auditor, the County Recorder, the County Engineer, the Ohio Secretary of State and the Butler County Board of Elections.

Approved By:

	Initial	Date
Department Head:		
City Manager:		11/25/14

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE ANNEXATION PETITION FROM DOUGLAS R. ELLIOTT, JR. FOR 137.622 ACRES OF LAND IN THE TOWNSHIP OF OXFORD, BUTLER COUNTY OHIO, AND ACCEPTING SAID TERRITORY TO BE ANNEXED.

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

SECTION 1: On August 27, 2014 Douglas R. Elliott, Jr., Agent for the petitioners, filed a petition with the Board of County Commissioners of Butler County, Ohio, to obtain annexation to the City of Oxford, Butler County, Ohio, territories consisting of 137.622 acres of land contiguous to the City of Oxford and the existing corporation line of Oxford Township, Ohio. Said petition was filed with the consent of all parties utilizing the annexation procedure set forth in Sections 709.021 and 709.023 of the Ohio Revised Code.

SECTION 2: The Board of County Commissioners did, by Resolution No.14-09-04218 adopted on September 29, 2014, approve the annexation of the proposed territory to the City of Oxford as hereinafter described. Such approval was subject to the terms and conditions contained in the Statement of Services Resolution No. 4852 a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION 3: The Board of County Commissioners did, through the Clerk of the Board of County Commissioners, Butler County, Ohio, certify a transcript of the proceedings in connection with the map and petition required herein to the Clerk of Oxford City Council who received the same on or about October 2, 2014.

SECTION 4: A certified transcript of the proceedings for annexation with an accurate map of the territory, together with the petition for annexation and the papers relating to all proceedings heretofore with the County Commissioners, are all on file with the Clerk of the City of Oxford, and have been for more than sixty (60) days.

SECTION 5: The proposed annexation, as applied for in the petition of the owners of the real estate in the territory sought to be annexed and filed with the Board of County Commissioners, Butler County, Ohio, in which the petition prayed for annexation to the City of Oxford, Ohio, of certain territory adjacent thereto as hereinafter described, be and the same is hereby accepted and deemed annexed to the City of Oxford, subject to all the terms and conditions provided herein and contained within the Statement of Services Resolution No. 4806 attached hereto and incorporated herein as Exhibit "A". The territory to be annexed is more particularly described in Exhibits "B" and "C," attached hereto and incorporated herein.

SECTION 6: The Clerk of the City of Oxford be and is hereby authorized and directed to make five copies of this ordinance, to each of which shall be attached a copy of the map accompanying this petition for annexation, a copy of the transcript of the proceedings of the Board of County Commissioners of Butler County, Ohio, related thereto, and certified as to the correctness thereof. The Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the County Recorder, one copy to the County Engineer, and one copy to the Ohio Secretary of State and shall file notice of this annexation with the Board of Elections within thirty (30) days after it becomes effective and the Clerk shall do all other things as required by law.

SECTION 7: This Ordinance shall take effect at the earliest time allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

EXHIBIT 'A'

RESOLUTION NO. 4852

RESOLUTION ADOPTING A STATEMENT INDICATING THE SERVICES THE CITY OF OXFORD, OHIO WILL PROVIDE TO THE TERRITORY COMPRISING 137.622 MORE OR LESS ACRES OF LAND ALONG BONHAM ROAD, PROPOSED TO BE ANNEXED TO THE CITY OF OXFORD, OHIO PURSUANT TO A PETITION FILED WITH THE BOARD OF COUNTY COMMISSIONERS OF BUTLER COUNTY, OHIO BY DOUGLAS R. ELLIOTT, JR., AGENT FOR PETITIONERS, AS PROVIDED BY OHIO REVISED CODE SECTION 709.023.

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

SECTION 1: Council, having received the notification of a petition for annexation from the Ellen Buerk Trust, the President and Trustees of The Miami University of Oxford, Ohio Theodore O. Pickerill, Secretary to the Board of Trustees and Executive Assistant to the President, Beta Theta Pi Foundation, and Three Valley Conservation Trust Successor in Interest to, Four Mile Valley Conservation Trust Liz Woedl, Executive Director for 137.622 more or less acres of land in the Township of Oxford, Butler County, Ohio hereby accepts said petition.

SECTION 2: Council hereby adopts this resolution indicating what services the City will provide to the land to be annexed to the City in accordance with Ohio Revised Code Section 709.023(C).

SECTION 3: The City of Oxford, Ohio hereby states that it will provide, upon the finalization of the annexation, the following services to the Territory: law enforcement, recreation programming, maintenance of any and all public streets and alleyways, keeping same open, in repair and free from nuisance, and professional planning staff; which said services shall be available immediately or as required thereafter upon finalization of the annexation. In addition, the facilitation of public utility services which include potable water, sanitary and storm sewerage, solid waste collection and disposal, street lighting and fire inspection, fire protection, paramedic and ambulance services, and any and all other services provided to or made available to the citizens of the City of Oxford, Ohio, as appropriate shall be available as the Territory is developed and such services become appropriate. Extension of all public utility services shall be subject to such regulations, conditions and fees as the City deems appropriate.

SECTION 4: The Clerk is hereby directed to forward a certified copy of this resolution to the Board of County Commissioners of Butler County, Ohio.

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

MAYOR

ADOPTED: September 2, 2014

ATTEST: _____

ACTING CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

EXHIBIT 'B'

City of Oxford

Date: January 29, 2014

Description: Bonham Road
137.622 Acres

Location: Oxford Township
Butler County, Ohio

Situated In the Sections 14, 23 and 24 Town 5, Range 1, Oxford Township, being parts of the lands of the President and Trustees of Miami University as recorded in Official Record 7332, Page 1032, the lands of the Village of Oxford as recorded in Deed Book 124, Page 351 and Deed Book 274, Page 371, the lands of Four Mile Conservation Trust as recorded in Official Record 6032, Page 2378 and Official Record 6319, Page 1211, part of the lands of Ellen Buerk Tr. as recorded in Official Record 6215, Page 405 and the lands of Beta Theta Phi Foundation as recorded in Deed Book 1802, Page 684 of the Butler County Ohio Recorder's Office and being more particularly described as follows:

Beginning at the southeast corner of Lot #2 of Coulter Subdivision as recorded in Plat Envelope 216, Pages C and D;

thence, South 00°15'18" East, 563.09 feet;

thence, South 72°51'31" East, 890.03 feet;

thence, South 01°36'47" West, 466.05 feet to the south line of the northwest quarter of said Section 24, being the City of Oxford corporation line;

thence, with south line of the northwest quarter of said Section 24 and said City of Oxford corporation line, South 89°53'36" West, 1321.06 feet to the southeast corner of the northeast quarter of said Section 23;

thence, with the south line of the northeast quarter of said Section 23 and continuing with said City of Oxford corporation line, North 88°47'33" West, 1790.81 feet to the southeast corner of Lot #4 of said Section 23;

thence, leaving said City of Oxford corporation line and with the east line of said Lot #4 of Section 23, North 03°25'39" East, 473.22 feet to the northeast corner of the lands of Michael W. and Patricia L. Dale as recorded in Official Record 5337, Page 616 of the Butler County Recorder's Office;

thence, leaving said east line of said Lot #4, of Section 23 and with the northerly line of said lands of Michael W. and Patricia L. Dale, North 32°35'47" West, 396.93 feet to the easterly line of said lands of Four Mile Valley Conservation Trust;

thence, leaving said northerly line of said lands of Michael W. and Patricia L. Dale and with said easterly line of Four Mile Valley Conservation Trust, for the following four courses: North 15°17'13" East, 205.15 feet;

thence, North 15°40'21" West, 424.06 feet;

thence, South 73°40'27" West, 105.00 feet;

thence, North 17°56'13" West, 235.57 feet to the southerly right of way of Bonham Road;

thence, with said southerly right of way of Bonham Road for the following three courses: South 50°58'19" West, 27.04 feet;

thence, South 70°39'43" West, 160.60 feet;

6900 Tylersville Road, Suite A
Mason, Ohio 45040
513-336-6600

209 Grandview Drive
Fort Mitchell, Kentucky 41017
859-261-1113

318 South College Avenue
Oxford, Ohio 45056
513-523-4270

P.O. Box 3706
Lawrenceburg, Indiana 47025
812-537-9064

Engineering – Surveying – Landscape Architecture – Planning
www.bayerbecker.com

thence, South 41° 39' 58" West, 750.56 feet to the City of Oxford corporation line;

thence, leaving said south right of way of Bonham Road and with said City of Oxford corporation line for the followings seven courses, North 64°10'32" West, 62.54 feet to the north right of way of said Bonham Road;

thence, with said north right of way of Bonham Road, North 41°40'14" East, 783.01 feet;

thence, continuing with said north right of way of Bonham Road, North 70°44'58" East, 102.15 feet to the east line of Lot #3793;

thence, leaving said north right of way of Bonham Road and with the east line of said Lot # 3793 for the following four courses: North 27°18'32" West, 658.42 feet;

thence, North 02°55'58" East, 165.00 feet;

thence, North 22°04'02" West, 198.00 feet;

thence, North 54 04'02" West, 231.00 feet to the north line of said Section 23 and the south line of said Section 14;

thence, leaving said City of Oxford corporation line and with said north line of Section 23 and the south line of said Section 14, South 88°07'08" East, 1475.21 feet;

thence, leaving said north line of Section 23 and the south line of said Section 14, North 01°59'42" East, 199.64 feet;

thence, South 88°13'34" East, 372.60 feet;

thence, South 87°17'47" East, 112.33 feet;

thence, South 08°48'20" West, 224.53 feet to the north line of said Section 23 and the south line of said Section 14;

thence, South 06°43'25" East, 380.06 feet to the centerline of said Bonham Road;

thence, with said centerline of Bonham Road, South 67°50'07" West, 341.03 feet;

thence, leaving said centerline of Bonham Road, South 00°26 35" East, 517.86 feet;

thence, North 89°46'24" East, 668.42 feet;

thence, North 14°31'49" East, 191.73 feet;

thence, South 48°34'00" East, 205.01 feet;

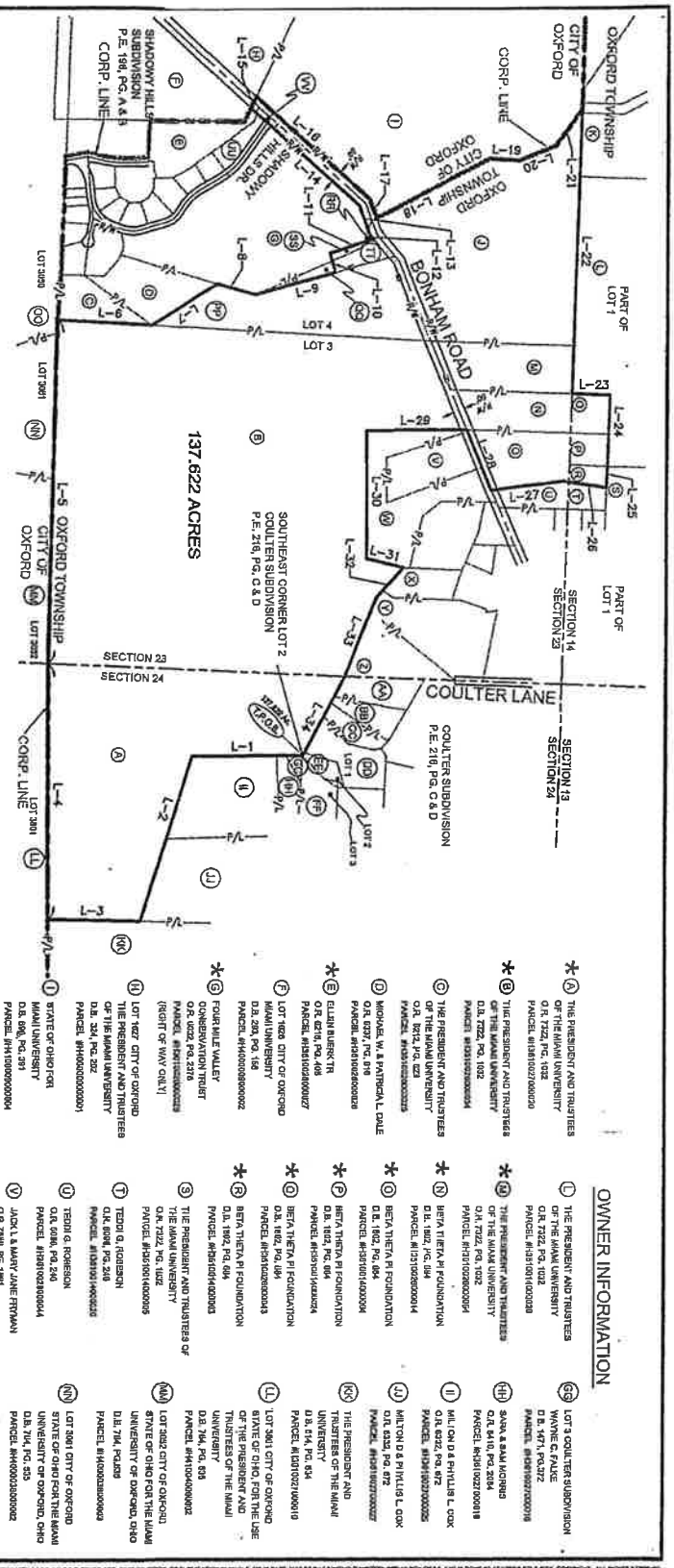
thence, South 68°30'28" East, 443.21 feet to the east line of said Section 23 and the west line of said Section 24;

thence, leaving said east line of said Section 23 and the west line of said Section 24, South 62°25'43" East, 462.36 feet to the **Point of Beginning** containing 137.622 acres of land of which 2.165 acres are located in Section 14, 109.388 acres are located in Section 23 and 26.069 acres are located In Section 24 of which 3.092 acres are located within the right of way of Bonham Road, more or less and being subject to all easements, legal highways, restrictions and agreements of record.

The above description was prepared from an annexation plat prepared by Bayer Becker, David Douglas Smith, Registered Surveyor #7121 in the State of Ohio, January 29, 2014.

