



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, December 13, 2022

[Link for website video here](#)
Full Transcript available online

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Steve Dana

Michael Smith

Carla Blackmar

David Prytherch

Jason Bracken

Time: 2:05

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, December 13, 2022 at 7:00 p.m.

Members in attendance were Shana Rosenberg, Steve Dana, David Prytherch, Michael Smith, and Carla Blackmar.

Members excused: Jason Bracken

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Zachary Moore, City Planner/GIS Coordinator, Ms. Eunike Miller, Administrative Assistant.

Approval of the Agenda

Time: 2:12

Motion – To Approve the Agenda as Amended (adding “New Business” to item VI on the agenda)

(Voice Vote) 1st Mr. Dana

2nd Ms. Blackmar

AYE: (6)

NAY: (0)

ABS: (0)

Approval of Minutes of November 8, 2022

Time: 2:57

Motion – To Approve

(Voice Vote) 1st Ms. Blackmar

2nd Ms. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 3:17

Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda will be heard under Public Comments Related to Items not on the Agenda - and (2) Comments for all public hearing items will be heard during Planning Commission consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three minutes or less.

There were no comments from the public.

Reports from Commissions, Boards, Committees & Staff

Time: 3:35

Oxford Tomorrow Comprehensive Plan – Recommendation to City Council

Time: 10:31

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Comments from the Public

Christopher Skoglund, 211 Ryan Dr

Ann Fuehrer, 1345 Dana Dr

Motion – To Recommend Approval

(Roll Call Vote) 1st Mr. Prytherch 2nd Mr. Dana

AYE: Mr. Dana, Mr. Smith, Ms. Rosenberg, Mr. Prytherch, Ms. Blackmar, Mr. Watt (6)

NAY: None (0)

ABS: None (0)

Motion to Adjourn Meeting at 8:59 p.m.

Time: 1:56:59

(Voice Vote) 1st Ms. Rosenberg 2nd Mr. Dana

AYE: (6)

NAY: (0)

ABS: (0)

0:02:01.5 Corey Watt: All right. I will call the December 13, 2022 Planning Commission meeting to order. Prior to the approval of the agenda, just this is more of a formality because we will be voting. I would entertain or appreciate if we could add under Roman numeral six new business, because technically if we're going to vote, it should be a business item. Other than that, are there any additions, changes or corrections to the agenda? Hearing none. I'll accept a motion to accept the agenda as amended.

0:02:42.0 Steve Dana: I vote to accept the agenda.

0:02:45.0 Corey Watt: Mr. Dana with the motion.

0:02:47.6 Carla Blackmar: Second.

0:02:49.1 Corey Watt: Ms. Blackmar with the second. All those in favor.

0:02:50.7 Michael Smith: Aye.

0:02:50.8 Commission: Aye.

0:02:51.1 Corey Watt: Any opposition? Great. All right, I will entertain motion to approve the minutes of November 8, 2022.

0:03:00.0 Carla Blackmar: I moved to approve the minutes.

0:03:02.0 Shana Rosenberg: Second.

0:03:03.4 Steve Dana: I second.

0:03:05.3 Corey Watt: All right, Ms. Blackmar with the motion. Ms. Rosenberg with the second. We'll give you the third Mr. Dana. All those in favor.

0:03:11.7 Commission: Aye.

0:03:12.7 Corey Watt: Any opposition? Seeing none. We will open the floor for public comments, not... Public comments that are not related to any agenda items. So if you have something you would like to speak about that is not on tonight's agenda, feel free to come up to the podium and identify yourself. All right. Seeing no motion from our friends in the crowd, we will move on to reports from commissions, boards, committees and staff. Mr. Dana, can we start with you on any reports you have?

0:03:40.1 Steve Dana: Yes, the CIC had a very vigorous meeting. I would say that they concentrated in large measure on Western Knolls on the 20-40 some acres there. I thought it was a productive discussion. I felt that all the voices were heard. But that was the tenor of that meeting, in my memory. Thank you.

0:04:02.1 Corey Watt: All right, Mr. Smith.

0:04:06.4 Michael Smith: I don't believe I'm assigned to any other boards or commission so

nothing to report.

0:04:11.1 Corey Watt: Easiest report ever. Vice Chair Rosenberg.

0:04:14.2 Shana Rosenberg: So we met... Housing met last month, and we did a lot of going over past business, and which then led us to a discussion about what was important. And we wanted to see a nonprofit perhaps do in our community, which is something that I'm on a subcommittee with some other folks with Jessica Greene. So that is proceeding. I did a couple of meetings related to that. And so, that is what I have to report.

0:04:58.6 Corey Watt: All right. Thank you. Dr. Prytherch.

0:05:02.2 David Prytherch: Okay. So I'll report first on boards of commissions. Our Parking Transportation Advisory Board did not meet but we're thinking about what we want to do next year. Just an update on the Climate Action Steering Committee has been working kind of in parallel with the comprehensive plan on a climate action plan. When we signed on to the Global Covenant of Mayors, one of the obligations is you have to develop a climate action mitigation plan. How are you gonna drive down your emissions and a separate element, which is a resilience and vulnerability assessment and resilience. So, separate plan, but thankfully, our Oxford Tomorrow Comprehensive Plan incorporates a lot of those key elements, which is really a good best practice because we can't get to neutrality without going through our comprehensive plan. But there still will be a separate climate action plan. That will be, I think, like, I guess we'll talk more about the Oxford Tomorrow plan, but that might be a big umbrella, and there might be other plans that kind of fall along, either on more specific themes or more specific geographic areas. So I think that one of the first ones to come down the pipe might be our Climate Action Plan early... In the first half of 2023, we've been kind of dialing in some strategies and tactics.

0:06:10.5 David Prytherch: So just to kind of update on that. And then from council, you may know that we've done one of the first moratoriums that I recall in my time in the City of Oxford for vape and tobacco shops. Moratorium are really great tools. We've had to use them, but it was time to use it in those circumstance. So I guess, well, the planning commission might be the board where some of the... It's possible some of the tobacco regulation will come through Planning Commission, for example. It's a conditional use. So thank you for staff for acting as quickly as, not quickly enough, but that was just the straw broke the camel's back at a certain point. It was time. So.

0:06:47.2 Corey Watt: Thank you, sir. Ms. Blackmar.

0:06:48.5 Carla Blackmar: That was great. And I am on the Parking and Transportation Board, and that we didn't meet. I guess right now our meters are free uptown. So I know people are excited about that.

0:07:00.2 Steve Dana: What was the last thing you said?

0:07:01.4 Carla Blackmar: I understand that our meters are free during the holiday season.

0:07:04.4 Steve Dana: Okay. Okay.

0:07:07.3 Corey Watt: Thank you. So, HAPC meets tomorrow we are... Gosh, we're on our third

or fourth revisit of 10 North Beach over here for one story addition to the existing new Princess Theater. So based on what I saw I think there's been a lot of movement forward and Sam Perry deserves a lot of credit for moving that from some disjointed conversations to I think we have three choices if I remember correctly. So, much appreciated there. So, full disclosure. This book, all the planning commission staff, we got a copy. HAPC is pretty adamant and passionate about not only the history of our town but the historic architecture of our town. And we were talking in a meeting months ago, and Chris and I kind of had this light bulb, and then at Rotary, Valerie had presented about the book. So, full disclosure I went to the Lane Library and bought them months ago and they may have been sitting in a box in my study. And if Sam hadn't reminded me about it, we'd probably still be in a box in my study. So, we just thought it was really important to bridge the gap. It's a good book, especially as we're tonight talking about the plan for city moving forward it's apropos that we have something looking back. So we just thought... Chris and I thought that was just something that was really nice for planning to have and spoiler. Alex you'll get one tomorrow.

0:09:02.2 Carla Blackmar: Who paid for them?

0:09:03.3 Corey Watt: I did... Chris and I.

0:09:05.1 Carla Blackmar: Wow.

0:09:06.2 Shana Rosenberg: Thank you.

0:09:08.2 David Prytherch: Thank you. That is really really really kind.

0:09:08.8 Corey Watt: Yeah.

0:09:10.8 Shana Rosenberg: And generous.

0:09:10.9 David Prytherch: And generous.

0:09:12.2 Corey Watt: So...

0:09:13.9 David Prytherch: Best chair ever.

0:09:18.6 Steve Dana: I vote... In favor of that.

0:09:20.0 Corey Watt: Mr. Perry.

0:09:24.7 Sam Perry: Yeah, thank you for that, those books. That was very nice. I wanted to report to the commission. I was able to attend the Oxford Township Trustees meeting last night and provide an update on comprehensive plan. And it was I think well received, just had a few minutes to share with them on how things have gone and hopefully plant a seed for potentially future discussions. So that was good. And in that same vein, I'll say also, staff wanted to report that we've had a handful of inquiries about potential development on the periphery of the city. So it'd be very important for this commission to be thinking about one of the goals that you'll maybe hear about later tonight about an annexation policy, and potentially even a joint land use plan with surrounding jurisdictions. So it's coming at a good time, potentially that we would have interest in annexation, right after potentially recommending and adopting a comprehensive plan. So, good timing.