EXHIBIT 'C'

Plot time: Mar 25, 2014 - 12:17pm
Drawing name: J:\2011\11D062-000\SVADWG\11D062-000 AX.dwg - Layout Tab: ANNEXATION



LINE TABLE

Line	Direction	Distance
L-1	S00°15'18"E	563.09'
L-2	S72°51'31"E	890.03'
L-3	S01°36'47"W	466.05'
L-4	S89°53'36"W	1321.06'
L-5	N88°47'33"W	1760.81'
L-6	N03°25'39"E	473.22'
L-7	N32°35'47"W	396.93'
L-8	N15°17'13"E	205.18'
L-9	N15°40'21"W	424.06'
L-10	S73°40'27"W	105.00'
L-11	N17°56'13"W	235.57'
L-12	S85°58'19"W	27.04'
L-13	S70°39'43"W	160.60'
L-14	S41°39'58"W	750.56'
L-15	N84°10'32"W	62.54'
L-16	N41°40'14"E	783.01'
L-17	N70°44'58"E	102.15'
L-18	N27°18'32"W	658.42'
L-19	N02°55'58"E	165.00'
L-20	N22°04'02"W	198.00'

LINE TABLE

Line	Direction	Distance
L-21	N54°04'02"W	231.00'
L-22	S88°07'08"E	1475.21'
L-23	N01°59'42"E	199.64'
L-24	S88°13'34"E	372.60'
L-25	S87°17'47"E	112.33'
L-26	S08°46'20"W	224.53'
L-27	S08°43'25"E	380.06'
L-28	S87°50'07"W	341.03'
L-29	S00°26'35"E	617.86'
L-30	N89°46'24"E	668.42'
L-31	N14°31'49"E	191.73'
L-32	S46°34'00"E	205.01'
L-33	S68°30'28"E	443.21'
L-34	S62°25'43"E	462.36'

SURVEY REFERENCES

PLAT OF SURVEY BY NELSON M. CLINTON DATED SEPTEMBER 1950
SHADOWY HILLS SUB. P.E. 198A, PG. A & B
COULTER LANE SUB. P.E. 216, PG. C & D
BONHAM ROAD, VOL. 45, PG. 71
VOL. 46, PG. 153
VOL. 11, PG. 225
VOL. 15, PG. 1559

SECTION AREA SUMMARY

SECTION 14 2.145 ACRES
SECTION 23 103.388 ACRES
SECTION 24 28.098 ACRES

RIGHT OF WAY AREA SUMMARY

BONHAM ROAD 3.982 ACRES

AREA SUMMARY

(A)	PARCEL #H3610027000020 (SOUTHERN PART)	29.566 ACRES
(D)	PARCEL #H3610027000064 (SOUTHERN PART)	72.220 ACRES
(G)	PARCEL #H3610027000035 RIGHT OF WAY ONLY	0.809 ACRES
(E)	PARCEL #H3610027000027 RIGHT OF WAY ONLY	0.026 ACRES
(I)	PARCEL #H3610028000004 RIGHT OF WAY ONLY	0.506 ACRES
(J)	PARCEL #H3610028000030 (NORTHERN PART)	19.379 ACRES
(M)	PARCEL #H3610028000024	3.941 ACRES
(N)	PARCEL #H3610028000014	2.764 ACRES
(O)	PARCEL #H3610028000034	0.788 ACRES
(Q)	PARCEL #H3610028000043	3.077 ACRES
(R)	PARCEL #H3610031400003	0.461 ACRES
(PP)	PARCEL #H3610028000030 (SOUTHERN PART)	7.978 ACRES
(SS)	PARCEL #H3610028000030	0.131 ACRES
(TT)	PARCEL #H3610028000029	0.812 ACRES
(UU)	PARCEL #H3610028000031	0.687 ACRES
(VV)	RIGHT OF WAY ONLY	0.065 ACRES

DEDICATED RIGHT OF WAY OF BONHAM ROAD IN SHADOWY HILLS SUBDIVISION P.E 198 PG.
NO PARCEL #

TOTAL TO BE ANNEXED = 137.622 ACRES

(ACREAGE PER PLAT)

OWNER INFORMATION

(A) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
O.R. 7322, PG. 1032
PARCEL #H3610027000020

(B) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
D.B. 7322, PG. 1032
PARCEL #H3610028000064

(C) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
O.R. 7212, PG. 023
PARCEL #H3610028000035

(D) MICHAEL W. & PATRICIA L. DALE
O.R. 6237, PG. 816
PARCEL #H3610028000028

(E) ELLEN MUEHLTH
O.R. 6116, PG. 409
PARCEL #H3610028000027

(F) LOT 1628 CITY OF OXFORD
MIAMI UNIVERSITY
D.B. 228, PG. 156
PARCEL #H4000080000002

(G) FOUR MILE VALLEY CONSERVATION TRUST
O.R. 6322, PG. 2376
PARCEL #H3610028000035
(RIGHT OF WAY ONLY)

(H) LOT 1627 CITY OF OXFORD
THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
D.B. 324, PG. 202
PARCEL #H4000000000001

(I) STATE OF OHIO FOR MIAMI UNIVERSITY
D.B. 696, PG. 391
PARCEL #H1000000000004

(J) VILLAGE OF OXFORD
D.B. 274, PG. 371
PARCEL #H3610028000029

(K) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
O.R. 7322, PG. 1032
PARCEL #H3610014000002

(L) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
O.R. 7322, PG. 1032
PARCEL #H3610027000030

(M) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
D.B. 7322, PG. 1032
PARCEL #H3610028000064

(N) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
D.B. 1662, PG. 684
PARCEL #H3610028000014

(O) BETA THETA PI FOUNDATION
D.B. 1662, Pg. 684
PARCEL #H3610014000004

(P) BETA THETA PI FOUNDATION
D.B. 1662, PG. 684
PARCEL #H3610014000024

(Q) BETA THETA PI FOUNDATION
D.B. 1662, PG. 684
PARCEL #H3610028000043

(R) BETA THETA PI FOUNDATION
D.B. 1662, PG. 684
PARCEL #H3610014000003

(S) THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
O.R. 7322, PG. 1032
PARCEL #H3610014000006

(T) TEDDI G. ROBESON
O.R. 6084, PG. 248
PARCEL #H3610014000035

(U) TEDDI G. ROBESON
O.R. 6084, PG. 248
PARCEL #H3610028000044

(V) JACK L & MARY JANE FRYMAN
O.R. 7848, PG. 1961
PARCEL #H3610028000039

(W) JACK L & MARY JANE FRYMAN
O.R. 7848, PG. 1708
PARCEL #H3610028000018

(X) MAREK & ANNA DOLLAR
O.R. 6496, PG. 1629
PARCEL #H3610028000010

(Y) GIANDOMELLA ARIEL
O.R. 7096, PG. 190
PARCEL #H3610028000034

(Z) ALAN M. & DONNA FRAGER
O.R. 6993, PG. 726
PARCEL #H3610028000005

(AA) RONALD L. & KATHRYN Y. WILEY
D.B. 1418, PG. 370
PARCEL #H3610027000023

(BB) STEVEN D
& PATRICIA L. GRAHAMTON
D.B. 1467, PG. 816
PARCEL #H3610027000022

(CC) STEPHEN C. GORDON
O.R. 7824, PG. 1596
PARCEL #H3610027000021

(DD) LOT 1 COULTER SUBDIVISION
JANE L. FLUECKIGER TR. ET/AL
O.R. 6303, PG. 81
PARCEL #H3610014000001

(EE) LOT 2 COULTER SUBDIVISION
DAVID G SNYDER &
BETH A. LIEBBE
O.R. 7378, PG. 746
PARCEL #H3610014000002

(FF) WAYNE C. FALKE
D.B. 1471, PG. 372
PARCEL #H3610027000016

(GG) LOT 3 COULTER SUBDIVISION
WAYNE C. FALKE
D.B. 1471, PG.372
PARCEL #H3610027000016

(HH) SARA & SAM MORRIS
O.R. 6410, PG. 2284
PARCEL #H3610027000019

(II) MILLION D & PHYLLIS L. COX
O.R. 6272, PG. 872
PARCEL #H3610027000025

(JJ) MILTON D & PHYLLIS L. COX
O.R. 6332, PG. 872
PARCEL #H3610027000027

(KK) TRUSTEES OF THE MIAMI UNIVERSITY
D.B. 1662, PG. 684
PARCEL #H3610027000010

(LL) LOT 1661 CITY OF OXFORD
STATE OF OHIO, FOR THE USE OF THE PRESIDENT AND TRUSTEES OF THE MIAMI UNIVERSITY
D.B. 704, PG. 636
PARCEL #H4100400000002

(MM) LOT 3882 CITY OF OXFORD
STATE OF OHIO FOR THE MIAMI UNIVERSITY OF OXFORD, OHIO
D.B. 704, PG. 636
PARCEL #H4100400000002

(NN) LOT 3061 CITY OF OXFORD
STATE OF OHIO FOR THE MIAMI UNIVERSITY OF OXFORD, OHIO
D.B. 704, PG. 633
PARCEL #H4000020000002

(OO) LOT 3050 CITY OF OXFORD
STATE OF OHIO FOR THE MIAMI UNIVERSITY OF OXFORD, OHIO
D.B. 703, PG. 244
PARCEL #H4000020000001

(PP) VILLAGE OF OXFORD
D.B. 274, PG. 371
PARCEL #H3610028000030

(QQ) FOUR MILE VALLEY CONSERVATION TRUST
O.R. 6316, PG. 1211
PARCEL #H3610028000004

(RR) FOUR MILE VALLEY CONSERVATION TRUST
O.R. 6316, PG. 1211
PARCEL #H3610028000006

(SS) CITY OF OXFORD
D.B. 274, PG. 371
PARCEL #H3610028000030

(TT) VILLAGE OF OXFORD
D.B. 124, PG. 381
PARCEL #H3610028000029

(UU) LOT 19 SHADOWY HILLS SUB.
ELLEN MUEHLTH
O.R. 6116, PG. 409
PARCEL #H3610028000031

(VV) OXFORD TOWNSHIP
DEDICATED RIGHT OF WAY
SHADOWY HILLS SUB.
P.E. 198, PG. "B"
PARCEL # NONE

* OWNERS TO BE ANNEXED (INCLUDING PARTS OF)

THIS PLAT IS BASED UPON DEEDS OF RECORD AND OTHER SOURCES AND IS NOT IT'S RESULT OF A FIELD SURVEY.

THIS DOCUMENT AND ALL RIGHTS THEREIN, INCLUDING MODEL, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER, AIA, ARE INSTRUMENTS OF SERVICE FOR USE SOLELY FOR THE PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BAYER BECKER. NO DISCLOSURE, USE, REPRODUCTION, OR PUBLICATION IN WHOLE, OR IN PART, MUST BE MADE WITHOUT WRITTEN PERMISSION OF BAYER BECKER. ALL RIGHTS RESERVED. © COPYRIGHT

Item	Revision Description	Date	Drwn	Chk
1				

STATE OF OHIO
DAVID D. SMITH
S-7121
REGISTERED PROFESSIONAL SURVEYOR

Basis of Bearings: ASSUMED
0 400 800
SCALE: 1" = 400'

BONHAM ROAD
137.622 ACRES

SECTIONS 14, 23 AND 24, TOWN 5, RANGE 1
OXFORD TOWNSHIP, BUTLER COUNTY, OHIO

ANNEXATION PLAT

bayer becker
www.bayerbecker.com
318 South College Avenue
Oxford, OH 45056 - 513.523.4270

Drawing:	11D062-000.AX
Drawn by:	DDS
Checked by:	BRJ
Issue Date:	03-18-14
Sheet:	1/1

CITY OF OXFORD
STAFF SUMMARY REPORT

1143

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: October 7, 2014

Account Code No. #:

Jung-Han Chen
Prepared By:

Budgeted Amount:

September 19, 2014
Date Prepared:

PC-2014-13 Zoning Text Amendment to Amend Chapter 1143 Districts, Specifically 1143.12 (b)(2)C GB General Business District; and 1143.14(b)(2) LI Light Industrial District to include mini-warehouse (self-storage unit) and business incubator as conditional uses; and Chapter 1147 Conditional Use, specifically, 1147.03 Use-Specific regulations and potential concerns related to mini-warehouse (self-storage unit) and business incubator; and Chapter 1159 Definitions, specifically adding definitions for mini-warehouse (self-storage unit) and business incubator, **City of Oxford, Applicant**

Recommendation: Approval

Discussion:

The rationale behind the amendment stemmed from a proposal from a local property owner located on 801 S. Beech Street. The owner desires to turn a vacant car repair business into an indoor and outdoor storage area and the existing office space into a business incubator.

The rewrite of the Zoning Code in 2003 specifically removed mini-warehouse entirely from the zoning code. The common approach to include certain uses in the district is to add those uses in the district either as permitted uses or conditional uses, based on the potential adverse impact to the surrounding properties. Staff researched other entities, to learn what concerns with such uses could occur, and considered local factors to see what elements of the uses need to be carefully reviewed.

The Planning Commission went through the draft proposal in two work sessions and two regular meetings to ensure that the proposed uses are thoroughly reviewed with respect to its potential impact to the neighborhoods and the location where might be appropriate for such uses. The Commission went through deliberate discussion to develop design considerations and issues that need to be addressed. It was a consensus that placing these uses as conditional uses would allow the Commission the opportunity to have dialogue with the owner/applicant concerning potential issues and to ensure the final product would be compatible with the neighborhood characters.

The Commission spent an extensive time debating and discussing the draft language and determined that it would be appropriate to allow mini-warehouse and business incubator as conditional uses in the GB and LI Districts. Some concerns rose that these uses should be avoided in the Mile Square and might be appropriate in an LI District and along major roadways.

The Commission, after the public hearing, voted 5-1-0 recommending approval to the City Council to include mini-warehouse and business incubator as conditional uses and recommend amendments to other related chapters of the Zoning Code to be consistent and reasonable.

Approved By:

Department Head: JHC / 11/19/14
City Attorney: /
City Manager: DAE 11/25/14

ORDINANCE NO.

ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE SECTION 1143.12 ENTITLED GENERAL BUSINESS DISTRICT, 1143.13 ENTITLED OFFICE AND LIGHT INDUSTRIAL DISTRICT AND 1143.14 ENTITLED LIGHT INDUSTRIAL DISTRICT, AND ADOPTING NEW OXFORD CODIFIED ORDINANCE SECTION 1143.12 ENTITLED GENERAL BUSINESS DISTRICT, 1143.13 ENTITLED OFFICE AND LIGHT INDUSTRIAL DISTRICT AND 1143.14 ENTITLED LIGHT INDUSTRIAL DISTRICT.

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

SECTION I: Council hereby finds that the City of Oxford Planning Commission held a public hearing on November 11, 2014 and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Section 1143.12 entitled General Business District, 1143.13 entitled Office and Light Industrial District, and 1143.14 entitled Light Industrial District, and adopting new Oxford Codified Ordinance Section 1143.12 entitled General Business District, 1143.13 entitled Office and Light Industrial District, and 1143.14 entitled Light Industrial District.

SECTION II: Council hereby repeals Sections 1143.12, 1143.13 and 1143.14 of the Oxford Code of Ordinances and adopts new Sections 1143.12, 1143.13 and 1143.14 as follows (deletions are ~~stricken through~~ and additions are **bolded**):

1143.12 GB GENERAL BUSINESS DISTRICT.

(a) Purpose. This district is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. This district is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood commercial district development. This district is only appropriate within areas that are presently served, or will be served upon development, with both central water and sewer.

(b) Uses.

(1) Permitted uses.

A. Retail services

1. Apparel and jewelry.
2. Books, stationery, newspapers, magazines, office equipment and office supply stores.
3. Department stores.
4. Drug stores selling health and personal care aids.
5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
6. Flowers, potted plants, and garden supplies.
7. Hardware, paint, home furnishings, and other home improvement products.
8. Optical aids.
9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
10. Restaurants, not including drive-in or fast food.

11. Sales of new and used motor vehicles by dealerships holding franchises authorized by manufacturers for the sale of new vehicles.

B. Personal and professional services.
1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
3. Barber and beauty shops.
4. Cleaners, including dry cleaning and Laundromats.
5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.
6. Offices for nonprofit, charitable, labor, and other service organizations.
7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold and repair work is done inside).
8. Theaters, not including drive-ins.
9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.

C. Accessory buildings incidental to the principal use.

(2) Conditional uses. The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Retail services.
1. Automobile service stations selling gasoline.
2. Bars and establishments serving alcohol.
3. Banks with drive-through facilities.
4. Building supplies, garden supplies.
5. Drive-in and fast-food restaurants.
6. Sales of motorcycles and used motor vehicles, rental and service of motor vehicles, sales and rental of boats and marine equipment, and sales and rental of trailers.
7. Temporary or outdoor sales of plants and garden supplies.

B. Personal and public services.
1. Animal hospitals or kennels.
2. Bowling alleys.
3. Cultural institutions, including libraries, art galleries and museums.
4. Hotels and motels.
5. Places of worship.
6. Funeral homes.
7. Indoor skating rinks, arcades, and similar recreational uses.
8. Instructional studios.
9. Night clubs, discotheques, and other entertainment facilities.

C. Other uses.
1. Community-Oriented Residential Social Service Facilities (CORSSF's).
2. Shared Housing and Congregate Housing for the elderly.

3. Government owned and/or operated parks and recreation facilities.
4. Bed and breakfast homes.
5. Publicly owned and operated neighborhood recreation centers.
6. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
7. Schools: primary, intermediate, and secondary, both public and private.
8. **Mini-Warehouse (Self-Storage Units)**
9. **Business Incubator**

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)

(1) Lot requirements. No minimum lot size or lot width is specified, however, lot size and width shall be adequate to provide for parking, access drive spacing, yard space and screening requirements. Any proposed development for over 1 acre shall submit a concept review to the Planning Commission for discussion purposes.

(2) A. Yard requirements (minimum).

Front yard	Rear yard	Side yard
35 feet	25 feet	0 feet

When a side or rear lot line abuts residential district lot lines, the minimum side or rear transitional setback distance shall be 25 feet in depth and shall be screened from the residential district by a dense evergreen hedge a minimum of 6 feet tall at planting and that will maintain at least 90 percent opacity over time. Existing vegetation may be considered as long as the anticipated overall opacity effect can be achieved. Alternatively, different types of screenings may be utilized subject to review and approval by the Zoning Administrator if the alternative material can achieve the overall 90% opacity effect.

B. Maximum front yard setback. A maximum front yard setback of 150 feet; and at least 75% of the façade of the principal building must be setback no more than 150 feet from the front lot line.

(3) Structural requirements.

Maximum building height 45 feet

(d) Supplementary regulations.

(1) All merchandise, new and used, with the exception of boat, automobile, truck or farm implements and plants and garden supplies, shall be stored within a completely enclosed building. Displays of boats, automobiles, tractors, recreational trailers and/or mobile homes shall conform to the requirements as defined in Section 1141.03 (e)

(2) Landscaping: The required front yard, with the exception of the area used for vehicle access shall be landscaped with trees, shrubs and ground cover. A minimum of 1 tree for every 25 linear feet of frontage shall be planted in this area provided that the placement of the trees does not interfere with sight distance entering or leaving the site. Each tree shall be a minimum of 6 feet tall and have a minimum 2-inch diameter at breast height (DBH).

A. A minimum of 50% of the trees shall be hardwood type, as listed on the City's Tree List maintained by the Environmental Commission.

B. All landscaping material must be maintained in good condition. Any missing or dead materials must be replaced in a timely manner.

(3) The building should be oriented so that the principal building entrance faces the principal street or the street providing main access to the site. The entrance must be connected to the street and adjacent parking with clearly marked sidewalks/walkways. The building façades facing the street must adhere to the façade treatment as outlined in the following sections. In no instance, shall the rear of the building face the public right-of-way.

(4) Building facades that are oriented toward a right-of-way shall be provided for visual relief as follows:

A. Windows and transparent doors must occupy a minimum of 60% of the entire building wall area measured between 2.5 and 7 feet in height above grade along the entire front façade. Glass block, opaque or darkly tinted glass is not considered to be transparent.

B. Building façades must have different articulation in height and setback. Different horizontal articulations with material, color and opening shall also be utilized when building elevation is higher than 14 feet. Preferred materials include brick, stone, glass or wood.

(5) Each development is required; where appropriate, to provide adequate space (including easements) for alternative modes of transportation such as bike paths, multi-use paths, bus stops and turnarounds. Each development is also required to provide bicycle rack space at a rate of 3 per 10,000 square feet of gross floor area.

(6) The front façade of the principal structure shall be finished, utilizing at least 50% natural materials including brick, stone, masonry, glass, or wood. No aluminum or vinyl siding shall be used in finishing or utilized on the front façade of the building.

(7) A. All utility boxes must be screened with appropriate landscaping material such that they are not visible from a right-of-way or other publicly accessible area.

B. All refuse collection and recycling containers must be enclosed or screened so as not to be visible from a right-of-way or other publicly accessible area. The structure surrounding the container(s) must be enclosed on all sides, one of which includes a gate or door that can be secured. The enclosure may consist of wood or masonry walls. Containers shall not be located in any front yard. The exterior perimeter of the enclosure(s) must be landscaped, excluding the access point.

1143.13 OI OFFICE & LIGHT INDUSTRIAL DISTRICT.

(a) Purpose. This district is intended to provide for research and development and professional office facilities that have minimal impact upon the surrounding environment

(b) Uses.

(1) Permitted uses.

A. Professional, business, government, and medical offices with no retail sales to the general public, with no storage of goods for sale.

B. Professional Offices relying on advanced scientific and engineering capabilities.

C. Research, experimental, or testing laboratories conducted entirely within enclosed buildings.

D. Electronic data processing.

E. Public service facilities.

(2) Conditional uses. The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Operations designed to attract little or no customer or client traffic other than employees.

B. Semi-public uses.

(c) Site Development Regulations.

(1) Lot requirements. No minimum lot size or lot width is specified, however, lot size and width shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

A. Minimum front yard depth 50 feet

B. Minimum rear yard depth and side yard width

1. If side or rear yard abuts onto a Residential District, yard shall have a minimum 50 feet for Permitted Use and minimum 100 feet for Conditional Use, and landscaped screening provided.

2. Each side and rear yard shall be equal to the height of the principal building.

3. Opaque fence may be substituted for plantings if approved by the Board of Zoning Appeals.

(3) Structural requirements.

A. Maximum height	45 feet
B. Lot coverage	70 percent

(d) Supplementary Regulations.

(1) Site plan approval required. A site plan shall be submitted that shows graphically the location and dimensions of vehicular entrances, exits, internal circulation pattern, off-street parking and loading facilities, building location and dimensions, storage facilities, landscaping and screening facilities.

(2) Impact statement. Prior to being issued a zoning certificate in the Office/Industrial District, the applicant must obtain approval of a descriptive text indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, glare and/or vibration from normal operations and a plan for addressing these impacts. The expected number of employees per shift, at the outset and at full expansion, shall be indicated. Other information, as required, shall be submitted either in text or plans.

(3) Storage of material. Storage of material and equipment shall be within an enclosed building, unless located behind the principal structure and visually screened from the street and adjacent properties by a landscaped screen, fence or wall. Such screening of open storage and trash containers must meet the requirements of Sections ~~1141.01(a)(3) and 1141.01(b)(1).~~ **1141.01 and 1141.04.**

1143.14 LI LIGHT INDUSTRIAL DISTRICT.

(a) Purpose. This district is intended to provide for those analytical and associated fabrication activities associated with research and development, as well as for office and industrial uses having minimum impact upon the surrounding environment in areas that are suitable for industrial development by reason of location and the availability of adequate utility and transportation systems. Permitted uses are those that can be operated in a clean and quiet manner, subject only to those regulations and performance standards necessary to prohibit congestion and for the protection of adjacent residential and business activities.

(b) Uses.

(1) Permitted uses.

A. Any use whose principal function is basic research, design and/or pilot or experimental product development or technical training.
B. Office buildings of an executive or of an administrative nature or incidental to those uses previously listed.
C. Sales offices related to the principal manufacturer on the same site provided that any retail trade with the general public shall be of a limited nature and that no stock of goods is maintained for sale to the general public.
D. Sales offices related to the principal manufacturer on the same site provided that any retail trade with the general public shall be of a limited nature.
E. Business and industrial service facilities.
F. Laboratories including experimental, film, testing, research, or engineering.
G. Printing, publishing, binding, and typesetting plants.
H. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to bakery goods, business machinery, candy, clocks and toys, cosmetics, electrical and electronics products, components and equipment, food products, hardware and cutlery, tools, and pharmaceuticals.
I. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, sheet metal (excluding large stampings, such as automobile fenders or bodies) shell, textiles, tobacco, wax, wire, wood, (excluding saw and planning mills), and yarns.
J. Medical, dental, optical manufacturing.
K. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
L. The manufacture and repair of electric and neon signs.
M. Motion picture production.
N. Adult Entertainment Facilities.
O. Accessory buildings and uses incidental to the principal use.

(2) Conditional uses. The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Any permitted use over 100,000 square feet of gross floor area
B. Electroplating
C. Graphic products manufacturer
D. Light sheet metal products, including heating and ventilating equipment, cornices or eaves
E. Cold storage plants

F. Tool and die shops, wrought iron shops, machine shops, excluding drop hammers
G. Banks, including drive-in facilities
H. Restaurants, including fast food and drive-ins
I. Taverns
J. Wholesale facilities
K. Other manufacturing, processing, or storage uses determined by the Planning Commission to be of the same general character as the permitted uses previously listed and found not to be a nuisance or offensive by reason the potential emission or transmission of noise, vibration, smoke, dust, glare, heat, water or air pollution. In this regard, the Planning Commission may seek expert advice on what conditions should be imposed on a particular operation to carry out the purposes of this zone: the cost of such expert assistance shall be borne by the applicant.
L. Mini-Warehouse (Self-Storage Units)
M. Business Incubator

(c) Site Development Regulations.
(1) Lot requirements. No minimum lot size or lot width is specified, however, lot size and width shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.
(2) Yard requirements.
A. Minimum front yard depth 50 feet
B. Minimum rear yard depth and side yard width
1. If side or rear yard abuts onto a Residential District, yard shall have a minimum 50 feet for Permitted Use and minimum 100 feet for Conditional Use, and landscaped screening provided.
2. Each side and rear yard shall be equal to the height of the principal building.
3. Opaque fence may be substituted for plantings if approved by the Zoning Board of Appeals.
(3) Structural requirements.

A. Maximum height	45 feet
B. Maximum Lot coverage	70 percent

(d) Supplementary Regulations.
(1) Site plan approval required. A site plan shall be submitted that shows graphically the location and dimensions of vehicular entrances, exits, internal circulation pattern, off-street parking and loading facilities, building location and dimensions, storage facilities, landscaping and screening facilities.
(2) Impact statement. Prior to being issued a zoning certificate in the Office/Industrial District, the applicant must obtain approval of a descriptive text indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, water and air pollution, glare and/or vibration from normal operations and a plan for addressing these impacts. The expected number of employees per shift, at the outset and at full expansion, shall be indicated. Other information, as required, shall be submitted either in text or plans.
(3) Storage of material. Storage of material and equipment shall be within an enclosed building, unless located behind the principal structure and visually screened from the street and adjacent properties by a landscaped screen, fence or wall. Such screening of open storage and trash containers must meet the requirements of Sections ~~1141.01(a)(3) and 1141.01(b)(1).~~ **1141.01 and 1141.04.**

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

_____

MAYOR

ADOPTED:

ATTEST:

_____

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

Certification of Action
Oxford Planning Commission
Recommendation to City Council

Report Date	December 2, 2014
Case Number	PC-2014-13
Applicant Information	City of Oxford
Requested Action	Zoning Code Text Amendment
Summary of Request	**Zoning Text Amendment** to Amend Chapter 1143 Districts, Specifically 1143.12 (b)(2)C GB General Business District; and 1143.14(b)(2) LI Light Industrial District to include mini-warehouse (self-storage unit) and business incubator as conditional uses; and Chapter 1147 Conditional Use, specifically, 1147.03 Use-Specific regulations and potential concerns related to mini-warehouse (self-storage unit) and business incubator; and Chapter 1159 Definitions, specifically adding definitions for mini-warehouse (self-storage unit) and business incubator, **City of Oxford, Applicant**
Public Hearing Information	On October 14, 2014, and November 11, 2014 Public Hearings took place at 118 W. High Street. A Public Hearing notice was published in the Oxford Press on September 8, 2014.
Commission Action	The Planning Commission voted 5-1-0 recommending approval to City Council.
Commission Findings and Conclusions	The Planning Commission recommended this Zoning Code Text Amendment after much discussion, having initially tabled the case at the October hearing. The Planning Commission asked Staff to modify the proposed language after discussion and a work session took place.
Exhibits Submitted to the Commission	1. Staff Report dated October 31, 2014 with Proposed Language Incorporated After the November 11, 2014 Meeting 2. Interoffice Reviews Dated September 26, 2014 3. Zoning Code Text Amendment Application dated August 29, 2014

City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2014-013

Date – October 14, 2014
November 11, 2014

APPLICATION

Applicant:	City of Oxford
Action Request:	**Zoning Text Amendment** to Amend Chapter 1143 Districts, Specifically 1143.12 (b)(2)C GB General Business District; and 1143.14(b)(2) LI Light Industrial District to include mini-warehouse (self-storage unit) and business incubator as conditional uses; and Chapter 1147 Conditional Use, specifically, 1147.03 Use-Specific regulations and potential concerns related to mini-warehouse (self-storage unit) and business incubator; and Chapter 1159 Definitions, specifically adding definitions for mini-warehouse (self-storage unit) and business incubator, **City of Oxford, Applicant**

DESCRIPTION
This application is seeking to amend the current Oxford Zoning Code to include mini warehouse (self-storage units) and business incubators as a conditional use in the General Business (GB) District, and Light Industrial (LI) District, and amend Chapter 117 Conditional Use to prescribe regulations for such uses, and to include the definitions of such uses in Chapter 1159 Definition.

ZONING CODE
The attached text amendment illustrates changes to Chapter 1143.12(b)(2)C, **1143.13(b)(2)C and 1143.14 (b)(2)** and Chapter 1147.03, as well as Chapter 159 Definition, for your information.

COMPREHENSIVE PLAN
No specific provisions related to the proposed uses are mentioned in the 2008 Oxford Comprehensive Plan since they are very specific and are not addressed in the Comp Plan.

AGENCY REVIEWS
Requests for review were made to the Police, Fire, Engineering and Economic Development Departments. The following comments have been received:

Police:	No comments received
Fire:	Returned with attached comment
Engineering:	Returned without comment
Econ. Dev.	No comments received

DECISION CRITERIA
A copy of the Text Amendment Decision Criteria is attached.

ANALYSIS
The rationale behind the amendment stemmed from a proposal from a local property owner located on 801 S. Beech Street. The owner desires to turn a vacant car repair business into an indoor and outdoor storage area and the existing office space into a business incubator.