0:10:16.2 Corey Watt: Perfect.

0:10:16.5 Sam Perry: Thank you.

0:10:16.6 Corey Watt: Mr. Moore.

0:10:18.5 Zachary Moore: Nothing further to add, but I am looking forward to introducing the comprehensive plan item on the agenda here in a few seconds.

0:10:24.5 Corey Watt: I was trying to think of how to make that seamless, but I can't. All right. So moving on to our one and only new business item. This is different than our normal procedures, but I think it would be for consistency, fair for us to go through and adjourn to public session, allow Mr. Moore to present, allow, anyone from the public to speak, and then we'll go about. So I'll entertain a motion to adjourn to public session.

0:10:52.5 Steve Dana: I so move.

0:10:53.6 Corey Watt: Mr. Dana with the motion.

0:10:53.7 Shana Rosenberg: Second.

0:10:56.6 Corey Watt: Vice Chair Rosenberg, with the second. All those in favor?

0:10:58.4 Commission: Aye.

0:11:00.9 Corey Watt: Any opposition? All right. We are in public session. Mr. Moore, you have the floor.

0:11:08.3 Zachary Moore: All right, wonderful. Thank you, Mr. Chair. Good evening commission members. So tonight marks an exciting milestone for the legacy of planning here in Oxford for our one and only major item on the agenda tonight, it's to formally consider adoption of the brand new Oxford Tomorrow Comprehensive Plan. And needless to say, it's been a long time coming, leading up to this point here tonight, as city staff began preparations to update this comprehensive plan as early as November of 2020. So it's now two years later, and we're very proud to present the document that's before you for consideration tonight. Believe it or not, Oxford Tomorrow has been the name of our past two comprehensive plans, the first being adopted in 1998. And then, of course, our most recent plan, which is our current one on the books, was adopted in November of 2008. So we are long overdue for an update, and it's been an exciting process to witness to see this new draft plan and vision come to fruition.

0:12:10.1 Zachary Moore: Undertaking an update to the comprehensive plan is certainly no small task. It involves countless hours of work and preparation, as well as hundreds of hours of involvement from community members. I want to thank everyone who contributed in some way, shape, or form over the past year and a half to help shape our new plan for the future. And I especially want to extend thanks to the hardworking and dedicated individuals serving on our 30 member steering committee who had convened on nine separate occasions since May of last year. Lastly, I want to thank our hired consultants from planning and design firm, MKSK from

Columbus, Ohio, they have been remarkable to work with, and the plan that is presented before you tonight would not have been possible without their professional expertise, dedication, and creativity. So with us tonight, our principal, Chris Hermann and associate Sarah Lilly, who have been with us every step of the way. I'm going to turn it over to Sarah momentarily for her to provide a general overview of the planning process that we've undertaken, summary of some of the key plan recommendations by chapter or by element of the plan. And then I imagine following that there will be an opportunity for some Q&A.

0:13:25.2 Zachary Moore: And then once all that's through, I imagine that'll be the appropriate time for, any comments from the public. So with that, I will now turn things over to Sarah for a summary overview of the new Oxford Tomorrow.

0:13:46.2 Sarah Lilly: Good evening commission members. So yeah, I'm very grateful. This is kind of a full circle moment, I feel like for me a little bit to get to present this plan tonight, having studied urban planning and geography at Miami University, and Chris Hermann here is also an alumni too, so this is really special. I will note that throughout the slides, I included page numbers. So where possible, I try to reference back to where you can find the full content that we're talking about in the plan document, tonight. So really quickly like Zach mentioned, this plan wouldn't have been possible without the more than 800 voices that we heard throughout the course of the project. We utilize a number of different methods to try to have broad community engagement from public, three public meetings, online and paper surveys, our 30 member steering committee who are very dedicated, online activities. And all of that really directly influenced, all the plan recommendations.

0:15:01.8 Sarah Lilly: So oh, sorry, going too fast. So like I mentioned, we did have three public meetings, all over the course of this year, so starting back in February. And these meetings really did kind of build on one another. So the first meeting was really intended as a listening session to present what we found to be the existing conditions in Oxford, and also to hear from the public about their ideas and their vision for the future. The second workshop back in April we presented our initial draft plan framework goals, objectives, and then most recently in mid-November, we had the plan open house where we presented the full, all the actions. There were 162 of them and asked folks to review them and to prioritize them. So there are a lot of actions, but we do try to highlight what the key ones are for the community at least moving forward.

0:16:06.3 Sarah Lilly: So like I mentioned we had really great turnout throughout the course of the project, which is not always the case in a lot of communities we work in. I mean, we had steady turnout throughout all the public meetings, which is really great to see, lots of great feedback online through the surveys. And even throughout the course of this Covid pandemic people still showed up. The community clearly is engaged and interested in the future of Oxford. So city staff also did a wonderful job getting the word out about all the different ways that people could participate and to make sure that we were as inclusive as possible. And the steering committee too... I know we've got a few steering committee members here tonight, really help to act as liaisons to this process and spread the word to their networks as well. So really trying to get as robust input as possible. And we through this, we believe that the plan is really reflective in of the community's input. And sometimes we even took verbatim comments from that second public workshop and transformed them into plan recommendations. So we really hope that the whole community sees their input in this plan too. So it's really been awesome to work with all the community members in this process.

0:17:35.5 Sarah Lilly: So, as I mentioned there are 162 actions, which are at the bottom of the

pyramid. And that's really the bulk of the plan, the recommendations, the actions are not all just actions necessarily. There might be projects, they might be policies, they might be programs but all of... The plan framework really starts with one aspirational vision, which again, was crafted in with help from the community. Eight goals that follow those eight topic areas for the plan objectives, which really help to refine the goal statement and then all the actions that help to provide more direction on how we can actually achieve those objectives and goals.

0:18:23.7 Sarah Lilly: So actions can be quite broad, but then they can also vary a lot in terms of how they might be implemented, how much they might cost, how long they might take to implement, how complex they are, if they're a project involving multiple partners and funding sources, it might take years, it might be quite complex, but they're still worth stating in a comprehensive plan. Also actions are gonna vary in terms of, this is something we've talked a lot about in this process of how much the city can control versus how much they can influence. And so we tried to highlight that dichotomy almost a little bit in the plan. And we really tried to have a good variety of actions within all those different variables.

0:19:11.0 Sarah Lilly: So it's a plan that is visionary, but it's also achievable. There are gonna be things in there that you could accomplish pretty soon, and there might be things that are gonna be a little bit more of a long-term goal or a long-term recommendation. So like I mentioned, the vision statement, which is found on page 35, is really this aspirational statement talking about how... The Oxford that we wanna be Oxford Tomorrow. And this statement kind of focuses on the qualities of the community, and these are more broad qualities. But including values like equity and inclusion, environmental sustainability, fiscal responsibility, community wellbeing, things like that, that we heard a lot throughout this process. The goals are also a little bit aspirational, but they describe more of a desired outcome or a desired future. So Oxford Tomorrow will embody smart growth and have quality places. Oxford Tomorrow will have housing opportunities for everyone, which was a big thing. We heard Oxford Tomorrow will be a sustainable Oxford. So that's how we view these goal statements. And then the objectives and actions really help to refine those a bit more.

0:20:41.1 Sarah Lilly: So you all as planning commission will be using the plan probably pretty often, we hope more than a lot of folks too. So we wanna focus on how... You've already seen the plan. So some of this might not be too new to you of how the plan is structured, but it's worth stating that the plan is broken into four chapters. And the bulk of the plan is really in that chapter three and chapter four with the recommendations and then the implementation, which is how you get things done, how to be good stewards of the plan, how to use and monitor and regularly update the plan. So those are where you'll probably likely flip directly to the implementation chapter or the recommendations chapter, find what you're looking for, the introduction and the really provides essential background information. Community engagement really summarizes what we did and what we heard and who we talked to throughout this process.

0:21:46.0 Sarah Lilly: So the recommendations chapters... Or the recommendations chapter, excuse me, is split into eight sections that are broken down by those eight topics that I mentioned. And they really follow consistent format. So it's hopefully pretty easy to read and understand each of those sections. So it starts off, the beginning of each section is really gonna start off with that goal statement, a broad introduction about why that topic is important for Oxford. Then moving into data analysis findings, trends that are relevant to that topic in the existing conditions section. And then the really important stuff is over in the recommendations for each section within the recommendations chapter. And we've tried to make it visually interesting and hopefully a little bit

exciting to read too, through images and case studies and diagrams where possible. So it's not all texts, but there is a lot of descriptive texts in there to really try to explain a bit more what the recommendations entail.

0:23:00.9 Sarah Lilly: And then in the implementation matrix you'll probably see that it also follows that similar structure or pattern. So all of the actions are... Have their own row in the implementation matrix, and then we try to provide some helpful information on how you guys can all implement and make these actions a reality, with that city row, column describing, again, that control versus influence dichotomy, whether it's something that city can do and check it off or whether they... You all will have to bring lots of other partners to the table to accomplish it. The timeframe being specific or ongoing, whether it's discreet or whether it doesn't really have a defined end date. And then the potential partners just gives you a starting point of who potentially could be involved in that process of implementation. And then we did add a community priority indicator, which I'll talk about what we found from the community priorities from the open house process.