In the early part of this year, staff made a determination that self-storage was not permitted in the GB District. Upon further research, staff also found that a self-storage unit was considered as a special use, which was a use that may be permissible in any district, subject to the review by the Planning Commission and City Council, prior to the overhaul of the Oxford Zoning Code in 2003. It appeared that during the rewrite of the Oxford Zoning Code, the stakeholders and decision-making body made a deliberate decision to remove self-storage units from the Zoning Code.

Several meetings took place between the City administration and the applicant, along with his architect to find ways to move this proposal forward. At the end, City Council directed the Planning Commission to study the idea of including the mini-warehouse and incubator into the Zoning Code and make recommendations to Council for consideration.

The common approach to include certain uses in the district is to add those uses in the district either as permitted uses or conditional uses, based on the potential adverse impact to the surrounding properties. Staff researched other entities, to learn what concerns with such uses could occur, and considered local factors to see what elements of the uses need to be carefully reviewed.

For mini-warehouse (self-storage units), the general issue is that the buildings usually are flat-roofed, one story structures and arranged in long monotonous rows. Additionally, they often give an industrial look with chain link fencing around the perimeter. Furthermore, there have been examples that the rears of the buildings are being used as part of the perimeter. Therefore, the emphasis has been focused on outdoor storage, landscaping and any potential negative activity that may occur on premises.

For business incubator, this concept has traditionally been associated with manufacturing start-up businesses to provide necessary business support to ensure the success of entrepreneurial companies. Since the computer industry has become the primary driving force, the traditional concept of manufacturing business incubators has been expanded into computer networking, data storage and software and hardware development. Additionally, some incubators also encourage artists in various forms, including metal sculpturing, metal design and fabrication. It would be difficult to include all potential "businesses" into the current mindset, but it is important to consider perimeters for the potential impact to the surrounding. Typically the approach to address these concerns is through performance standards.

During the October regular meeting, the Planning Commission discussed the proposed language and felt that such uses could also be added as conditional uses in Office Industrial (OI) District and Light Industrial District (LI). Additionally, the Commission felt that the design guidelines for storage units that need to be in place to help the applicant in the site layout development and building elements to blend the proposed building better with the surroundings.. More specifically, the design guidelines are provided on page 17 of this report for the Commission to consider and discuss.

As pointed out previously in this report, storage units in the current market tend to be designed in long monotonous rows, flat roofed single story buildings, and the look and feel of this type of building may not be envisioned by this community. In order to break up such long and monotonous buildings, different setbacks and articulation will need to be incorporated into the building design. Additionally, the proposed language also addresses the flat roof that is commonly utilized in this type of storage building. It is also important to point out that even with the proposed design elements; it will not mask the intended use of the buildings as storage units.

Please note that the design guidelines are not developed for any specific site and each application should be evaluated individually based upon its specific circumstances and its surroundings. It would be very difficult to anticipate any and all issues around the proposal; therefore, it would be important to develop a general set of guidelines and to work with the applicant to address those general concerns. The specific concerns and issues related to the site, surroundings can then be addressed by the

Commission, if those concerns deemed to be critical. This is also the intent of placing such uses as a conditional use in order for a detailed review by the Commission.

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RECOMMENDATION

The Planning Commission may accept, reject or modify staff recommendations with the addition of the proposed uses to the Conditional Use list in the GB, OI and LI District, along with the draft language with respect to the concerns of those uses.

SUBMITTED
BY: _____
Jung-Han Chen
Community Development Director

DATE: September 30, 2014
October 31, 2014

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

A. The proposed amendment will make the Code conform more closely to the Comprehensive Plan.
B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
C. The proposed amendment will clarify the intent of the Code.
D. The proposed amendment will better implement the intent of the Code.
E. The proposed amendment will improve enforcement of the Code.

Date – October 14, 2014
November 11, 2014

1143.12 GB GENERAL BUSINESS DISTRICT.

(a) Purpose. This district is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. This district is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood commercial district development. This district is only appropriate within areas that are presently served, or will be served upon development, with both central water and sewer.

(b) Uses.

(1) Permitted uses.

A. Retail services

1. Apparel and jewelry.
2. Books, stationery, newspapers, magazines, office equipment and office supply stores.
3. Department stores.
4. Drug stores selling health and personal care aids.
5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
6. Flowers, potted plants, and garden supplies.
7. Hardware, paint, home furnishings, and other home improvement products.
8. Optical aids.
9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
10. Restaurants, not including drive-in or fast food.
11. Sales of new and used motor vehicles by dealerships holding franchises authorized by manufacturers for the sale of new vehicles.

B. Personal and professional services.

1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
3. Barber and beauty shops.
4. Cleaners, including dry cleaning and Laundromats.
5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.
6. Offices for nonprofit, charitable, labor, and other service organizations.
7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold and repair work is done inside).
8. Theaters, not including drive-ins.
9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.

C. Accessory buildings incidental to the principal use.

(2) Conditional uses. The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Retail services.

1. Automobile service stations selling gasoline.
2. Bars and establishments serving alcohol.
3. Banks with drive-through facilities.
4. Building supplies, garden supplies.

5. Drive-in and fast-food restaurants.
6. Sales of motorcycles and used motor vehicles, rental and service of motor vehicles, sales and rental of boats and marine equipment, and sales and rental of trailers.
7. Temporary or outdoor sales of plants and garden supplies.

B. Personal and public services.
1. Animal hospitals or kennels.
2. Bowling alleys.
3. Cultural institutions, including libraries, art galleries and museums.
4. Hotels and motels.
5. Places of worship.
6. Funeral homes.
7. Indoor skating rinks, arcades, and similar recreational uses.
8. Instructional studios.
9. Night clubs, discotheques, and other entertainment facilities.

C. Other uses.
1. Community-Oriented Residential Social Service Facilities (CORSSF's).
2. Shared Housing and Congregate Housing for the elderly.
3. Government owned and/or operated parks and recreation facilities.
4. Bed and breakfast homes.
5. Publicly owned and operated neighborhood recreation centers.
6. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
7. Schools: primary, intermediate, and secondary, both public and private.
8. **Mini-Warehouse (Self-Storage Units)**
9. **Business Incubator**

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)

(1) Lot requirements. No minimum lot size or lot width is specified, however, lot size and width shall be adequate to provide for parking, access drive spacing, yard space and screening requirements. Any proposed development for over 1 acre shall submit a concept review to the Planning Commission for discussion purposes.

(2) A. Yard requirements (minimum).

Front yard	Rear yard	Side yard
35 feet	25 feet	0 feet

When a side or rear lot line abuts residential district lot lines, the minimum side or rear transitional setback distance shall be 25 feet in depth and shall be screened from the residential district by a dense evergreen hedge a minimum of 6 feet tall at planting and that will maintain at least 90 percent opacity over time. Existing vegetation may be considered as long as the anticipated overall opacity effect can be achieved. Alternatively, different types of screenings may be utilized subject to review and approval by the Zoning Administrator if the alternative material can achieve the overall 90% opacity effect.

B. Maximum front yard setback. A maximum front yard setback of 150 feet; and at least 75% of the façade of the principal building must be setback no more than 150 feet from the front lot line.

(3) Structural requirements.

Maximum building height 45 feet

(d) Supplementary Regulations.

(1) All merchandise, new and used, with the exception of boat, automobile, truck or farm implements and plants and garden supplies, shall be stored within a

completely enclosed building. Displays of boats, automobiles, tractors, recreational trailers and/or mobile homes shall conform to the requirements as defined in Section 1141.03 (e)

(2) Landscaping: The required front yard, with the exception of the area used for vehicle access shall be landscaped with trees, shrubs and ground cover. A minimum of 1 tree for every 25 linear feet of frontage shall be planted in this area provided that the placement of the trees does not interfere with sight distance entering or leaving the site. Each tree shall be a minimum of 6 feet tall and have a minimum 2-inch diameter at breast height (DBH).

A. A minimum of 50% of the trees shall be hardwood type, as listed on the City's Tree List maintained by the Environmental Commission.

B. All landscaping material must be maintained in good condition. Any missing or dead materials must be replaced in a timely manner.

(3) The building should be oriented so that the principal building entrance faces the principal street or the street providing main access to the site. The entrance must be connected to the street and adjacent parking with clearly marked sidewalks/walkways. The building façades facing the street must adhere to the façade treatment as outlined in the following sections. In no instance, shall the rear of the building face the public right-of-way.

(4) Building facades that are oriented toward a right-of-way shall be provided for visual relief as follows:

A. Windows and transparent doors must occupy a minimum of 60% of the entire building wall area measured between 2.5 and 7 feet in height above grade along the entire front façade. Glass block, opaque or darkly tinted glass is not considered to be transparent.

B. Building façades must have different articulation in height and setback. Different horizontal articulations with material, color and opening shall also be utilized when building elevation is higher than 14 feet. Preferred materials include brick, stone, glass or wood.

(5) Each development is required; where appropriate, to provide adequate space (including easements) for alternative modes of transportation such as bike paths, multi-use paths, bus stops and turnarounds. Each development is also required to provide bicycle rack space at a rate of 3 per 10,000 square feet of gross floor area.

(6) The front façade of the principal structure shall be finished, utilizing at least 50% natural materials including brick, stone, masonry, glass, or wood. No aluminum or vinyl siding shall be used in finishing or utilized on the front façade of the building.

(7) A. All utility boxes must be screened with appropriate landscaping material such that they are not visible from a right-of-way or other publicly accessible area.

B. All refuse collection and recycling containers must be enclosed or screened so as not to be visible from a right-of-way or other publicly accessible area. The structure surrounding the container(s) must be enclosed on all sides, one of which includes a gate or door that can be secured. The enclosure may consist of wood or masonry walls. Containers shall not be located in any front yard. The exterior perimeter of the enclosure(s) must be landscaped, excluding the access point.

1143.13 OI OFFICE & LIGHT INDUSTRIAL DISTRICT.

(a) Purpose. This district is intended to provide for research and development and professional office facilities that have minimal impact upon the surrounding environment.

(b) Uses.

(1) Permitted uses.

A. Professional, business, government, and medical offices with no retail sales to the general public, with no storage of goods for sale.

B. Professional Offices relying on advanced scientific and engineering capabilities.

C. Research, experimental, or testing laboratories conducted entirely within enclosed buildings.

D. Electronic data processing.

E. Public service facilities.

(2) Conditional uses. The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Operations designed to attract little or no customer or client traffic other than employees.

B. Semi-public uses.

(c) Site Development Regulation

(1) Lot requirements. No minimum lot size or lot width is specified, however, lot size and width shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

A. Minimum front yard depth 50 feet

B. Minimum rear yard depth and side yard width

1. If side or rear yard abuts onto a Residential District, yard shall have a minimum 50 feet for Permitted Use and minimum 100 feet for Conditional Use, and landscaped screening provided.
2. Each side and rear yard shall be equal to the height of the principal building.
3. Opaque fence may be substituted for plantings if approved by the Board of Zoning Appeals.

(3) Structural requirements.

A. Maximum height	45 feet
B. Lot coverage	70 percent

d) Supplementary Regulations.

(1) Site plan approval required. A site plan shall be submitted that shows graphically the location and dimensions of vehicular entrances, exits, internal circulation pattern, off-street parking and loading facilities, building location and dimensions, storage facilities, landscaping and screening facilities.

(2) Impact statement. Prior to being issued a zoning certificate in the Office/Industrial District, the applicant must obtain approval of a descriptive text indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, glare and/or vibration from normal operations and a plan for addressing these impacts. The expected number of employees per shift, at the outset and at full expansion, shall be indicated. Other information, as required, shall be submitted either in text or plans.

(3) Storage of material. Storage of material and equipment shall be within an enclosed building, unless located behind the principal structure and visually screened from the street and adjacent properties by a landscaped screen, fence or wall. Such

screening of open storage and trash containers must meet the requirements of Sections ~~1141.01(a)(3) and 1141.01(b)(1).~~ **1141.01and 1141.04.**

1143.14 LI LIGHT INDUSTRIAL DISTRICT.

(a) Purpose. This district is intended to provide for those analytical and associated fabrication activities associated with research and development as well as for office and industrial uses having minimum impact upon the surrounding environment in areas that are suitable for industrial development by reason of location and the availability of adequate utility and transportation systems. Permitted uses are those that can be operated in a clean and quiet manner, subject only to those regulations and performance standards necessary to prohibit congestion and for the protection of adjacent residential and business activities.

(b) Uses.

(1) Permitted uses.

A. Any use whose principal function is basic research, design and/or pilot or experimental product development or technical training.

B. Office buildings of an executive or of an administrative nature or incidental to those uses previously listed.

C. Sales offices related to the principal manufacturer on the same site provided that any retail trade with the general public shall be of a limited nature and that no stock of goods is maintained for sale to the general public.

D. Sales offices related to the principal manufacturer on the same site provided that any retail trade with the general public shall be of a limited nature.

E. Business and industrial service facilities.

F. Laboratories including experimental, film, testing, research, or engineering.

G. Printing, publishing, binding, and typesetting plants.

H. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to bakery goods, business machinery, candy, clocks and toys, cosmetics, electrical and electronics products, components and equipment, food products, hardware and cutlery, tools, and pharmaceuticals.

I. The manufacture, compounding, assembling, or treatment of articles or merchandise from previously prepared materials such as, but not limited to, bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, sheet metal (excluding large stampings, such as automobile fenders or bodies) shell, textiles, tobacco, wax, wire, wood, (excluding saw and planning mills), and yarns.

J. Medical, dental, optical manufacturing.

K. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.

L. The manufacture and repair of electric and neon signs.

M. Motion picture production.

N. Adult Entertainment Facilities.

O. Accessory buildings and uses incidental to the principal use.

(2) Conditional uses. The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Any permitted use over 100,000 square feet of gross floor area

B. Electroplating

C. Graphic products manufacturer

D. Light sheet metal products, including heating and ventilating equipment, cornices or eaves

E. Cold storage plants

F. Tool and die shops, wrought iron shops, machine shops, excluding drop hammers

G. Banks, including drive-in facilities

H. Restaurants, including fast food and drive-ins

I. Taverns

J. Wholesale facilities

K. Other manufacturing, processing, or storage uses determined by the

Planning Commission to be of the same general character as the permitted uses previously listed and found not to be a nuisance or offensive by reason the potential emission or transmission of noise, vibration, smoke, dust, glare, heat, water or air pollution. In this regard, the Planning Commission may seek expert advice on what conditions should be imposed on a particular operation to carry out the purposes of this zone: the cost of such expert assistance shall be borne by the applicant.

L. Mini-Warehouse (Self-Storage Units)

M. Business Incubator

(c) Site Development Regulations.

(1) Lot requirements. No minimum lot size or lot width is specified, however, lot size and width shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

A. Minimum front yard depth 50 feet

B. Minimum rear yard depth and side yard width

1. If side or rear yard abuts onto a Residential District, yard shall have a minimum 50 feet for Permitted Use and minimum 100 feet for Conditional Use, and landscaped screening provided.
2. Each side and rear yard shall be equal to the height of the principal building.
3. Opaque fence may be substituted for plantings if approved by the Zoning Board of Appeals.

(3) Structural requirements.

A. Maximum height	45 feet
B. Maximum Lot coverage	70 percent

(d) Supplementary Regulations.

(1) Site plan approval required. A site plan shall be submitted that shows graphically the location and dimensions of vehicular entrances, exits, internal circulation pattern, off-street parking and loading facilities, building location and dimensions, storage facilities, landscaping and screening facilities.

(2) Impact statement. Prior to being issued a zoning certificate in the Office/Industrial District, the applicant must obtain approval of a descriptive text indicating the nature of the proposed activity, expected levels of noise, odor, dust, smoke, light, water and air pollution, glare and/or vibration from normal operations and a plan for addressing these impacts. The expected number of employees per shift, at the outset and at full expansion, shall be indicated. Other information, as required, shall be submitted either in text or plans.

(3) Storage of material. Storage of material and equipment shall be within an enclosed building, unless located behind the principal structure and visually screened from the street and adjacent properties by a landscaped screen, fence or wall. Such screening of open storage and trash containers must meet the requirements of Sections ~~1141.01(a)(3) and 1141.01(b)(1).~~ **1141.01 and 141.04.**

1147.03 USE SPECIFIC REGULATIONS & POTENTIAL CONCERNS.

The uses listed in this section are Conditional Uses in at least 1 zoning district. Each use is listed with Potential Concerns and may be listed with specific regulations.

The Potential Concerns are use-specific criteria that Planning Commission shall consider when it makes a recommendation to Council on an application for a Conditional Use. The Planning Commission may also consider additional use-specific concerns not listed here if it deems them appropriate.

The Additional Regulations are more strict or additional dimensional regulations or operational conditions that apply to the use, regardless of whether it is permitted or conditional, and regardless of the zoning district in which it is located, and are enforced by the Zoning Administrator.

(a) General. Wherever no specific area, lot width, or setback requirements are specified in the provisions for specific Conditional Uses, then the dimensional regulations for the most restrictive permitted use in the applicable zoning district shall apply.

(b) Uses.

(1) Agricultural Services.

A. Potential Concerns.

1. Produce and meat storage areas.
2. Noise, dust, and odor from operations.
3. Truck routes from municipal boundary.
4. Temporary sales.

B. Regulations.

1. Farm product storage buildings shall be setback a minimum of 100 feet from a residential zoning district.
2. No outdoor farm machinery repair unless entirely enclosed within a screening fence.
3. Animal enclosures shall be setback a minimum of 200 feet from all lot lines.

(2) Airports and Landing Strips.

A. Potential Concerns.

1. Aircraft noise.
2. Dust from operations.
3. Lighting.
4. Proximity of powered aircraft on the ground to lot lines and adjacent uses.

B. Regulations.

1. Compliance with FAA regulations.
2. Runway locations will not require height restrictions on other properties less than would normally be required by dimensional regulations of the zoning district.
3. Runways and taxiing areas shall be setback a minimum of 100 feet from a residential zoning district.
4. Aircraft storage and service buildings shall be setback a minimum of 100 feet from a residential zoning district.

(3) Animal Hospitals, Veterinary Clinics, and Kennels.

A. Potential Concerns.

1. Traffic generation from associated retail sales.
2. Location of diagnosis and outdoor activity areas relative public streets and residential zoning district.
3. Design of facilities that will help ensure humane conditions and treatment of animals.
4. Animal noise and odor.

B. Regulations.

1. Outdoor pens are not permitted.
2. Outdoor activity shall be limited to diagnosis and temporary outdoor activity for boarded animals.

(4) Bed & Breakfast.

A. Potential Concerns.

1. Appropriate number of rooms for the neighborhood in which it is proposed.
2. Location of separate entrances.

B. Regulations.
1. No more than 8 rooms for rent in any structure.
2. Owner or manager must live in the structure.
3. At least one meal must be provided to guests on site.

(5) Gas Station with Convenience Store.

A. Potential Concerns.
1. Adequate design of vehicle management area.
2. Location of fuel pumps and pump canopy.
3. Outdoor sales and storage.

B. Regulations.
1. All merchandise shall be located within a completely enclosed structure.
2. Fuel pumps shall be setback a minimum of 30 feet from lot lines or 40 feet from a residential zoning district.
3. Fuel pump canopies shall be set back a minimum of 20 feet from lot lines or 40 feet from a residential zoning district.

(6) Vehicle Service and Repair.

A. Potential Concerns.
1. Proper design of vehicle management area.
2. Proximity of service areas to lot lines and adjacent uses.
3. Outdoor sales and storage.
4. Tow truck storage.

B. Regulations.
1. All disassembly, service, and assembly of vehicles shall be within a completely enclosed structure.
2. All service equipment and supplies shall be within a completely enclosed structure.
3. Vehicles being serviced or awaiting service shall not be stored in an unenclosed area for more than 7 days.
4. Vehicle service bays shall be setback a minimum of 100 feet from a residential zoning district.

(7) Vehicle Washing Facility.

A. Potential Concerns.
1. Design of vehicle management area.
2. Enclosure of potential nuisances.
3. Screening from adjacent uses residential.
4. Lighting.
5. Hours of operation.

B. Regulations.
1. Wash bays shall be setback a minimum of 100 feet from a residential zoning district.
2. Outdoor equipment (such as vacuum stations) shall not be located in a yard adjacent to a residential zoning district.
3. Queuing spaces shall not be located in a yard adjacent to a residential zoning district.

(8) Drive-Through Banking and Pharmacy Facilities.

A. Potential Concerns.
1. Design of vehicle management area.
2. Noise from operations (vehicle and loudspeaker).
3. Screening from adjacent uses.

B. Regulations.
1. Drive-through stations shall not be located in a yard adjacent to a residential zoning district.
2. Queue spaces shall not be located in a yard adjacent to a residential zoning district.

(9) Drive-Through Convenience and Beverage Facilities.

A. Potential Concerns.

1. Design of vehicle management area.
2. Noise from operations (vehicle and loudspeaker).
3. Proximity to churches, schools, other similar institutions.
4. Location and adequacy of dumpsters.

B. Regulations.

1. Structure shall be setback a minimum of 50 feet from a residential zoning district.
2. Drive-through stations shall be completely enclosed.
3. Cue Queue spaces shall not be located in a yard adjacent to a residential zoning district.
4. Site shall be a minimum of 500 feet from a church, school, or similar institution, except in a commercial zoning district.

(10) Drive-Through Restaurant Facilities.

A. Potential Concerns.

1. Design of vehicle management area.
2. Noise from operations (vehicle and loudspeaker).
3. Signs and menu boards.
4. Location and adequacy of dumpsters.

B. Regulations.

1. Drive-through stations shall not be located in a yard adjacent to a residential zoning district.
2. Cue Queue spaces shall not be located in a yard adjacent to a residential zoning district.
3. Drive-up stations shall be setback a minimum of 50 feet from a residential zoning district.

(11) Bars and Taverns.

A. Potential Concerns.

1. Evening traffic.
2. Noise from operations (music).
3. Location and adequacy of dumpsters.

B. Regulations.

1. Site shall be a minimum of 500 feet from a church, school, or similar institution, except in a commercial zoning district
2. Structure shall be setback a minimum of 50 feet from a residential zoning district

(12) Indoor Sports and Recreation Facilities such as Bowling Alleys, Skating Rinks, Tennis and Racquetball Courts, Soccer Fields, and Swimming Pools.

A. Potential Concerns

1. Traffic volume during group or league events.

B. Regulations.

1. Entrance to structure shall not be located in a yard adjacent to a residential zoning district.
2. Parking spaces shall not be located in a yard adjacent to a residential zoning district.
3. Structure shall be setback a minimum of 30 feet from a residential zoning district./

(13) Building Materials Sales Yards.

A. Potential Concerns

1. Noise, dust, vibration from operations.
2. Height and visibility of merchandise storage structures.
3. Commercial vehicle storage.
4. Location of loading spaces and on-site management of delivery vehicles.
5. Unenclosed storage and display.

B. Regulations.

1. Traffic management areas shall not be located in a yard adjacent to a residential district.
2. Commercial woodworking equipment and other similar machinery shall not be permanently affixed or operated within 50 feet of a residential zoning district, except within a

completely enclosed structure.

(14) Cemeteries.

A. Potential Concerns

1. Location and size of structures including mausoleums, chapels, gatehouses, crematoriums, offices, and service and storage buildings.
2. Appropriate screening, ornamental fencing, and landscaping to minimize potential nuisance.

B. Regulations.

1. Driveways shall be setback a minimum of 10 feet from all lot lines.
2. Grave markers, mausoleums, and other monuments shall be setback a minimum of 10 feet from all lot lines.

(15) Churches, Libraries, Community and Recreation Centers.

A. Potential Concerns

1. Adequate lot size to permit future expansion.
2. Location and screening of outdoor recreation areas.
3. Bus or van storage.
4. Lighting.
5. Parking and traffic impact.

B. Regulations.

1. None.

(16) Clinics.

A. Potential Concerns

1. Extent of accessory services.
2. Hours of operation.

B. Regulations.

1. Accessory services, including laboratories and pharmacies for the use of patients visiting medical practitioners in the clinic, may not be accessible directly from the exterior of the building and may operate only during the hours of operation for the clinic.

(17) Golf and Country Clubs.

A. Potential Concerns.

1. Proximity of fairways and greens to lot lines and adjacent structures.
2. Trajectory of golf balls.
3. Location of cart paths.
4. Location of accessory uses such as ball fields, swimming pools, and tennis courts.
5. Appropriate screening of high activity areas from adjacent properties.

B. Requirements.

1. Cart paths shall be a minimum of 10 feet from all lot lines.
2. Accessory uses such as clubhouses, restaurants, bars, swimming pools and similar activities are subject to any regulations that would apply to their operation as a principal use.

(18) Service Organization Lodges.

A. Potential Concerns

1. Location of accessory uses such as ball fields, swimming pools, and tennis courts.
2. Appropriate screening of high activity areas from adjacent properties.

B. Requirements.

1. Accessory uses such as clubhouses, restaurants, bars, swimming pools and similar activities are subject to any regulations that would apply to their operation as a principal use.

(19) Fraternity and Sorority Houses.

A. Potential Concerns.
   1. Aesthetic Concerns:
      a. Historical characteristics of existing structures.
      b. Residential scale and character.
      c. Yards and landscaping.
      d. Walls and fences.
   2. Activities Areas:
      a. Porches and patios.
      b. Locations of recreational areas and courts.
      c. Locations of accessory structures.
   3. Vehicle Management:
      a. Site access .
      b. Required parking.
      c. Emergency access.
      d. Deliveries.
      e. Occasional and excess parking management.
   4. Adequate Public Utilities:
      a. Water.
      b. Sewer.
      c. Storm water management.
      d. Other services.
   5. Nuisance:
      a. Waste/trash management.
      b. Noise and off-site impact.
      c. Lighting and off-site impact.

B. Requirements:
   1. New Structures: Building shall be of a size and scale that approximates neighboring structures.
   2. Existing Structures: Exterior renovation and improvements shall be maintained to protect existing architectural details, materials and ornamentation.
   3. Addition: Building expansions shall be sympathetic to the architectural scale and style of the existing building.
   4. Outdoor Areas: Activity areas shall be designed and located to contain noise and light within the property. Activity areas shall be appropriately screened from adjacent properties.
   5. Waste facilities: Trash and recycling containers and material shall be stored in a fully enclosed area and properly screened. The waste enclosure shall be adequate for the occupancy and accessible to service vehicles.
   6. Parking and Transportation Demand Management: Parking shall meet requirements of Zoning Code Chapter 1149 and shall be properly designed, screened and maintained.

(20) Family Community Residence, Group Community Residence, and Community Residence.

A. Potential Concerns.
   1. Maximum occupancy and staffing.
   2. Appropriate indoor and outdoor recreation areas.
   3. Proximity to and number of similar uses in Oxford.

B. Regulations.
   1. Site shall be a minimum of 891 feet from any other Community Residence

(21) Day Care Centers and Nursery Schools.

A. Potential Concerns
   1. Location and adequacy of planned outdoor play area.
   2. Noise.
   3. Adequate drop-off facilities.

B. Regulations.
   1. Use of outdoor play areas shall be limited to between the hours of 8:00 A.M. and 8:00 P.M. daylight hours.

(22) Drive-In Theater.

A. Potential Concerns

1. Appropriate screening.
2. Setback and visibility of screen from residential zoning district and public streets.
3. Design of vehicle management area, especially street access.
4. Noise from operations (vehicle).

B. Regulations.

1. No outdoor loudspeaker is permitted.

(23) Elderly Housing, Congregate Housing.

A. Potential Concerns.

1. Proximity to existing or possible area uses that are potentially dangerous to elderly or handicapped occupants.

B. Regulations.

1. Maximum density of 1 dwelling unit per 3,000 square feet

(24) Funeral Homes and Mortuaries.

A. Potential Concerns.

1. Design of vehicle management areas to ensure quick and efficient access to public streets during processions.
2. Adequate cue space at drop-off areas to ensure that access to parking spaces is not impeded.

B. Regulations.

1. All hearses, limousines, and other related business vehicles shall be stored within an enclosed building when not in use
2. Parking areas are exempt from provisions of the Vehicle Management regulations that would prevent a vehicle management area that is designed to facilitate funeral processions.

(25) Gaming Arcades.

A. Potential Concerns.

1. Proximity to schools, churches, and establishments serving alcohol.
2. Proximity to residential zoning district.
3. Adequate screening of parking and outdoor gathering areas.

(26) Hospitals.

A. Potential Concerns.

1. Location of parking for employees.
2. Parking for visitors.
3. Design of drop-off area.
4. Emergency vehicle access to the site and to the building.
5. Adequate lot size and shape to handle current proposal and possible additions.
6. Screening.
7. Access to appropriate street.
8. Helicopter landing facilities.

(27) Motels.

A. Potential Concerns.

1. Proximity to residential.
2. Screening from residential.
3. Appropriate street access.

(28) Nursing Homes, Convalescent Homes.

A. Potential Concerns.

1. Adequate lot size to provide for visitors and for outdoor activities.
2. Access to an appropriate street.
3. Adequate screening from residential.

B. Regulations.

1. Minimum 500 square feet per bed of on-site open space.

(29) Riding Academies, Stables.

A. Potential Concerns.

1. Adequate lot size.
2. Noise and dust from operations.
3. Security fencing.
4. Location of corrals and other animal areas.
5. Adequate vehicle management area for transportation of animals.
6. Hours of operation.

B. Regulations.

1. Any area designed to accommodate animals used in the operations shall be setback a minimum of 50 feet from any lot line.

(30) Schools.

A. Potential Concerns.

1. Adequate lot size to permit future expansion.
2. Bus and van storage.
3. Access to streets that can handle traffic generated by the use.
4. Design of vehicle management area.
5. Location of outdoor facilities such as ball fields and band practice areas.
6. Proximity to incompatible uses (establishments serving alcohol).

B. Regulations.

1. Parking spaces shall not be located in a yard adjacent to a residential zoning district.
2. Structure shall be setback a minimum of 30 feet from a residential zoning district.

(31) Temporary and/or Outdoor Sales of Plants and Garden Supplies

A. Potential Concerns.

1. Signs.
2. Sight distance at corner lots.

B. Regulations.

1. Storage of goods shall not reduce the usable number of parking spaces by more than 10 percent of the required total.
2. Goods shall not be stored in a driveway required to access required parking spaces.