0:24:08.9 Sarah Lilly: The implementation chapter, like I mentioned has a section in there about plan stewardship 'cause the adoption process which we're starting tonight with this meeting is really the beginning of using the plan. Obviously, there's been a lot of work to get to this point but this plan will hopefully last you at least 10 years. And hopefully will influence all these other processes that are going on the climate action plan and other supplementary plans that are recommended in Oxford Tomorrow like a parks and rec master plan parks and recreation master plan or transportation plans or specific geographic area plans or focus area plans. We hopefully highlight in this section as well, how the comprehensive plan can be used, along with all the other regulatory tools that the city has like zoning codes and other codes, as well as other ongoing or governance processes like budgeting, things like that. This is just a graphic to illustrate that point but we do hope that the plan will be used regularly throughout all these processes.

0:25:24.4 Sarah Lilly: And this graphic also helps to illustrate how the plan can be continuously monitored throughout the course of a year so continually monitored and updated and reported on. So you might... Every year at the end of the year you might get a report from staff on progress that's been accomplished since the plan's been was adopted, or you might get a mid-year report or you might have discussions about priorities. Council might have discussions about priorities every year, things like that so we, we try to illustrate that point really strongly in the implementation chapter in the plan stewardship section.

0:26:09.4 Sarah Lilly: So, obviously, you'll probably reference the future land use map quite frequently from the 2008 plan. It has been updated with this planning effort, and we took this character based approach to the future land use map. So there are 12 character types that are shown here on the screen. And a lot of these are existing, and a lot of them are pretty intuitive things like campus or preserves and green space are acknowledging what's already working well and what's already existing in Oxford. And then there's really four that we've focused in on throughout this... Once we've had the character types drafted, where there might be a little bit of change or recommended change or improvement for the future so those are the ones that are highlighted here. The urban neighborhood, the mixed use center, the employment corridor and the employment center. So the urban neighborhood, we've gone back and forth on the name for this one because I think some people have reactions to different words but we landed on the term urban neighborhood because it's describing a lot of traditional urban qualities that a lot of our neighbor... Our historic neighborhoods already embody.

0:27:34.9 Sarah Lilly: But this in this case would be likely happening in a new development right on a greenfield site or redevelopment site. So we want to focus on a lot of those qualities that create walkable distinct unique special places with the urban neighborhood. And that's really what this is trying to accomplish. And it's also trying to accomplish a lot of the issues we heard around housing in Oxford of this desire for people to live in a place that's like the mile square we heard that a lot that people want to be able to live with their family in the mile square but that we know that that is a difficult reality given the market conditions. So something like an urban neighborhood is trying to accomplish that goal, and you'll see there's quite a few parcels on the future land use map that are coded urban neighborhood, because again, this would also help to accomplish some of the other housing needs that we learned about through the housing needs assessment, which was a really great resource to have as we were doing this work. And it's also focused on creating quality public realm to of connected streets connected sidewalks and trails, having green... Public green space, things like that.

0:28:56.8 Sarah Lilly: So different housing types could be included in the urban neighborhood, even some small scale retail or mix... Small scale mixed use development, but it's really a neighborhood at the end of the day, the mixed use center already... You already have good examples of this in Oxford like with Stewart Square. So this is trying to think about where there might be more opportunities for that type of place, in the future, potentially with some redevelopment sites along the South Locust corridor. This is really just creating a mix of different commercial, retail, hospitality uses, along with maybe some multifamily, some civic spaces or parks and open spaces and again creating that really high quality sense of place through the mixed use center. The employment corridor. Again, we focus this along major employment corridors that already exist in Oxford like College Corner Pike, a little bit at 732. So this is maybe spaces that were developed around the automobile but that maybe we can reimagine to make them a little bit more friendly for people. So, making sure that these spaces are connected with sidewalks, maybe thinking about creating some gathering spaces or making sure parking lots are connected.

0:30:37.1 Sarah Lilly: So this isn't like a complete transformation from what's existing but it's just thinking about where there might be room for improvement. And certainly if there were sites along an employment corridor that were to redevelop we want to make sure that those are exhibiting again, really good planning and design principles. We know that economic development is a really key issue for the city, making sure that you have a diversified tax base, and to do that you need to have spaces for new businesses to go and so we see that employment center category being that space for maybe office businesses, medical. Maybe you could also do some mixed use commercial, retail there as well but this is where if an employer, a larger employer's trying to move to Oxford, they might look for set an employment center site. And again, exhibiting a lot of the qualities that carry throughout a lot of these categories, the mixed use center, the urban neighborhood but focused mostly on employment based uses again to diversify the local tax base. So, all of these come together on the future land use map shown here and we have some larger versions printed out if you want to take a closer look.

0:32:03.4 Sarah Lilly: And again, like I mentioned, actually if I click to the next slide. This is really where those four categories that I've talked a lot about where you'll find them so that tan color being the urban neighborhood. Again, there's quite a few parcels coded as urban neighborhood. There's the mixed use center they're focused along South Locust corridor. The employment corridor focused along 27, a little bit at 732 as well. And the employment center being areas that are already

have developed or started to develop as an employment center, or are already zoned for commercial use. So, that's the future land use map and then we also did identify... They're a little hard to see on the screen here but there's five focus areas which are there in the hatched areas on the screen. And these are areas that might require a little bit more planning and thinking. They might be changing in the next five, 10 years so it's important to watch these sites. Think about how they might be re-envisioned in the future reimagined in the future. And being that there's the hatch over them, the future, or the land use designation in these areas might be a little bit more flexible and we do describe that a bit more in the full document as well. A little bit more about these focus area sites. But maybe there's a focus area plan that happens for some of these, things like that.

0:33:50.9 Sarah Lilly: So then like I mentioned at the third and final public open house public meeting, we had asked the community to review all the 162 plan recommendations and tell us which ones, which five I should say from each topic where their priority. And it was really interesting to see which ones rose to the top. So we did this both in person and we also had an online version of this as well for folks who couldn't attend the in person meeting. And so, if you take all of the priorities that arose you get 40 recommendations. So I'll go over some of those as well. Here so the five for land use and development. A lot of these were actually broad policies in a way, less of a discrete action that you can take but things like making sure new development has enough green space and open space. Favoring more of those qualities that I've been talking about the traditional urban neighborhood qualities over more auto oriented or suburban qualities was one. Thinking about how we can preserve and reuse historic buildings, how we can maybe take advantage of potential transportation opportunities to focus development around certain nodes.

0:35:27.6 Sarah Lilly: So these were really interesting to see that they were mostly more policies than actions. But I think it's good to know that the community also values these planning principles in a way too. For mobility we did hear a lot throughout the course of the project about mobility, and all the exciting things that are in the news about mobility. So we heard a lot about Amtrak, we heard a lot about the Oats Loop, the multimodal transit facility. So these are our very top of mind for people so I think we see that here with some of these priorities with the idea to establish passenger rail service for Oxford with Amtrak. Knowing that, again that's not within your direct control that's within your influence maybe thinking about... We heard a lot about the truck route that goes right through uptown maybe trying to explore opportunities for finding an alternate truck route to reduce traffic uptown, expanding the Oats Loop, and things like working to improve pedestrian and cyclist mobility as well and making sure that that's a huge priority for the city moving forward. So those are really interesting to see that those were the priority actions for mobility.

0:36:52.5 Sarah Lilly: Again, housing was probably one of the number one issues we heard about in this plan and that's the case for a lot of communities we're working in right now it's a top of mind for a lot of people. We had the amazing housing needs assessment and all the data and findings from that to work off of for this plan which was really awesome because that had tangible recommendations. It really helped to inform the development of this section, especially when thinking about. But then we also I should say we also did combined the those recommendations with what we heard from the community from the start which was, we want more housing options, we want more housing options for different income levels. We heard a lot about affordability or housing attainability. We want to be able to live in Oxford if we can't right now so we heard a lot about these issues and I think the data with what we heard really came together to create a robust set of recommendations in the housing section to hopefully start to accomplish some of those ideas. So things like taking a closer look at zoning regulations for allowing more diversity of housing and

more density of housing in certain areas, different living arrangements, allowing for ADUs, accessory dwelling units in certain areas, supporting... We heard we want to make sure that Oxford is supporting housing for all people, unhoused, people with mental health issues or substance use issues.

0:38:35.5 Sarah Lilly: So really supporting transitional housing or supportive... Permanent supportive housing for those folks, thinking about that nonprofit, which could help with attainable housing or affordable housing. So I think it's good... Again it's good to confirm that these are really the priorities of the community as well. And again, hopefully will provide some direction as a place to get started because there are a lot of actions in some of these sections. So, like I mentioned economic development's really important, so that the City of Oxford has a tax base that. So you can continue to provide high quality services for the community and to do that we need to focus on business retention and attraction. So I think that shows up here in some of these priorities, but a big one to start off with might be the economic development strategic plan which would help to identify concrete tools or incentives that the city could use to really focus on how to attract more business or diversity of business to Oxford. And also focusing on things like down here that will drive local tourism and generate spending from people who are outside of Oxford as well in Oxford. With sustainability that's a new section for this plan or new topic for this plan, although it was definitely included in past plans but now it's called out in its own section, and like Commissioner Prytherch mentioned...