(32) Mini-Warehouse (Self-Storage Units):

A. Potential Concerns

1. Adequate lot size
2. Design of vehicle management area
3. Outdoor storage-inoperable vehicles and junk
4. Hours of operation
5. Proximity to residential zoning districts
6. Flammable, combustible material stored on site
7. Scale and Character shall be compatible with surrounding properties and existing uses

B. Regulations

1. Site shall be at a minimum of two acres, and maximum of five acres in area
2. Parking area shall not be located in yard adjacent to a residential zoning district
3. Outdoor security lighting shall be designed to prevent spillover to adjoining properties
4. Landscaping along the public street
5. ~~No chain-link fencing shall be installed visible from any public street, unless specifically approved by the Planning Commission.~~ Any chain-link fence shall have limited visibility from the public street, unless approved by the Planning Commission.

6. Sufficient isle way width and on-site water supply (including fire hydrants locations) will be determined by the Oxford Fire Chief, between buildings for firefighting purposes.
7. Design of the building and site shall be consistent with the following criteria:
   a. The rear of the principal building shall not face the public right-of-way
   b. The front façade of the principal building shall be finished utilizing masonry material that has textured relief. No vinyl or aluminum shall be used in finishing on the front façade of the building.
   c. The building façade shall have different articulation in height and setbacks.
   d. The roof of the principal building shall not be a long continuous flat roof and a break in length and elevation shall be provided in regular interval.
   e. The entrance to the site shall be designed to allow sufficient queuing that on-street traffic will not be impacted.
   f. ~~There shall be no outdoor storage visible from the public right-of-way.~~ Outdoor storage shall have limited visibility from the public right-of-way.
   h. There shall be no employee residing on site, unless specifically approved by the Planning Commission and the City Council.

C. Other
1. Encourage the mini-warehouse as the second principal use in conjunction with or behind other principal uses.

(33) Business Incubator:
A. Potential Concerns
1. Hours of operation
2. Type of businesses generating noise, vibration, fumes and other obnoxious environmental concerns
3. Outdoor operations

B. Regulations
1. All activities/merchandise shall be located within a completely enclosed space.
2. Sized adequately to provide all necessary business support

1159.03 DEFINITIONS (BEGINNING WITH LETTER "B").

(1) **BANK** - A building, or part of a building, used principally for the deposit and withdrawal of money and other financial transactions.

(2) **BASEMENT** – The portion of a building which is partly underground and which has one-half or more of its ceiling height above the average finished grade of the ground adjoining the building.

(3) **BED & BREAKFAST** - Overnight accommodations, with or without meals, in a dwelling unit provided to transients for compensation.

(4) **BLOCK** – A tract of land bordered on all sides by a street, or by one or more streets and a railroad right-of-way, stream, river or un-subdivided acreage.

(5) **BUILDING** - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

(6) **BUILDING, ACCESSORY**

Building Height:

A. The vertical distance from the average elevation of the finished grade along the front of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge for gable, hip or gambrel roofs.

B. When referring to a telecommunications tower or steeple, sign, or other structure, the distance measured from the ground level or the structure's point of attachment (such as the roof for a residential TV antenna) to the highest point on the tower or other structure even if said highest point is an antenna.

(7) **BUILDING HEIGHT** – The vertical distance from the average elevation of the finished grade along the front of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge for gable, hip or gambrel roofs.

(8) **BUILDING LINE** - A line parallel to the street right-of-way line at any story level of a building and representing the distance which all or any part of the building is to be set back from said right-of-way property line.

(9) **BUILDING, MAIN** - A building in which the principal use of the site is conducted.

(10) **BUILDING PERMIT** - A document certifying that the plans reviewed conform to the requirements of the Building Code.

(11) **BUILDING, TEMPORARY** - A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

(12) **BUSINESS** - Retail, wholesale, and service establishments which cater to the community needs for goods and services.

A. **Retail Business**: The sale of products directly to the consumer for personal, household or farm use including restaurants.

B. **Wholesale Business**: The sale of products to retailers or to institutional, industrial, commercial and professional users.

C. **Personal Service**: Any enterprise conducted for gain which primarily offers services to the general public including, but not limited to, shoe repair, barbershop, beauty parlor, or doctor's office.

D. **Business Services**: Any activity conducted for gain which renders services primarily to other commercial or industrial enterprises, or which services and

repairs appliances and machines used in homes or businesses.

(13) **BUSINESS INCUBATOR**: An organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services and networking connections.

1159.14 DEFINITIONS (BEGINNING WITH LETTER "M").

(1) **MANUFACTURED HOME** - A structure, transportable in one or more sections, which in the traveling mode is eight fee or more in width or 40 feet in length, or when erected on site is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. (See Ohio Revised Code)

(2) **MANUFACTURING.**

A. **MANUFACTURING, HEAVY** - All other types of manufacturing not included in the definitions of light manufacturing and medium manufacturing.

B. **MANUFACTURING, LIGHT** - The manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment, including research activities, conducted entirely within an enclosed structure, with no outside storage, serviced by a modest volume of trusts or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

C. **MANUFACTURING, MEDIUM** - The manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment within an enclosed structure or an open yard that is capable of being screened from neighboring properties, serviced by a modest volume of trucks or other vehicles.

(3) **MARQUEE** - Any hood, canopy, awning, or permanent construction that projects from a wall of a building without ground mounted supports, usually above an entrance.

(4) **MASSAGE ESTABLISHMENT** - Any establishment having a fixed place of business where massages are administered for pay. This definition shall not be construed to include a hospital, nursing home, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, or massage therapist duly licensed by the State of Ohio, nor barbershops or beauty salons in which massages are administered only to the scalp, the face, the neck, or the shoulder.

(5) **MILE SQUARE** – The area bounded and described as follows: Beginning at the intersection of Chestnut Street and Patterson Avenue; thence northwardly with the centerline of Patterson Avenue to a point, which was the 1976 North Corporate line; thence with the 1976 North Corporate line to a point in the centerline of Brown Road; thence southwardly with the centerline of Brown Road to a point in the centerline of Sycamore Street; thence westwardly with the centerline of Sycamore Street to a point in the centerline of Locust Street; thence with the centerline of Locust Street southwardly to a point in the intersection of the centerline of Chestnut Street and Locust Street; thence with the centerline of Chestnut Street eastwardly to the place of beginning.

(6) MINI-WAREHOUSE (SELF-STORAGE UNITS)- A building or group of buildings consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods.

(7) ~~(6)~~ **MINOR REPAIR** - The renewal or replacement of any part of a building in keeping with the existing type of construction, arrangement of parts, and occupancy of the building, for maintenance purposes only, when the structural, plumbing, gas piping, wiring, heating, or ventilation branches of the building are not affected; but not including any additions or replacement of entire segments of a structure, structural alterations, or any changes affecting safety, required exit facilities, or use.

(8)~~(7)~~ **MOBILE HOME** - A self-propelled or non-self-propelled vehicle so designed, constructed or added to by means of accessories in such manner as will permit the use and occupancy therein for habitation, whether resting on wheels, jacks or other foundations and used or so constructed as to permit its being used as a conveyance upon the public highway.

(9)~~(8)~~ **MOBILE HOME PARK** - Any premises occupied by, or designed to be occupied by, more than one family in mobile homes, tents, camp cars or similar facilities, and including any roadway structure, vehicle or enclosure used or intended for use as a part of the facilities of such Mobile Home Park.

(10)~~(9)~~ **MOBILE HOME SALES** - An open area, other than a street, used for the display or sale of new or used mobile homes and where no repair work is done except minor incidental repair of mobile homes to be displayed and sold on the premises.

(11)~~(10)~~**MODEL HOME** - A dwelling temporarily used as a sales office for a residential development under construction; said home being used for on-site sales and not for general real estate business.

(12)~~(11)~~**MODULAR HOME** - A factory-built home, other than a manufactured home, which meets all of the following requirements:

A. Is designed only for erection or installation on a site-built permanent foundation;
B. Is not designed to be moved once so erected or installed;
C. Is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or
D. To the manufacturer's knowledge, is not intended to be used other than on a site-built permanent foundation.

(13)~~(12)~~ **MOTEL** - An establishment providing sleeping accommodations for transients with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: September 26, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: Community Development

PC-2014-13 ZONING CODE TEXT AMENDMENT to Amend Chapter 1143 Districts, Specifically 1143.12 (b)(2)(c) GB General Business to include mini-warehouse (self-storage unit) and business incubator as conditional uses; and Chapter 1147 Conditional Use, specifically, 1147.03 Use specific regulations and potential concerns related to mini-warehouse (self-storage unit) and business incubator; and Chapter 1159 Definition, specifically adding definitions for mini-warehouse (self-storage unit) and business incubator, **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/08/2014** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

SEE ATTACHED

Drawings reviewed by: _____ Date: 10-2-14

John Detherage
PRINTED NAME

City of Oxford Fire Department

Memo

To: Community Development

From: John Detherage, Fire Chief

CC: N/A

Date: 10/2/2014

Re: PC-2014-13

I would suggest that we add another line in section (32):

B.7 Sufficient on site water supply for firefighting purposes will be determined by the Oxford Fire Chief, including the location of fire hydrants.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: September 26, 2014

To: **Fire Department** **Engineering Division** **Police Department** **Economic Development**

From: Community Development

PC-2014-13 ZONING CODE TEXT AMENDMENT to Amend Chapter 1143 Districts, Specifically 1143.12 (b)(2)(c) GB General Business to include mini-warehouse (self-storage unit) and business incubator as conditional uses; and Chapter 1147 Conditional Use, specifically, 1147.03 Use specific regulations and potential concerns related to mini-warehouse (self-storage unit) and business incubator; and Chapter 1159 Definition, specifically adding definitions for mini-warehouse (self-storage unit) and business incubator, **City of Oxford, Applicant**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/08/2014** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

RECEIVED
SEP 26 2014
City of Oxford
Service Department

Drawings reviewed by: V. Popescu Date: 9-29-14

VICTOR POPESCU
PRINTED NAME

CITY OF OXFORD
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2014-13
Date Filed	8/29/14

Zoning Code Text Amendment Application

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name *	Jung-Han Chen
Mailing Address *	101 E. High St.
City, State & Zip Code *	Oxford, OH 45056
Telephone Number(s) *	(513)524-5204
Email Address	jhchen@cityofoxford.org

Submission Requirements and Documentation

From Section 1135.02 Procedure[1].

(a) Initiation. A text amendment may be initiated by the Chair of the Planning Commission, by adoption of a motion by Council or the Planning Commission, or by application to Planning Commission by a landowner or a resident of the City of Oxford.

(b) Application. If Planning Commission or Council initiates an amendment, then the Zoning Administrator shall provide information as necessary for proper consideration of the motion. The information provided shall be substantially similar to that required of an application for amendment.
An application for amendment shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.

(1) Contents of application. The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement, which includes the following information. A written, detailed description, where applicable, is required for each subsection.

A. Application Fee.
B. The name, mailing address, and telephone number of the applicant.
C. A general description of the proposed amendment.
D. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
E. A statement that identifies potential negative consequences of the proposed amendment.
F. Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.
G. Any existing section number and text that is proposed to be deleted or amended.
H. Any new or amended text as it is proposed to be codified including its proposed location in the Code. section numbers)
I. A narrative statement that describes the expected effects of the proposed text.
J. A narrative statement that compares the expected effects of the proposed text with any existing text that it will replace, if applicable.

Decision Process

From Section 1135.02(c)(1) Decision Standards[1].

A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

A. The proposed amendment will make the Code conform more closely with the Comprehensive Plan.

B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
C. The proposed amendment will clarify the intent of the Code.
D. The proposed amendment will better implement the intent of the Code.
E. The proposed amendment will improve enforcement of the Code.

Planning Commission and Council Review

The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall consider the Planning Commission recommendation. If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

Fees & Receipt

The required fee is $150.00. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature *

Date * 9/2/14

Submit Application, Submission Requirements and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required documentation as attachments and a check for the fee made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the Planning Commission meeting on which the action is requested.

For Staff Use Only

Fee Paid Date * NA Receipt Number *

[1] City of Oxford Codified Ordinances: http://www.cityofoxford.org/fees-ordinances-and-charter

1147

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: October 7, 2014

Jung-Han Chen
Prepared By:

Account Code No. #:

Budgeted Amount:

September 19, 2014
Date Prepared:

PC-2014-13 Zoning Text Amendment to Amend Chapter 1143 Districts, Specifically 1143.12 (b)(2)C GB General Business District; and 1143.14(b)(2) LI Light Industrial District to include mini-warehouse (self-storage unit) and business incubator as conditional uses; and Chapter 1147 Conditional Use, specifically, 1147.03 Use-Specific regulations and potential concerns related to mini-warehouse (self-storage unit) and business incubator; and Chapter 1159 Definitions, specifically adding definitions for mini-warehouse (self-storage unit) and business incubator, **City of Oxford, Applicant**

Recommendation: Approval

Discussion:

The rationale behind the amendment stemmed from a proposal from a local property owner located on 801 S. Beech Street. The owner desires to turn a vacant car repair business into an indoor and outdoor storage area and the existing office space into a business incubator.

The rewrite of the Zoning Code in 2003 specifically removed mini-warehouse entirely from the zoning code. The common approach to include certain uses in the district is to add those uses in the district either as permitted uses or conditional uses, based on the potential adverse impact to the surrounding properties. Staff researched other entities, to learn what concerns with such uses could occur, and considered local factors to see what elements of the uses need to be carefully reviewed.

The Planning Commission went through the draft proposal in two work sessions and two regular meetings to ensure that the proposed uses are thoroughly reviewed with respect to its potential impact to the neighborhoods and the location where might be appropriate for such uses. The Commission went through deliberate discussion to develop design considerations and issues that need to be addressed. It was a consensus that placing these uses as conditional uses would allow the Commission the opportunity to have dialogue with the owner/applicant concerning potential issues and to ensure the final product would be compatible with the neighborhood characters.

The Commission spent an extensive time debating and discussing the draft language and determined that it would be appropriate to allow mini-warehouse and business incubator as conditional uses in the GB and LI Districts. Some concerns rose that these uses should be avoided in the Mile Square and might be appropriate in an LI District and along major roadways.

The Commission, after the public hearing, voted 5-1-0 recommending approval to the City Council to include mini-warehouse and business incubator as conditional uses and recommend amendments to other related chapters of the Zoning Code to be consistent and reasonable.

Approved By:

Department Head: JHC 11/19/14
City Attorney:
City Manager: DBE 11/25/14

ORDINANCE NO.

ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE SECTION 1147.03 ENTITLED USE SPECIFIC REGULATIONS & POTENTIAL CONCERNS AND ADOPTING NEW OXFORD CODIFIED ORDINANCE SECTION 1147.03 ENTITLED USE SPECIFIC REGULATIONS & POTENTIAL CONCERNS.

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

SECTION I: Council hereby finds that the City of Oxford Planning Commission held a public hearing on November 11, 2014 and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Section 1147.03 entitled Use Specific Regulations & Potential Concerns and adopting new Oxford Codified Ordinance Section 1147.03 entitled Use Specific Regulations & Potential Concerns.

SECTION II: Council hereby repeals Section 1147.03 and adopts new Section 1147.03 as follows (deletions are ~~stricken through~~ and additions are **bolded**):

1147.03 USE SPECIFIC REGULATIONS & POTENTIAL CONCERNS.

The uses listed in this section are Conditional Uses in at least 1 zoning district. Each use is listed with Potential Concerns and may be listed with specific regulations.

The Potential Concerns are use-specific criteria that Planning Commission shall consider when it makes a recommendation to Council on an application for a Conditional Use. The Planning Commission may also consider additional use-specific concerns not listed here if it deems them appropriate.

The Additional Regulations are more strict or additional dimensional regulations or operational conditions that apply to the use, regardless of whether it is permitted or conditional, and regardless of the zoning district in which it is located, and are enforced by the Zoning Administrator.

(a) General. Wherever no specific area, lot width, or setback requirements are specified in the provisions for specific Conditional Uses, then the dimensional regulations for the most restrictive permitted use in the applicable zoning district shall apply.

(b) Uses.

(1) Agricultural Services.

A. Potential Concerns.

1. Produce and meat storage areas.
2. Noise, dust, and odor from operations.
3. Truck routes from municipal boundary.
4. Temporary sales.

B. Regulations.

1. Farm product storage buildings shall be setback a minimum of 100 feet from a residential zoning district.
2. No outdoor farm machinery repair unless entirely enclosed within a screening fence.
3. Animal enclosures shall be setback a minimum of 200 feet from all lot lines.

(2) Airports and Landing Strips.

A. Potential Concerns.

1. Aircraft noise.
2. Dust from operations.
3. Lighting.
4. Proximity of powered aircraft on the ground to lot lines and adjacent uses.

B. Regulations.

1. Compliance with FAA regulations.
2. Runway locations will not require height restrictions on other

properties less than would normally be required by dimensional regulations of the zoning district.

3. Runways and taxiing areas shall be setback a minimum of 100 feet from a residential zoning district.
4. Aircraft storage and service buildings shall be setback a minimum of 100 feet from a residential zoning district.

(3) Animal Hospitals, Veterinary Clinics, and Kennels.

A. Potential Concerns.
1. Traffic generation from associated retail sales.
2. Location of diagnosis and outdoor activity areas relative public streets and residential zoning district.
3. Design of facilities that will help ensure humane conditions and treatment of animals.
4. Animal noise and odor.

B. Regulations.
1. Outdoor pens are not permitted.
2. Outdoor activity shall be limited to diagnosis and temporary outdoor activity for boarded animals.

(4) Bed & Breakfast.

A. Potential Concerns.
1. Appropriate number of rooms for the neighborhood in which it is proposed.
2. Location of separate entrances.

B. Regulations.
1. No more than 8 rooms for rent in any structure.
2. Owner or manager must live in the structure.
3. At least one meal must be provided to guests on site.

(5) Gas Station with Convenience Store.

A. Potential Concerns.
1. Adequate design of vehicle management area.
2. Location of fuel pumps and pump canopy.
3. Outdoor sales and storage.

B. Regulations.
1. All merchandise shall be located within a completely enclosed structure.
2. Fuel pumps shall be setback a minimum of 30 feet from lot lines or 40 feet from a residential zoning district.
3. Fuel pump canopies shall be set back a minimum of 20 feet from lot lines or 40 feet from a residential zoning district.

(6) Vehicle Service and Repair.

A. Potential Concerns.
1. Proper design of vehicle management area.
2. Proximity of service areas to lot lines and adjacent uses.
3. Outdoor sales and storage.
4. Tow truck storage.

B. Regulations.
1. All disassembly, service, and assembly of vehicles shall be within a completely enclosed structure.
2. All service equipment and supplies shall be within a completely enclosed structure.
3. Vehicles being serviced or awaiting service shall not be stored in an unenclosed area for more than 7 days.
4. Vehicle service bays shall be setback a minimum of 100 feet from a residential zoning district.

(7) Vehicle Washing Facility.

A. Potential Concerns.
1. Design of vehicle management area.
2. Enclosure of potential nuisances.
3. Screening from adjacent uses residential.
4. Lighting.
5. Hours of operation.

B. Regulations.
1. Wash bays shall be setback a minimum of 100 feet from a

residential zoning district.

2. Outdoor equipment (such as vacuum stations) shall not be located in a yard adjacent to a residential zoning district.
3. Queuing spaces shall not be located in a yard adjacent to a residential zoning district.

(8) Drive-Through Banking and Pharmacy Facilities.

A. Potential Concerns.
1. Design of vehicle management area.
2. Noise from operations (vehicle and loudspeaker).
3. Screening from adjacent uses.

B. Regulations.
1. Drive-through stations shall not be located in a yard adjacent to a residential zoning district.
2. Queue spaces shall not be located in a yard adjacent to a residential zoning district.

(9) Drive-Through Convenience and Beverage Facilities.

A. Potential Concerns.
1. Design of vehicle management area.
2. Noise from operations (vehicle and loudspeaker).
3. Proximity to churches, schools, other similar institutions.
4. Location and adequacy of dumpsters.

B. Regulations.
1. Structure shall be setback a minimum of 50 feet from a residential zoning district.
2. Drive-through stations shall be completely enclosed.
3. Cue Queue spaces shall not be located in a yard adjacent to a residential zoning district.
4. Site shall be a minimum of 500 feet from a church, school, or similar institution, except in a commercial zoning district.

(10) Drive-Through Restaurant Facilities.

A. Potential Concerns.
1. Design of vehicle management area.
2. Noise from operations (vehicle and loudspeaker).
3. Signs and menu boards.
4. Location and adequacy of dumpsters.

B. Regulations.
1. Drive-through stations shall not be located in a yard adjacent to a residential zoning district.
2. Cue Queue spaces shall not be located in a yard adjacent to a residential zoning district.
3. Drive-up stations shall be setback a minimum of 50 feet from a residential zoning district.

(11) Bars and Taverns.

A. Potential Concerns.
1. Evening traffic.
2. Noise from operations (music).
3. Location and adequacy of dumpsters.

B. Regulations.
1. Site shall be a minimum of 500 feet from a church, school, or similar institution, except in a commercial zoning district
2. Structure shall be setback a minimum of 50 feet from a residential zoning district

(12) Indoor Sports and Recreation Facilities such as Bowling Alleys, Skating Rinks, Tennis and Racquetball Courts, Soccer Fields, and Swimming Pools.

A. Potential Concerns
1. Traffic volume during group or league events.

B. Regulations.
1. Entrance to structure shall not be located in a yard adjacent to a residential zoning district.
2. Parking spaces shall not be located in a yard adjacent to a residential zoning district.
3. Structure shall be setback a minimum of 30 feet from a residential zoning district./

(13) Building Materials Sales Yards.

A. Potential Concerns

1. Noise, dust, vibration from operations.
2. Height and visibility of merchandise storage structures.
3. Commercial vehicle storage.
4. Location of loading spaces and on-site management of delivery vehicles.
5. Unenclosed storage and display.

B. Regulations.

1. Traffic management areas shall not be located in a yard adjacent to a residential district.
2. Commercial woodworking equipment and other similar machinery shall not be permanently affixed or operated within 50 feet of a residential zoning district, except within a completely enclosed structure.

(14) Cemeteries.

A. Potential Concerns

1. Location and size of structures including mausoleums, chapels, gatehouses, crematoriums, offices, and service and storage buildings.
2. Appropriate screening, ornamental fencing, and landscaping to minimize potential nuisance.

B. Regulations.

1. Driveways shall be setback a minimum of 10 feet from all lot lines.
2. Grave markers, mausoleums, and other monuments shall be setback a minimum of 10 feet from all lot lines.

(15) Churches, Libraries, Community and Recreation Centers.

A. Potential Concerns

1. Adequate lot size to permit future expansion.
2. Location and screening of outdoor recreation areas.
3. Bus or van storage.
4. Lighting.
5. Parking and traffic impact.

B. Regulations.

1. None.

(16) Clinics.

A. Potential Concerns

1. Extent of accessory services.
2. Hours of operation.

B. Regulations.

1. Accessory services, including laboratories and pharmacies for the use of patients visiting medical practitioners in the clinic, may not be accessible directly from the exterior of the building and may operate only during the hours of operation for the clinic.

(17) Golf and Country Clubs.

A. Potential Concerns.

1. Proximity of fairways and greens to lot lines and adjacent structures.
2. Trajectory of golf balls.
3. Location of cart paths.
4. Location of accessory uses such as ball fields, swimming pools, and tennis courts.
5. Appropriate screening of high activity areas from adjacent properties.

B. Requirements.

1. Cart paths shall be a minimum of 10 feet from all lot lines.
2. Accessory uses such as clubhouses, restaurants, bars, swimming pools and similar activities are subject to any regulations that would apply to their operation as a principal use.

(18) Service Organization Lodges.

A. Potential Concerns

1. Location of accessory uses such as ball fields, swimming pools,

and tennis courts.

2. Appropriate screening of high activity areas from adjacent properties.

B. Requirements.

1. Accessory uses such as clubhouses, restaurants, bars, swimming pools and similar activities are subject to any regulations that would apply to their operation as a principal use.

(19) Fraternity and Sorority Houses.

A. Potential Concerns.

1. Aesthetic Concerns:
   a. Historical characteristics of existing structures.
   b. Residential scale and character.
   c. Yards and landscaping.
   d. Walls and fences.
2. Activities Areas:
   a. Porches and patios.
   b. Locations of recreational areas and courts.
   c. Locations of accessory structures.
3. Vehicle Management:
   a. Site access .
   b. Required parking.
   c. Emergency access.
   d. Deliveries.
   e. Occasional and excess parking management.
4. Adequate Public Utilities:
   a. Water.
   b. Sewer.
   c. Storm water management.
   d. Other services.
5. Nuisance:
   a. Waste/trash management.
   b. Noise and off-site impact.
   c. Lighting and off-site impact.

B. Requirements:

1. New Structures: Building shall be of a size and scale that approximates neighboring structures.
2. Existing Structures: Exterior renovation and improvements shall be maintained to protect existing architectural details, materials and ornamentation.
3. Addition: Building expansions shall be sympathetic to the architectural scale and style of the existing building.
4. Outdoor Areas: Activity areas shall be designed and located to contain noise and light within the property. Activity areas shall be appropriately screened from adjacent properties.
5. Waste facilities: Trash and recycling containers and material shall be stored in a fully enclosed area and properly screened. The waste enclosure shall be adequate for the occupancy and accessible to service vehicles.
6. Parking and Transportation Demand Management: Parking shall meet requirements of Zoning Code Chapter 1149 and shall be properly designed, screened and maintained.

(20) Family Community Residence, Group Community Residence, and Community Residence.

A. Potential Concerns.

1. Maximum occupancy and staffing.
2. Appropriate indoor and outdoor recreation areas.
3. Proximity to and number of similar uses in Oxford.

B. Regulations.

1. Site shall be a minimum of 891 feet from any other Community Residence

(21) Day Care Centers and Nursery Schools.

A. Potential Concerns

1. Location and adequacy of planned outdoor play area.

2. Noise.
3. Adequate drop-off facilities.

B. Regulations.
1. Use of outdoor play areas shall be limited to between the hours of 8:00 A.M. and 8:00 P.M. daylight hours.

(22) Drive-In Theater.

A. Potential Concerns
1. Appropriate screening.
2. Setback and visibility of screen from residential zoning district and public streets.
3. Design of vehicle management area, especially street access.
4. Noise from operations (vehicle).

B. Regulations.
1. No outdoor loudspeaker is permitted.

(23) Elderly Housing, Congregate Housing.

A. Potential Concerns.
1. Proximity to existing or possible area uses that are potentially dangerous to elderly or handicapped occupants.

B. Regulations.
1. Maximum density of 1 dwelling unit per 3,000 square feet

(24) Funeral Homes and Mortuaries.

A. Potential Concerns.
1. Design of vehicle management areas to ensure quick and efficient access to public streets during processions.
2. Adequate cue space at drop-off areas to ensure that access to parking spaces is not impeded.

B. Regulations.
1. All hearses, limousines, and other related business vehicles shall be stored within an enclosed building when not in use
2. Parking areas are exempt from provisions of the Vehicle Management regulations that would prevent a vehicle management area that is designed to facilitate funeral processions.

(25) Gaming Arcades.

A. Potential Concerns.
1. Proximity to schools, churches, and establishments serving alcohol.
2. Proximity to residential zoning district.
3. Adequate screening of parking and outdoor gathering areas.

(26) Hospitals.

A. Potential Concerns.
1. Location of parking for employees.
2. Parking for visitors.
3. Design of drop-off area.
4. Emergency vehicle access to the site and to the building.
5. Adequate lot size and shape to handle current proposal and possible additions.
6. Screening.
7. Access to appropriate street.
8. Helicopter landing facilities.

(27) Motels.

A. Potential Concerns.
1. Proximity to residential.
2. Screening from residential.
3. Appropriate street access.

(28) Nursing Homes, Convalescent Homes.

A. Potential Concerns.
1. Adequate lot size to provide for visitors and for outdoor activities.
2. Access to an appropriate street.
3. Adequate screening from residential.

B. Regulations.
1. Minimum 500 square feet per bed of on-site open space.

(29) Riding Academies, Stables.

A. Potential Concerns.

1. Adequate lot size.
2. Noise and dust from operations.
3. Security fencing.
4. Location of corrals and other animal areas.
5. Adequate vehicle management area for transportation of animals.
6. Hours of operation.

B. Regulations.

1. Any area designed to accommodate animals used in the operations shall be setback a minimum of 50 feet from any lot line.

(30) Schools.

A. Potential Concerns.

1. Adequate lot size to permit future expansion.
2. Bus and van storage.
3. Access to streets that can handle traffic generated by the use.
4. Design of vehicle management area.
5. Location of outdoor facilities such as ball fields and band practice areas.
6. Proximity to incompatible uses (establishments serving alcohol).

B. Regulations.

1. Parking spaces shall not be located in a yard adjacent to a residential zoning district.
2. Structure shall be setback a minimum of 30 feet from a residential zoning district.

(31) Temporary and/or Outdoor Sales of Plants and Garden Supplies

A. Potential Concerns.

1. Signs.
2. Sight distance at corner lots.

B. Regulations.

1. Storage of goods shall not reduce the usable number of parking spaces by more than 10 percent of the required total.
2. Goods shall not be stored in a driveway required to access required parking spaces.

(32) **Mini-Warehouse (Self-Storage Units):**

A. Potential Concerns

1. Adequate lot size
2. Design of vehicle management area
3. Outdoor storage-inoperable vehicles and junk
4. Hours of operation
5. Proximity to residential zoning districts
6. Flammable, combustible material stored on site
7. *Compatibility* of the scale and character of *the project* ~~shall be compatible~~ with surrounding properties and existing uses

B. Regulations

1. Site shall be at a minimum of two acres, and maximum of five acres in area
2. Parking area shall not be located in yard adjacent to a residential zoning district
3. Outdoor security lighting shall be designed to prevent spillover to adjoining properties
4. Landscaping along the public street
5. ~~No chain-link fencing shall be installed visible from any public street, unless specifically approved by the Planning Commission.~~ Any chain-link fence shall have limited visibility from the public street, unless approved by the Planning Commission.