0:40:26.4 Sarah Lilly: I almost called you Dr. Prytherch.

0:40:28.6 Sarah Lilly: A lot of these recommendations in the sustainability section really do speak to a lot of the climate action planning work too that's being done as well. So the ones that stand out here, focus on incentives or programs that would allow for folks to use alternative energy on their properties, which there's certainly going to be a lot of those especially with a lot of the federal legislation that's been passed recently. Thinking about how we can revisit building codes or zoning codes to make sure that the whole community is resilient for the future. And thinking about how we can just continue to be a really green place from the tree canopy to our streets, green in terms of landscaping but also green in terms of sustainability as well. Then, culture and recreation focuses also on parks as well. We heard loud and clear from the get go that, excuse me, Oxford's parks and recreation assets, including Miami natural areas are really a key reason for the high quality of life here and so we want to focus on preserving those and improving those where possible. So one of the things we heard about a lot from the community was the development of a community center that could be used year round.

0:42:01.2 Sarah Lilly: But that maybe would also have more services than just recreation that could be a place for social services or other types of facilities. We heard about really wanting to improve access to our parks and recreation facilities through trails but also just working with partners to make sure everyone's aware of what's available to them that everyone can go enjoy Miami's natural areas as well as Oxford Community Park and vice versa. So and we also talked a bit about in this section in the culture and recreation section about public art as a way to enhance Oxford's unique identity. Community well being is also a new term for this plan though not a new idea. Again, a lot of these were covered in the last plan but we've just maybe reframed them a little bit in this plan. So this section is focused on community services, but also things like diversity, equity, inclusion, public safety, public health services, things like that. So we heard from the community, and from some of the stakeholders we interviewed about some areas where maybe

service provision is lacking or we need to expand it, including mental health services, substance use services for folks who are suffering from substance use disorder.

0:43:33.5 Sarah Lilly: The need for more childcare services and elder care services so that's really also rose to the top during this prioritization activity that we can see here that those ideas are really top of mind again for the community. So that's really interesting to see. And then finally utilities is where we talk about all the physical infrastructure that's needed to ensure the city runs smoothly and properly. Some of these again won't be or are things that maybe have already been discussed or in the works for a while including the water softening project, as well as broadband expanding broadband access... Again there's been a lot of federal legislation in that regard for the past few years, but also focusing on when it comes to utilities how we can make sure we're protecting our surface and groundwater supply for a lot of different reasons and that also ties back to sustainability. So at the bottom there, there's things using low impact development techniques and stream corridor protections to make sure that we're protecting our water quality for the future. So I'll happily answer any questions. I know that's a lot of information and a lot of this might not be... Might be quite repetitive at this point for some of you but happy to take any questions.

0:45:14.4 Corey Watt: Just for revisiting. This is a good time for questions about the plan or the presentation. And then we can entertain public comments and adjourn and then discuss it. Dr. Prytherch?

0:45:32.7 David Prytherch: I guess I just want to hear I mean, I'm someone who's been involved in this process a lot from the beginning I'm curious to hear from the public so I'll hold off for... Now other than just thanks to a process that's been really great. I teach planning but I talked about the plan is about plan... The value of the plan is the plan, but even more so it's the consensus building along the way. And my impression is, is that like... I felt like I knew my community and this plan really confirmed like I think we do all share values and it came out through the process so I'm excited to talk about what could do next.

0:46:15.7 Corey Watt: So I have a question but I guess it's probably more clarification and Mr. Moore and I were talking about this so with the urban designation of course that could be interpreted in different ways but with the outline of undeveloped parcels in the future land use map could you dive a little bit more into some of the highlights. Because one of the concerns I shared with Mr. Moore is from a transportation aspect, there was quite a lot of excitement let's say when the pool moved out to the outskirts of town. A lot of people thought Butler County RTA just send the bus out there, didn't realize there are costs and staffing and things that go with it. Could you explain a little bit more about maybe some of the urban or the more dense concepts on the outskirts. How those tied to... They look like they were synonymous development in the corner... I know you and I have talked about the area around Kroger and the apartment so that was an existing core. Could you could you explain a little bit more?

0:47:24.7 Sarah Lilly: So it's a great question, and I see your concerns from a transportation standpoint, I think we would certainly focus... With the urban neighborhood, we want to make sure it's connected into existing transportation network so we wouldn't want... We would strongly discouraged culs-de-sac and stubbed streets, things like that within the urban neighborhood. I know the term urban might sound like it would be super dense though we did not define densities within this future land use plan that's more of a zoning code issue. But I think this was a response to wanting to see qualities like what you have in the mile square which is this place that has tree lined

streets and sidewalks and a connected network and alleyway system with sometimes rear-loaded garages that help promote a safe walking environment on a sidewalk, things like that. We heard that people want to live in a place like that a lot in this plan, planning process I should say. But we know that it's going to be difficult for the mile square to not just be predominantly student rentals just given market limitations, market conditions.

0:48:58.4 Sarah Lilly: And so, this is an opportunity to create that housing type and that type of place but in the areas where you could have new development occur. Certainly, if there were to be housing in the mixed-use center, that would be great too. And that is something that obviously is a little bit more walkable to uptown and to campus than some of these areas that are maybe more of a... I would call it maybe like a family-focused neighborhood or it's more connected into places like the high school campus, middle school campus. It's a little more connected into the community park, some of these other community amenities that might be a little less geared towards Miami University students, if that makes sense. Another thing, it's not on this map, but the OATS Loop presents a great opportunity to create a multimodal network for bike commuting or walking. And it could connect into some of these neighborhoods as well to address some of those concerns about, maybe they're a little bit more on the outskirts of town. But I think that there's already been improvements along... Obviously, you have 27 South with the bike lane.

0:50:30.5 Sarah Lilly: So, we would certainly encourage multimodal facilities on any roadway and we do have a section... I didn't highlight it in this presentation, but we do have a section talking about roadway character in the mobility chapter as well. And that really does tie in a lot, I think, to this land use section. So, does that answer your question?

0:50:54.3 Corey Watt: Yes, it does.

0:50:54.9 Sarah Lilly: I was all over the place, but...

0:50:56.7 Corey Watt: No, it did. And I have one other question, and this is more... I read through and couldn't find it, so I'm just... I need to be pointed. The priority areas, I think you guys are spot on, those are the areas we tend to have all the discussions about. The one that threw me for a loop and I couldn't find the answer was the airport.

0:51:18.2 Sarah Lilly: Got it. Yeah, we didn't describe in detail each of the individual focus areas, so that's a really good question about the airport. So we had heard... Or I should say, there's been changes I guess with the airport property, with Miami I believe selling it to CVG. So, it's just this question mark as to what Miami's long-term plan is for that site. And then there are also state incentives that have been released recently, focusing on advanced air mobility research. And so potentially, you could explore opportunities in partnership with Miami or Miami could explore opportunities to think about how to use that site for economic development purposes too, and thinking about how we can make Oxford a place of aviation innovation or research or... And economy, our economic development was kind of the idea there.

0:52:24.1 Corey Watt: Yeah, 'cause it's university property and it's half of the township, half of the city. And I'm like, "I must have missed something there."

0:52:31.3 Sarah Lilly: It's sort of a question mark on the map, I would say.

0:52:34.5 David Prytherch: Yeah, just some planning is going on right now with Miami, but some of what Miami is planning could have spillover effects into surrounding areas, and it could very well be the most important economic development piece in our... Have a limited amount of flex, office industrial and they have potential vision for some really cool stuff out there. So anyway, it's good that we've identified it 'cause we needed to talk about it.

0:53:00.3 Corey Watt: Perfect. Mr. Dana?

0:53:02.4 Steve Dana: I have a question which might be very detailed. And as the question goes in the weeds, but I've raised this question with actually one member of our staff. And here's the question. The question is about NOAH. Okay. And my question is, what is an example of a NOAH, and how does working with a NOAH bring about desirable results? I mean, it's just sort of slipped in there. But it seems to me since housing is such an important feature of what we're doing, to understand naturally occurring what that really means, and how it can be described, is what I'm looking at. And I'd appreciate you speaking to that.

0:53:47.9 Sarah Lilly: Yeah, so NOAH, Naturally-Occurring Affordable Housing, NOAH as the acronym is kind of a newer concept I would say in the housing sphere. And it's described as housing where it's not publicly-subsidized affordable housing, it's housing that's maybe oftentimes older housing developments, or oftentimes maybe less desirable housing development... Seen as less desirable housing developments. So, the rents are usually lower than the market rate housing rents. And so, obviously with what we heard a lot about in this process, affordable housing being a key concern for Oxford, it's important to know what developments do fall into that NOAH category, which... That's a recommendation of the plan, is to identify which properties in Oxford are categorized as NOAH. But just off the cuff, I would say, first places you would look would probably be the manufactured home park on College Corner Pike.

0:55:08.8 Sarah Lilly: I know we've heard about a couple other apartment complexes that might just be less well-maintained than others by the property owner. So those might be first places you would look to say, "Is this NOAH housing and should we make sure we're working with the property owner to first of all, make sure that it is well-maintained and safe housing for its residents, but also that we wanna make sure that that type of housing is preserved in Oxford," because it's much... I should say the reasoning for that is 'cause it's much cheaper to preserve what you have than to build new affordable housing.

0:55:48.0 Steve Dana: It sounds to me as if there is a role for the city to play here in addressing needs of communities which are characterized as encompassing NOAH. Does that make sense? Is that...

0:56:00.6 Sarah Lilly: Yeah, I would say yeah. I would say it's about working... Making sure that they're up to code, that they're safe, that they're well maintained and that they... Oftentimes, NOAH developments are more prone, because they are often older developments, or they might have maintenance issues. They might be prone to redevelopment. And a lot of times the...

0:56:27.6 Steve Dana: And what kind of issues were those?

0:56:30.5 Sarah Lilly: A lot of times, NOAH developments are a bit older which is why their rents are typically low.

0:56:34.7 Steve Dana: Right, I got that.

0:56:35.9 Sarah Lilly: They might not be maintained quite as well. They might have absentee property owners. So, you wanna focus on those developments, preserving them, making sure that they don't redevelop and all the residents then are left without housing.

0:56:56.9 Steve Dana: I'll just conclude by saying that in talking about what the city might do in order to hold these structures up to a higher level of excellence, and it's not excellence of well being for the tenants, so there's a role for the city to be proactive in this.

0:57:16.2 Sarah Lilly: Yes, that's kind of what the purpose of including it in the plan is.

0:57:20.2 Steve Dana: Okay, that fleshes it out, thank you.

0:57:23.3 Chris Hermann: Just really quickly, that was a great description. Part of the logic is that a lot of times... And we're having this discussion, you're having this discussion about how does the city help build new affordable housing. That's definitely a need. But the same time, thinking about public investment, it's also probably worth considering the public investment in helping maintaining the Naturally-Occurring Affordable Housing. What things can you do to help with energy efficiency, what can you do to help owners meet code and preserve what you have? We're thinking about spending money on new product, which makes sense to me more. We all should be thinking about, sometimes, that money can go even farther protecting what you already have and just helping reinforce it and getting it back to where it used to be, to be a quality home. So, it's not forgetting... The key is not to forget about the naturally-occurring housing you already have in a quest to think about how to get new housing.

0:58:19.9 Steve Dana: No, it's good that you brought our attention to it. I needed a little bit of fleshing out in order to see really what the import of it, and you've done that, so that's fine.

0:58:29.6 Sarah Lilly: Okay, thank you.

0:58:34.0 Carla Blackmar: I just... Yeah, I just had a quick question or... I'm generally curious about the discussion on annexation. So one thing that we... Because of the project scope we didn't talk about, is what would be the goal land uses in broad brushstrokes of the land that's outside of the study area, of the unincorporated area. And I guess I was kind of wondering if you had recommendations about how we might begin those discussions or where we might start with that. Would we start by looking at the adjacent use in our comprehensive plan?

0:59:08.3 Sarah Lilly: Yeah, that's a great question. I don't know that there's necessarily a right order to do these things but I would imagine that, especially given that Sam was able to meet with the township folks recently, that maybe a first step would be to think about planning with the township, doing that... That recommendation to do a joint land use plan might be where I would start. In the meantime, if there were to be an annexation request or rezoning, or I'm sorry, annexation request, maybe the future land use map doesn't necessarily have to be permanently static over the course of its 10-year life. It can be updated. And if there were to be an annexation request that were to happen, we'd probably wanna think about updating the future land use map. And when you're doing that, you might... That's when I would certainly look at, what are the adjacent land uses

for that specific site? And yeah, that's it. It's a really good question though.

1:00:20.0 Carla Blackmar: No, that's great. And I think our ambition or the way that that is handled in this document is... In terms of our suggestions, are good. So I think we'll just have to cross that bridge as we come to it.

1:00:30.8 Chris Hermann: Just to add, I think the OATS trail is such a fantastic amenity and a great thing that you all have come up with and continue to advance. Thinking about that as kind of a green belt and how development could kind of filter that point, or as new development happens or annexation happens, how... Some discussion with the township about where that OATS Trail or maybe that extension, but kind of continue to think about that as kind of a transition between the City of Oxford and the township, might be one way. And there're gonna be places that are more logical and can be one of the things you need to look at, have discussions as part of the future pieces, what can be served with water sewer. How easily, what investment does it require? And so I think that helps also kind of point directions in places that make more sense near term versus long term.

1:01:19.1 Steve Dana: Is it possible to mention a feature of this plan which is not yet spoken of, but which is in praise of the plan? That is, will you accept this as a statement not a question? Well, I wrote the following among other points that I made, which I'd like to advance just for everyone's consideration, which is, one of the features of this plan that makes it special is that it is truly a regional examination. And I know I've been around long enough to see that lip service is often paid to that. I shouldn't say that since that's not a good phrase. But the idea is, it's mentioned, it's called upon, it's suggested, but it's never even come close to mandated. Here in this document, it says, "Create a joint plan for land use and development with surrounding jurisdictions." And my reaction to that is, "Hurray." I mean, it's something that we've been wanting, I think, for some time, which we haven't seen, which is really essential. And it's something that's really needed, and I wanted to point that out and congratulate you for mentioning that.

1:02:30.8 Sarah Lilly: Thanks. Yeah, it's something that we heard a lot about. I know staff has been thinking about this idea for a long time, so yeah. And I should mention that for the future land use map, we did stick to that urban... I'm sorry, we stuck to the boundary that was used in the last plan. But there is a lot of rural just 'cause we do wanna be respectful of neighbors, but that we would definitely encourage, to Commissioner Dana's point, that joint future land use plan with the township.

1:03:10.8 Corey Watt: Okay. Are there other questions?

1:03:15.9 Chris Hermann: If I make one comment to you all, this map is really important for what you all do as development comes in, rezoning comes in, this is your reference point. And as such, since you're the first line that really gets to see this and understand this other than staff, really love for you to think about and take advantage of our time here now. If there's things you don't agree with or we haven't helped describe them enough that you feel comfortable, if you have concerns about something, if you're like, "Alright, we'll get to it tonight, but I'm still not sure about that."

1:03:55.3 Chris Hermann: I would much rather you all... We would much rather have you raise it now and let's have that discussion. This is your chance to say, "You know what? This doesn't make sense. For these reasons, we'd rather it be this. This is the great forum to do that." And we could

have a discussion like, "Maybe that makes sense, maybe we should change something." This was our best interpretation working with staff about what made sense using the character areas. But maybe a fundamental place is, if you agree with the character areas, that's great. That's your first turning point. Then the second place is then the application of the character areas on this map, because this is gonna be stuff you're gonna be asked along with staff, to really use this as a guiding document.

1:04:36.3 Shana Rosenberg: I guess my question would be with the employment corridor and employment center parts of the map, and is it specific... I see a little picture, I just want to know, is housing included in that plan? That you'll have that area where there's gonna be some maybe offices or retail or whatever, and people living right by them? Is that...

1:05:06.9 Sarah Lilly: Yeah. So, that's a good question. With the employment corridor and I would say with the employment center, we do specify that if potential secondary use for those character types would be some limited multi-family residential, obviously, that's going to maybe make more sense for certain sites than others, but...

1:05:33.0 Shana Rosenberg: What page is that? I'm so sorry.

1:05:34.7 Sarah Lilly: Oh, sorry.

1:05:35.7 Shana Rosenberg: The one with the characteristics.

1:05:36.9 Sarah Lilly: Page 48.

1:05:37.5 Shana Rosenberg: Great.

1:05:40.7 Corey Watt: But there's also adjacent housing, so that way, there's... If you go back...

1:05:45.7 Sarah Lilly: Oh, sorry.

1:05:47.0 Chris Hermann: There should be a plan for each of the land use ones, so...

1:05:49.0 Shana Rosenberg: Well, I just have this right in front of me...

1:05:52.3 Corey Watt: Love to point out she if got rid of the banks and you wind up with two outlined buildings, so I think that's fabulous. But in that, if you look outside of the trine, all of that is housing around it, to the south and... The "U" on the bottom is 100% housing, so... And the same with the hospital.

1:06:17.8 Sarah Lilly: Yeah. So, what's existing... All the yellow on the map basically is existing housing. So, all these areas which a lot of them are adjacent to some of those blue areas, the employment corridor, the employment center. There's quite a bit of adjacent housing to those employment uses if that's your question...

1:06:38.7 Shana Rosenberg: And actually, Sam answered my question with the rest of the...

1:06:42.1 Sarah Lilly: Oh, got it. Okay, where more of the information...

1:06:46.8 Shana Rosenberg: Correct, yes.