6. Sufficient isle way width and on-site water supply (including fire hydrants locations) will be determined by the Oxford Fire Chief, between buildings for firefighting purposes.
7. Design of the building and site shall be consistent with the following criteria:
   a. The rear of the principal building shall not face the public right-of-way
   b. The front façade of the principal building shall be finished utilizing masonry material that has textured relief. No vinyl or aluminum shall be used in finishing on the front façade of the building.
   c. The building façade shall have different articulation in height and setbacks.
   d. The roof of the principal building shall not be a long continuous flat roof and a break in length and elevation shall be provided in regular interval.
   e. The entrance to the site shall be designed to allow sufficient queuing that on-street traffic will not be impacted.
   f. ~~There shall be no outdoor storage visible from the public right-of-way.~~ Outdoor storage shall have limited visibility from the public right-of-way.
   h. There shall be no employee residing on site, unless specifically approved by the Planning Commission and the City Council.

C. Other
   1. Encourage the mini-warehouse as the second principal use in conjunction with or behind other principal uses.

(33) Business Incubator:
A. Potential Concerns
   1. Hours of operation
   2. Type of businesses generating noise, vibration, fumes and other obnoxious environmental concerns
   3. Outdoor operations

B. Regulations
1. All activities/merchandise shall be located within a completely enclosed space.
2. Sized adequately to provide all necessary business support

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

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

1159

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: October 7, 2014

Account Code No. #:

Jung-Han Chen
Prepared By:

Budgeted Amount:

September 19, 2014
Date Prepared:

PC-2014-13 Zoning Text Amendment to Amend Chapter 1143 Districts, Specifically 1143.12 (b)(2)C GB General Business District; and 1143.14(b)(2) LI Light Industrial District to include mini-warehouse (self-storage unit) and business incubator as conditional uses; and Chapter 1147 Conditional Use, specifically, 1147.03 Use-Specific regulations and potential concerns related to mini-warehouse (self-storage unit) and business incubator; and Chapter 1159 Definitions, specifically adding definitions for mini-warehouse (self-storage unit) and business incubator, **City of Oxford, Applicant**

Recommendation: Approval

Discussion:

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Approved By:

Department Head:	JHC / 11/19/14
City Attorney:	
City Manager:	DBE 11/25/14

ORDINANCE NO.

ORDINANCE REPEALING OXFORD CODIFIED ORDINANCE SECTIONS 1159.03 ENTITLED DEFINITIONS (BEGINNING WITH THE LETTER "B") AND 1159.14 ENTITLED DEFINITIONS (BEGINNING WITH THE LETTER "M") AND ADOPTING NEW OXFORD CODIFIED ORDINANCE SECTION 1159.03 ENTITLED DEFINITIONS (BEGINNING WITH THE LETTER "B") AND 1159.14 ENTITLED DEFINITIONS (BEGINNING WITH THE LETTER "M").

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

SECTION I: Council hereby finds that the City of Oxford Planning Commission held a public hearing on November 11, 2014 and that following the public hearing did deliberate and as a result of that deliberation, the Planning Commission recommended repealing Oxford Codified Ordinance Sections 1159.03 entitled Definitions (Beginning with the letter "B") and 1159.14 entitled Definitions (beginning with the letter "M") and adopting new Oxford Codified Ordinance Section 1159.03 entitled Definitions (Beginning with the letter "B") and 1159.14 entitled Definitions (Beginning with the letter "M").

SECTION II: Council hereby repeals Sections 1159.03 and 1159.14 and adopts new Sections 1159.03 and 1159.14 as follows (deletions are ~~stricken through~~ and additions are **bolded**):

1159.03 DEFINITIONS (BEGINNING WITH LETTER "B").

(1) **BANK** - A building, or part of a building, used principally for the deposit and withdrawal of money and other financial transactions.

(2) **BASEMENT** – The portion of a building which is partly underground and which has one-half or more of its ceiling height above the average finished grade of the ground adjoining the building.

(3) **BED & BREAKFAST** - Overnight accommodations, with or without meals, in a dwelling unit provided to transients for compensation.

(4) **BLOCK** – A tract of land bordered on all sides by a street, or by one or more streets and a railroad right-of-way, stream, river or un-subdivided acreage.

(5) **BUILDING** - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

(6) **BUILDING, ACCESSORY**

Building Height:

A. The vertical distance from the average elevation of the finished grade along the front of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge for gable, hip or gambrel roofs.

B. When referring to a telecommunications tower or steeple, sign, or other structure, the distance measured from the ground level or the structure's point of attachment (such as the roof for a residential TV antenna) to the highest point on the tower or other structure even if said highest point is an antenna.

(7) **BUILDING HEIGHT** – The vertical distance from the average elevation of the finished grade along the front of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge for gable, hip or gambrel

roofs.

(8) **BUILDING LINE** - A line parallel to the street right-of-way line at any story level of a building and representing the distance which all or any part of the building is to be set back from said right-of-way property line.

(9) **BUILDING, MAIN** - A building in which the principal use of the site is conducted.

(10) **BUILDING PERMIT** - A document certifying that the plans reviewed conform to the requirements of the Building Code.

(11) **BUILDING, TEMPORARY** - A building used temporarily for the storage of construction materials and equipment incidental and necessary to on-site permitted construction of utilities, or other community facilities, or used temporarily in conjunction with the sale of property within a subdivision under construction.

(12) **BUSINESS** - Retail, wholesale, and service establishments which cater to the community needs for goods and services.

A. **Retail Business**: The sale of products directly to the consumer for personal, household or farm use including restaurants.

B. **Wholesale Business**: The sale of products to retailers or to institutional, industrial, commercial and professional users.

C. **Personal Service**: Any enterprise conducted for gain which primarily offers services to the general public including, but not limited to, shoe repair, barbershop, beauty parlor, or doctor's office.

D. **Business Services**: Any activity conducted for gain which renders services primarily to other commercial or industrial enterprises, or which services and repairs appliances and machines used in homes or businesses.

(13) **BUSINESS INCUBATOR**: An organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services and networking connections.

1159.14 DEFINITIONS (BEGINNING WITH LETTER "M").

(1) **MANUFACTURED HOME** - A structure, transportable in one or more sections, which in the traveling mode is eight fee or more in width or 40 feet in length, or when erected on site is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning and electrical systems contained therein. (See Ohio Revised Code)

(2) **MANUFACTURING.**

A. **MANUFACTURING, HEAVY** - All other types of manufacturing not included in the definitions of light manufacturing and medium manufacturing.

B. **MANUFACTURING, LIGHT** - The manufacturing, compounding, processing, assembling, packaging, or testing of goods or equipment, including research activities, conducted entirely within an enclosed structure, with no outside storage, serviced by a modest volume of trusts or vans and imposing a negligible impact on the surrounding environment by noise, vibration, smoke, dust or pollutants.

C. **MANUFACTURING, MEDIUM** - The manufacturing, compounding, processing, assembling, packaging or testing of goods or equipment within an enclosed structure or an open yard that is capable of being screened from neighboring properties, serviced by a modest volume of trucks or other vehicles.

(3) **MARQUEE** - Any hood, canopy, awning, or permanent construction that projects from a wall of a building without ground mounted supports, usually above an entrance.

(4) **MASSAGE ESTABLISHMENT** - Any establishment having a fixed place of business where massages are administered for pay. This definition shall not be construed to include a hospital, nursing home, medical clinic, or the office of a physician, surgeon, chiropractor, osteopath, or massage therapist duly licensed by the State of Ohio, nor barbershops or beauty salons in which massages are administered only to the scalp, the face, the neck, or the shoulder.

(5) **MILE SQUARE** – The area bounded and described as follows: Beginning at the intersection of Chestnut Street and Patterson Avenue; thence northwardly with the centerline of Patterson Avenue to a point, which was the 1976 North Corporate line; thence with the 1976 North Corporate line to a point in the centerline of Brown Road; thence southwardly with the centerline of Brown Road to a point in the centerline of Sycamore Street; thence westwardly with the centerline of Sycamore Street to a point in the centerline of Locust Street; thence with the centerline of Locust Street southwardly to a point in the intersection of the centerline of Chestnut Street and Locust Street; thence with the centerline of Chestnut Street eastwardly to the place of beginning.

(6) MINI-WAREHOUSE (SELF-STORAGE UNITS)- A building or group of buildings consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods.

(7) ~~(6)~~ **MINOR REPAIR** - The renewal or replacement of any part of a building in keeping with the existing type of construction, arrangement of parts, and occupancy of the building, for maintenance purposes only, when the structural, plumbing, gas piping, wiring, heating, or ventilation branches of the building are not affected; but not including any additions or replacement of entire segments of a structure, structural alterations, or any changes affecting safety, required exit facilities, or use.

(8)~~(7)~~ **MOBILE HOME** - A self-propelled or non-self-propelled vehicle so designed, constructed or added to by means of accessories in such manner as will permit the use and occupancy therein for habitation, whether resting on wheels, jacks or other foundations and used or so constructed as to permit its being used as a conveyance upon the public highway.

(9)~~(8)~~ **MOBILE HOME PARK** - Any premises occupied by, or designed to be occupied by, more than one family in mobile homes, tents, camp cars or similar facilities, and including any roadway structure, vehicle or enclosure used or intended for use as a part of the facilities of such Mobile Home Park.

(10)~~(9)~~ **MOBILE HOME SALES** - An open area, other than a street, used for the display or sale of new or used mobile homes and where no repair work is done except minor incidental repair of mobile homes to be displayed and sold on the premises.

(11)~~(10)~~**MODEL HOME** - A dwelling temporarily used as a sales office for a residential development under construction; said home being used for on-site sales and not for general real estate business.

(12)~~(11)~~**MODULAR HOME** - A factory-built home, other than a manufactured home, which meets all of the following requirements:

A. Is designed only for erection or installation on a site-built permanent foundation;
B. Is not designed to be moved once so erected or installed;
C. Is designed and manufactured to comply with a nationally recognized model building code or an equivalent local code, or with a state or local modular building code recognized as generally equivalent to building codes for site-built housing; or
D. To the manufacturer's knowledge, is not intended to be used other than on a site-built permanent foundation.

(13)~~(12)~~ **MOTEL** - An establishment providing sleeping accommodations for transients with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

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

_____
MAYOR

ADOPTED:
ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)

CITY OF OXFORD
STAFF SUMMARY REPORT

Report to City Manager		Finance Originating Department
Council Meeting Of :	12/2/2014	
Account Code No. :	see below	Joe Newlin Prepared By
Budgeted Amount :		11/20/2014 Date Prepared

Agenda Title:	**2014 Supplemental Budget #8**
Recommendation:	**Approve**

Issue 1
Hotel and Convention Tax revenue is averaging 4.04% more in 2014 and 2015 (through the end of November) need to increase budgeted revenue in both the General Fund and Hotel & Convention Tax Fund $34,000 to a revised estimate of $228,650 City will only pay the OVB actual amount received up to the additional $31,960.

Action Needed:

Revenue Side

General 110	34,000.00	Estimated increase in revenue
Hotel & Convention Tax 120	34,000.00	Estimated increase in revenue
General 110	11,590.00	Transfer from Hotel & Convention Tax Fund

Expense Side

Hotel & Convention Tax 120	31,960.00	Amount owed to Oxford Visitors per 2014 Budget 94%
Hotel & Convention Tax 120	11,590.00	Transfer to General Fund
Hotel & Convention Tax 120	(2,001.08)	Balancing Figure
Net Effect on Fund Balance/(s) Increase/(Decrease)	38,041.08	

Issue 2
Increase in budgeted Income Tax Revenue and corresponding budgeted retainer and refunds.

Revenue Side

General 110	576,440.00	Estimated increase Income Tax revenue
Fire & EMS 418	94,290.00	Estimated increase Income Tax revenue

Expense Side

General 110	15,000.00	Estimated increase in retainer and refunds (unencumbered balance)
Fire & EMS 418	2,500.00	Estimated increase in retainer and refunds (unencumbered balance)
Net Effect on Fund Balance/(s) Increase/(Decrease)	653,230.00	

Issue 3
Adjustments necessary due to increase in budgeted medical expenses
(will only happen if expenses meets this expected level)

Action Needed:

Revenue Side

- N/A

Expense Side

Employee Benefits 230	50,000.00	Anticipated increase expenditures (unencumbered balance)
Net Effect on Fund Balance/(s) Increase/(Decrease)	(50,000.00)	

Issue 4
Adjustments necessary due to increase in budgeted Rumpke expenses - $9,000 and salaries - $1,600 (will only happen if expenses meets this expected level)

Action Needed:

Revenue Side

- N/A

Expense Side

Refuse 341	**10,600.00**	**Anticipated increase expenditures (unencumbered balance)**
Net Effect on Fund Balance/(s) Increase/(Decrease)	(10,600.00)	

Issue 5
Monies received the Ohio Historic Preservation Office for work at the Oxford Community Arts Center as part of their grant project/historic renovation project. Our agreement with OCAC was to turn all of those funds over to OCAC since the city did not have any capital costs on this project, just the grant administration staff time.

Action Needed:

Revenue Side

General 110	16,800.00	Grant funds from the Ohio Historic Preservation Office

Expense Side

General 110	16,800.00	Pass-through expenditure to OCAC (unencumbered balance)
Net Effect on Fund Balance/(s) Increase/(Decrease)	-	

Breakdown by Fund

Hotel & Convention Tax 120	(7,548.92)
Fire/EMS 418	91,790.00
General 110	607,030.00
Employee Benefits 230	(50,000.00)
Refuse 341	(10,600.00)
Net Effect on Fund Balance/(s)	630,671.08

Approved By:		Initials	Date
	Department Head:		12/10
	City Manager:		12/12/14

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3249. SUPPLEMENTAL BUDGET ORDINANCE NUMBER 8 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2014.

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

SECTION 1: Additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds, and changes to estimated revenues;

SECTION 2: The following increase/(decrease)in revenues be made:

General Fund 110	34,000.00
Hotel & Convention Tax Fund 120	34,000.00
General Fund 110	576,440.00
Fire & EMS Fund 418	94,290.00
General Fund 110	16,800.00

SECTION 3: The following increase/(decrease)in appropriations from unencumbered balances be made:

Hotel & Convention Tax Fund 120	31,960.00
Hotel & Convention Tax Fund 120	11,590.00
Hotel & Convention Tax Fund 120	(2,001.08)
General Fund 110	15,000.00
Fire & EMS Fund 418	2,500.00
Employee Benefits Fund 230	50,000.00
Refuse Fund 341	**10,600.00**
General Fund 110	16,800.00

SECTION 4: The following transfer(s) be executed:

Transfer from:	
Hotel & Convention Tax Fund 120	11,590.00
Transfer to:	
General Fund 110	11,590.00

SECTION 5: The following increase/(decrease)in revenues be made:

General Fund 110	11,590.00

SECTION 6: In all other respects, Ordinance No. 3249 shall remain in full force and effect.

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

_____
MAYOR

ADOPTED: _____

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW (STAFF)