1:06:47.5 Corey Watt: So, I do have a question. It's not something I disagree with per se. But, well, I guess that was... I don't disagree with it in any respect. One thing we struggle with and not from a planning standpoint but I think from an infrastructure standpoint, years ago in 2017, one of the things I pointed out was, if a magical train just gets stuck, you have 12 minutes around, and you can literally... To get from the fire station to Kroger right now takes about a minute and 10 seconds. Perfect storm, it could take 15 minutes. So, is the break between... If you look at the urban core, the pink area, the business center and then the reality is there's probably going to be something near Main and Chestnut with the multimodal coming on board. Is there anything in the larger document that we should pay special attention to for continuity? Because right now, if you think about it, Collins and a few other streets just stop right at the rail tracks, going down the hill. And then if you're really clever, there is Collins on the Goodwill side. It's just the size of a football field. So we have a lot of natural existing barriers to continuity.

1:08:13.4 Corey Watt: Is there any advice, direction on how to make that... Because if we're going to make it walkable, I envision and I know we've had discussions before. You can walk from uptown down College Beach, any of those, end up at Stewart Square. There's some connectivity. You go through different housing and all that. The employment center literally is on the hill and through the woods to grandmother's house. And so how do we address that from a planning... Especially when we're very, very in touch with bikes, walking, buses, things of that nature. How do we address that?

1:08:52.1 Sarah Lilly: That's a really good question. In addition to the truck route that goes through uptown, the railroad was the other major transportation barrier we know exists; that we heard about is a problem. There is a recommendation in the mobility chapter for a feasibility study for a grade-separated rail crossing. What that looks like, obviously, would depend on the results of that feasibility study, but I think your point might be one about maybe knitting these roadways that are stub streets or that get impeded by the rail line a bit more than maybe just a single grade-separated crossing, and maybe thinking about... Is that right?

1:09:41.8 Corey Watt: Yeah, if you're on one side of the tracks, you can go anywhere you want. If you're on the other side of the tracks, you can go anywhere you want. You wanna cross them, it's a whole different story.

1:09:48.6 Sarah Lilly: So maybe it's focusing on not just one but multiple points of crossing in the future.

1:09:57.2 Corey Watt: But Dr. Prytherch said he was getting rid of the hill so I could ride my bike.

1:10:00.4 Sarah Lilly: Okay.

1:10:02.4 Carla Blackmar: Get you an e-bike. That's the solution.

1:10:09.0 Sarah Lilly: I don't know that there is an easy answer to that question. In terms of, I guess, the boundaries of the land use district, I think we probably paid a bit more respect to the existing streets, not necessarily the rail line, though obviously you can see that a bit up here, and

some of that is what's existing today. So I don't know they have...

1:10:36.5 Corey Watt: Well, the reason I brought that up also too is, in the pink area, I know that there is some talk, or there was some illustration of how we could possibly... Being that is general business have higher buildings and I know there's been discussion of higher building heights in general. So, the first thing I thought of is, if you elevate the heights or permit higher uptown and then you go to transition to the neighborhood, and then the next thing, you pop back up and there's almost a development vacuum. So, just trying to think of how to mitigate that.

1:11:12.7 Sarah Lilly: Yeah. And I think with that pink around the South Locust corridor, you've already started to get at some of that with this... Not Stewart Square. What's the... Miami Preserve development...

1:11:28.0 Sam Perry: Bishop Square.

1:11:29.5 Sarah Lilly: Bishop Square, thank you. And Stewart Square, and maybe we just think about continuing that, if these sites were to redevelop, continuing that same character. And I wouldn't categorize those as like... I don't know your opinion, but I don't think they're out of character in terms of their height. But I see your point that there's this area here, the transition zone between uptown...

1:12:00.8 Corey Watt: One of the advantages is Bishop Square sits about 30 feet lower than the one stories...

1:12:06.2 Sarah Lilly: Right.

1:12:08.7 Corey Watt: So they actually look the same height.

1:12:09.5 Sarah Lilly: Yeah, that's true, it's topographic.

1:12:14.9 David Prytherch: I'm just curious, I'll sit here with those members of the public side if we could at some point transition to that, 'cause I would love to hear from...

1:12:23.0 Corey Watt: We have at least three hours...

1:12:27.2 Steve Dana: What struck me and I think is worth mentioning when it comes to this plan is a comparison with many plans or most plans that I've been acquainted with, is that various improvements have been noted as suggestions. And what we have here, what I read from the staff covering memo was that they are because of the clarity of the future land use map in particular, and the summary matrix. It's heartening to read, that staff will embrace the future landless map in a more authoritarian manner. That is I really look at this whole enterprise as being one in which the in essence, what it is is, this is what we're going to do. So, that I think marks this plan off from many plans in general. Is that true in your experience?

1:13:24.0 Sarah Lilly: Yeah. I think that was a big focus of, especially the implementation chapter was thinking about how you all, how staff, how the rest of the city, boards and commissions can operationalize the plan, including the maps that are included in the plan too and yeah, I think yeah.

1:13:46.7 Chris Hermann: And well the city and staff are going to have this plan. All plans are meant to be a little flexible. And so, I agree with you and I guess what we encourage you to do is to take this as an authoritative reference. But if something comes up that makes a lot of sense I think you should be okay entertaining that in discussion with staff, but I would make sure you're also updating this or tweaking that piece of this map, and this plan, because you want to continue to say that this plan has authoritative value. It's when a bunch of things get thrown out across time, and then people look at like, well, this doesn't match anything you've done. So we're not going to pay attention anymore and you don't want that to happen.

1:14:34.4 Sarah Lilly: And I know... I should mention too that staff has already made the future land use map into an interactive map on the Oxford Tomorrow website and I know that would probably be a great life... Tool throughout the life of the plan too and again it could be continuously updated.

1:14:53.6 Steve Dana: The other thing that strikes me too is that the idea of this plan locking much as you were saying the locking... Interlocking with other efforts, either those internally going on not, I can think of South 27 as one that has been studied, that whole area important for us to realize that there are these non-profit partners, individuals and so forth and they can really make things happen. Because it's not the city, or this, it's all of these people diving in and doing the work themselves together. I don't know, sounds like a pitch for...

1:15:35.3 Steve Dana: But I mean that's the way I see it it's really quite inspirational to me.

1:15:39.9 Sarah Lilly: Yeah. That's great to hear.

1:15:45.1 Corey Watt: I'll just close with a comment. Probably a year or two back on the spot; we are talking about alleys or alley way access; with all this stuff I remember saying we should make pedestrian alleys, and I read it on page 73, thank you. So I was really happy to see that I don't know how it made it in there because it was just a wispy comment that we are all talking about but seeing that in there I think that was good because I think that's a lot of the direction we're trying to go so having that captured selfishly...

1:16:28.8 Corey Watt: Well, thank you very much. We appreciate your time. At this point we can entertain any comments from folks in the public. I just remind them if you have anything to say please come up to the podium, please clearly state your name and address, and I'll just make sure I'm not mixing up my commission times. The comments should be restricted to three minutes or less.

1:16:56.7 Chris Skoglund: Good evening, my name is Chris Skoglund I live at 211 Ryan Drive. Couple of things I just wanted to share with the Planning Commission regarding this. First off, having served as on the steering committee and have sat through a number of the work sessions and so on, I actually applaud this plan and fully support what's being presented in here is something that's achievable and doable and I think leads to a strong future for Oxford going forward. I have a challenge to the Planning Commission on this. It's been said numerous times about in we refer to some other documents that and things that we've worked on recently, recently being over several years.

1:17:40.5 Chris Skoglund: For this to be effective, it needs to be a living document. And not

something it was just reference about written down put on the shelf comes back, you look at just the history 2008, we did another one, what 2012. How many years has it been? David you said at the meetings and you wave, here's the comprehensive plan. I would encourage you as a Planning Commission to take on as your responsibility. Your charge is that you should be leading an effort that at least once a year, there'd be a session devoted where we look at this comprehensive plan and see what needs to be modified and updated and revisited, so that this thing does remain a living document.

1:18:24.4 Chris Skoglund: And I think that would then serve more purpose and show that it's being more responsive to the needs of Oxford, there were things put up on that map. The example being the airport. We don't know what's coming but I'm sure whatever is coming needs to be reflected because as you sit there on a council today on the Planning Commission, at some point your term will be up. This document can serve as a great document to carry forward so that there is no interruption in the transition as you go from the existing Planning Commission that's up there today to one that's in place five years ago... Five years from now, seven years from now. So, my last point I actually have is a personal thing for you to think about. And I was looking at the map and I look at that one area of the future land use. Could you pull that up there for a second?

1:19:39.4 Chris Skoglund: Western Oaks S mark. When you look around that area it's predominantly all residential, whether it be Southern Knolls, Western Knolls, the area out there at the community park and so on. One thing that I always find amazing is if you need something you got to go to Kroger. We made a major breakthrough this year... I hate to say it, because when we put a Shell station in place down on 27 it just serves as a convenience. And the thing that for those people instead of having to drive all that way... Now I'm not proposing that a gas station be considered and all that. As you go forward think about in terms of as plans may come in for that area that has been sitting there and there's always been \$64,000 question what do we do with this piece of land. As it's zoned today perhaps consider the opportunity that if they wanted a small retail store to be put in there, some type of convenience store where you need a gallon of milk or something like that it's a place to go, rather than getting your car and drive up the Kroger or whatever. You achieved that with the Shell station down off the 27.

1:20:58.7 Chris Skoglund: For the annex and all those residents and everything basically south of 27 on 27. You've got a glaring discrepancy up in that corner there isn't anything near it an opportunity. I'm not saying you got to open up another Kroger marketplace or something like that. But as things go forward, although that is area is probably all zoned today to be residential perhaps consider, and as you go forward with this plan think about that in terms of how things are currently set up from a zoning standpoint it's an opportunity to make some positive modifications to those plans and thinking about future use convenience. And I think, long term an improvement from a carbon footprint standpoint. That's all I have. Thank you.

1:21:55.1 Corey Watt: Thank you sir. Are there any...

1:22:10.3 Ann Fuehrer: Hi, this is my first time at a Planning Commission meeting, Ann Fuehrer I live on Dana Drive in Southern Knolls. I speak as someone who is a faculty member at Miami University for 39 years benefited tremendously in terms of my professional experience and my financial situation now I have a state teachers' retirement pension now and we live very comfortably. I'm wondering what the relationship is with Miami University and planning. And is this a plan for Oxford outside of Miami or is there any joint planning with Miami. There's an

elephant in the room here, there's an elephant in the room at the last city council meeting.

1:22:57.4 Ann Fuehrer: Commissioner Blackmar you talked about the importance of joint planning with townships and annexation plans there. And I certainly see that the comment that was made at the last city council meeting was about how wonderful it was to come to an agreement with the townships about compensation for fire protection and wishing that there was the same kind of collaboration with the university. Sarah you made reference to the market conditions that exist in the Mile Square. I owned a home in the Mile Square for several years before moving to Riley township and now to Southern Knolls. And it's difficult to live in the Mile Square given market conditions, market conditions refers to student rentals and Miami's residency policy for its students.

1:23:56.9 Ann Fuehrer: I'd be interested in hearing more about whether there is any joint planning with Miami University and whether any of this can go forward. Not knowing what's going to happen at the airport... I hear all kinds of indications of that lack of collaborative planning for the future of the entirety of the largest... Of the city and the largest employer. And it's distressing to me. And I say it again with acknowledgement that I personally, my family has benefited tremendously with that affiliation so I'd like to hear that addressed not necessarily right now or here. But I've heard city staff talk about throw up their hands in the air, the markets controlled by the university. That to me is not a comprehensive plan for the area. Thank you.

1:24:54.2 Corey Watt: Thank you.

1:25:02.9 Sarah Lilly: I'll just say a couple things on this topic and I definitely understand that concern. One that we had a number of steering committee members who were representatives from the university on the steering committee. So there was a university presence in this process we also did for... We did host four stakeholder focus groups. Those were formed around different topics we did one on community needs awareness. One of those was with Miami University leadership. So we tried to engage them over the course of the project, university leadership, university staff. Obviously, we have a lot of faculty I think who have participated in the process, being that they're residents and community members of Oxford. So, there has been involvement I would say from the university in this process. It is also difficult being that it is a state... I don't probably have to tell you, tell anyone in this room this probably but given that they do have authority over their campus and...

1:26:21.0 Sarah Lilly: So we tried to still respect that authority on the future land use map and in the plan itself, but where we could we also tried to find those points of collaboration. So, one of the... We heard a lot about the Mile Square in this process and a lot about housing and so one of the ideas, recommendations in the housing section was to reestablish a home ownership program to hopefully incentivize or enable university faculty and staff that want to live in Oxford to be able to live in Oxford who... We heard directly that it's an issue that there are Miami University employees who want to live here but they can't because of the housing market.

1:27:14.1 Sarah Lilly: So, encouraging the city, encouraging or working with the university to potentially reestablish that type of program or those types of incentives would probably go a long way in our eyes to address some of those Mile Square market conditions which is... It is the reality but it doesn't have to be the permanent reality if there is collaboration on these policies and program recommendations that are in the plan itself. So I don't know if there's any other comments.

1:27:51.6 Carla Blackmar: I will say that I find working with planning at Miami relatively

opaque. And I find that frustrating. Again, there's a lot in their policy as it relates to land use and investment that is controlled by the state of Ohio, and its decision making and I think that that puts us in a really difficult position there's not a lot... There's not always things that we can do to try to bring them to the table and in a really pointed way on some of these things. You reap what you sow. So if you have an unaffordable housing market. It's really hard to find staff for certain kinds of projects, it's really hard to attract and create a community for example that can support a bookstore, or that can support a movie theater. So and then that leads to a slippery slope of divestment and a less diverse community. And so, and it makes it an unappealing place for the faculty that Miami wants to attract. So, I don't have much to say beyond that, but it is a... It is...

1:29:03.7 David Prytherch: Speak volumes

1:29:06.2 Carla Blackmar: It is frustrating. It's frustrating.

1:29:10.4 David Prytherch: If I could chime in on that. I think there are so many points of inner communication between the city. I think there's a dialogue that goes back and forth I mean the university... I will say the university does not have a comprehensive plan, which is kind of weird. They do have a strategic plan that did involve a lot of community input in it, but I'm on the campus planning committee and we appointedly said like there's no physical master plan for Miami, not really updated since 2003 or something. They've declined to do that but I think we'll just have to keep talking about that because I think it's going to be hard for them to make the decisions they need to make. But that said, there's so many points of inner penetration and the conversations that are very collaborative that I think that in the same way that I feel like our... We share a consensus like I think from Town and Gown there's a shared consensus about what the values and goals are even if some of the choices are hard.

1:30:13.5 David Prytherch: But yeah, it's... I'm with Carla's tone of voice on that one.

1:30:20.9 Corey Watt: Any other members of the public want to speak to this agenda item? Seeing none, I will accept the motion to adjourn.

1:30:30.6 Steve Dana: I so move.

1:30:33.2 Corey Watt: All right Mr. Dana adjourn from public session.

1:30:35.2 Michael Smith: Second.

1:30:35.5 Corey Watt: Second. All those in favor?

1:30:38.2 Commission: Aye.

1:30:39.2 Corey Watt: Any opposition? Seeing none, we are back in our own...

1:30:45.3 David Prytherch: So is this... Can I make a motion that the Planning Commission recommends approval of the revised comprehensive plan?

1:30:51.8 Steve Dana: I would like to second that.

1:30:53.6 Corey Watt: Before I accept that and the second I just wanna make sure there's no discussion there. 'Cause the way we've traditionally done it was that was Q&A with the presenter, and then the public...

1:31:05.2 David Prytherch: That's how we do it here? Because I typically think of it the motion, the second, and then discussion. But however you want to do it is fine.

1:31:15.6 Corey Watt: I haven't done it that way for years. Ms. Rosenberg did have things that she wanted to say for advice of staff and others who requested too.

1:31:22.9 Sam Perry: As long as you don't forget to vote.

1:31:27.4 Sa Perry: There was a motion and a second so it's fine, whether you discuss it before or after doesn't matter.

1:31:34.1 Corey Watt: All right, go ahead Ms. Rosenberg and then I need the motion and a second.

1:31:43.7 Shana Rosenberg: So what I have to say is about housing, and there is, I could be super dramatic and I could take the page about housing and rip it and like put it in front, that would be something super dramatic I could do to say that as much as sustainability and climate and everything is so important... I just want us as a group to acknowledge that housing is one of the things that we have to plan for as a commission and help make happen as much as possible. So I just wanted to say some words about that here in the plan that we're about to vote on a lot of things in the recommendations mentioned either HAC or a nonprofit, and that would be taking care of stuff like that in the recommendations. I know I was very vague earlier in my report 'cause I am a little vague, sometimes about housing, but the commission not the topic. But what is really exciting is that the city is working on this nonprofit that really, really will focus on the recommendations that are in this plan and...

1:33:04.3 Shana Rosenberg: So, Zach is going to probably pop in any second to kind of like talk more about what I'm saying. And I'm a thinker where things pop into my head so a couple, three weeks ago, I said, Sam I actually really want to talk about the future land use map, and they're like, "Oh, cool I wish you had said that like three months ago instead of three weeks ago." But part of why I had asked about the employment corridors is, I feel like we have a really good opportunity to create some housing, to create some density for that housing. And first of all near Walmart, where there has been a lot of land just lying there for quite a long time I know that there is some infrastructure issues there but there's a huge grocery store speaking of being able to purchase food easily and other amenities. There's another little spot and our map does allow for it, which is, we had a spot in between Spartan Drive, and what is now the Aviary. So that had been a spot that was talked about before as far as market rate housing... I love info and both of the things I just said are actually info.

1:34:37.5 Shana Rosenberg: So, what Zach is going to pop in and say is, "Oh, Shana just talked about changes." Well what can we do about that. So, Zach.

1:34:50.0 Zachary Moore: Yes, I'm happy to respond to that. Very good points. So, I guess I could start with the land that is east from Walmart. There is a pretty sizable parcel that is up there right

now. And actually I might grab a laser pointer while I'm at it. Yes. So, there is land right up in this vicinity right here this is Walmart, right here. There is quite a bit of undeveloped land back there. It's a lot of acreage it's undeveloped...

1:35:25.2 Steve Dana: Point to it again, please?

1:35:25.9 Zachary Moore: It's right up here, just above where that 27 shield is.

1:35:31.5 Steve Dana: I see it.

1:35:31.6 Zachary Moore: And it's zoned general business right now, and per our existing zoning code general business allows for commercial usage no problem when it comes to residential usage, there really is no permission whatsoever for any new residential usage in general business. This plan is a plan for the future. So I think the categories, the character types that we have are very forward thinking, but another key recommendation of the plan is to eventually do some modernization of our zoning code, doing some reform, so that the zoning code better aligns with the character types that are expressed in the plan.

1:36:09.3 Zachary Moore: So there will be kind of this transition phase probably where there won't be the best of compatibility, shall we say, between these character types and the existing zoning districts that we have in our zoning code. But we'll do the best we can to kind of subjectively see okay, looking at this map as an authoritative item, one that we value, one that we follow. Is there consistency between this map and say a potential future rezoning decision, wherever it may be if it happens to be at the land east of Walmart if it happens to be again at the land that is directly north of the Aviary where we previously saw rezoning request for housing development. We would be doing that analysis at that moment in time to see, "Okay, does the map support the particular rezoning request that's at hand." So when it comes to the categories that are shown on the map and to Ms. Rosenberg's point if we had heard that comment three months ago then there may have been an opportunity to maybe make some potential adjustments to the map and then reveal it to the community through the community engagement process to get some buy-in about those particular changes.

1:37:28.1 Zachary Moore: But because that process has concluded we feel it's probably a little too late to be making those kinds of adjustments to the map. I think it's still in theory it might be possible through this formal adoption process but I would discourage that from happening at least at this moment in time.

1:37:46.0 Zachary Moore: But to what Mr. Hermann had pointed out, this is going to be an agile living document. So we're not intending for this to be set in stone for the next 10 years. This map can certainly change and there will be a process to consider changes to it. And one of those potential changes could be to maybe redesignate some of that land that's over there near Walmart from a category that largely supports commercial usage as kind of a primary use. Maybe with a little bit of residential as a secondary. But if the vision is more for primary usage on a residential side and maybe a little bit of commercial mixed in, then maybe the future land use map doesn't necessarily support that vision up front and maybe needs to be amended before entertaining some kind of a rezoning decision to support a development like that. So yeah. Again, this is gonna be an agile living expression of the city's goals of potential future outcomes when it comes to development decisions and something that is definitely amendable, flexible, malleable as we move

forward into the future.

1:39:00.4 Corey Watt: Well, and just to prove both of your points, the parcel east of Walmart is the one that was separated from the church property and is technically landlocked and has access through a right of way on the Walmart property. So to your point, there is definitely more discussion that could and should be had about that, but also it just proves the point that without the land use map, we already have a garden front over that situation we've dealt with. We made a decision based on the facts we had at the time and now looking back, I don't know if we've made that same decision.

1:39:38.6 Shana Rosenberg: Well, but you know, given that an employment corridor includes... I'm looking at a lot of residential right here that exists. So it doesn't seem to me...

1:39:51.2 Corey Watt: That's all zoned general business.

1:39:53.4 Shana Rosenberg: Right. But this is... See where it's an employment corridor. So, it seems like that doesn't even need to necessarily be changed depending on the development. So...

1:40:06.1 Zachary Moore: I think, to some extent, it just really depends on what is the particular vision for that property, is there an interested buyer or developer who has a vision for that site. There's a lot of factors that would play into it. And there's a lot of practicalities that play into development decisions that aren't just the future land use map. There's all kinds of considerations, some of which are within the city's control and some of which are not. Things like topography, things like utility connections, access, any sort of agreements, legal agreements that may be in place. Private property owner considerations. If property is owned by a private property owner, they largely can determine the destiny of that site.

1:40:52.9 Zachary Moore: And so those are factors where the city doesn't play a direct role in influencing them. But the future land use map is there as a guide to help guide us as we make those future decisions as they arise wherever they may be.

1:41:13.0 Steve Dana: If I may quickly add... Both of what you have said and what you have said with regard to the contingencies that have to be taken into consideration, I happen to emphasize. I happen to agree very warmly with what you've said as a general principle, having a housing being something which is of immediate nature, which I believe is the message you're conveying. To me, makes sense. I just wanted to voice that because I think it is. It shines through the plan. So I'm agreeing with you, whole heartedly.

1:41:38.4 David Prytherch: Could I just... One, I shared a little bit, Shana's concern. They're like until I look closer and realize we have almost no single use districts here. In our previous is like this was residential that was almost everything with the exception of flex industrial has housing at least as a secondary use. So I started thinking like, "Oh. Should we be redrawing the boundaries a little bit here?" No. We don't really need to because the Mile Square includes retail local... Mile Square includes local retail. The commercial has housing in there and so I think that we can get to the... It supports doing the mix of everything, most everywhere. I think that got me away from wanting to change the colors on things because I think there's still flexibility within it to find the right things.

1:42:26.4 Corey Watt: Well, and then the other... I always forget the name of the zone. The...

1:42:34.3 Corey Watt: The neighborhood business. We approved... I don't know if it's still valid, but at the corner of Sycamore and...

1:42:42.8 Sam Perry: Morning Sun.

1:42:42.8 Corey Watt: Morning Sun. The northwest corner of that is designated as commercial spot zone, but that also illustrates what Mr. Skoglund was talking about earlier and what you're talking about is that land use map. We want to see that developed.

1:43:03.7 Shana Rosenberg: So, I'm glad there's a mechanism for changes if we need it. We may not even need it. The colors might be really nice the way they are. And... But I just want to repeat that with every decision that we made from now on, we just need to really think about housing 'cause everything stems from that. We're not gonna have a good economy, we're not gonna have movie theaters and bookstores and all sorts of cool things that we can have if the people that work here were able to live here. So...

1:43:40.8 Carla Blackmar: And I just wanna... On my hobby horse, I was part of the postmortem on the project that didn't receive funding to do affordable senior housing down on the Southern Knolls property. And it was really... I was part of... I got to hear a little bit of the postmortem of why that project was not funded. Could not receive funding. Did not score well. And there's a lot of components to it but one of the things that it lacks is transportation. There's not... We could say, "Oh. We'll put in a specific dedicated shuttle." But that's not the same as it won't help you score better in a competition where you're competing for affordable housing. And so, as we think about... Especially our urban neighborhood... Do we call it? Urban neighborhood.

1:44:33.2 Carla Blackmar: As we think about our urban neighborhood, to me, it once again underlines the importance of making sure we get that transportation plan updated and make sure that we have the pieces that will support our competitiveness in the funding space for some of these projects. We have a variety of challenges going up in a competition to win affordable housing dollars. And it's... There's just a lot of challenges where that's concerned but we can set ourselves up better with the transportation plan that works. And we really are hamstrung by the way in which the 27 is cornered by the railway, by Kehr Road, and it's impossibility on anything other than a car. We have some real issues where that's concerned, and to me it's just like a puzzle, and I want to throw my hands up in the air 'cause I get really frustrated with it.

1:45:26.4 Carla Blackmar: But I would like... As we... I almost want to include it as a recommendation is, I approve this. That we go and do that transportation plan that will get down into the weeds because without that, a lot of these projects are just pie in the sky.

1:45:44.9 Corey Watt: So the point of order, I think that is a valid thing for... I'm glad you brought that up. There are things that we could recommend to City Council with the potential adoption of this or... Not adoption. Recommendation of this. I mean, there are things that I think we could point out that are important to consider or should be emphasized more than others.

1:46:14.1 Steve Dana: Very valid point with respect transportation. If I may make this sort of special pleading, it's not only the sunny structures will take place. It's for people of older

generations. Well, that's what should be their primary mode of transportation. I know it's mine and I feel it very acutely. So I will point that out because I believe that it's something I feel deeply about and I have to agree with the previous speaker.

1:46:42.4 Corey Watt: Well, I'm not seeing a whole lot of action. So, I could...

1:46:46.1 David Prytherch: If we're doing it your way. Yeah. So, comments. Shout out to all the comments. Yes on everything Chris said, and Ann also. And so I really want to start with the big picture things. That there are two changes that I wanna see in the plan. One, this idea about the annexation and how it's used is really unclear to me. And I think that because we didn't talk about extra territorial planning, the very first annexation we're gonna... What is the process for doing this? And I think it may not be that hard because it seems to me for a variety of reasons, it may just be that that medium density, new traditional... It will be the default way we had annex residential link.

1:47:33.5 David Prytherch: So it may not be all that many choices it seems like, but I think a little bit of language about how this plan could be used in the process of an annexation, 'cause I think we're gonna have to codify that one way or the other. It's more... I've seen more clarity in your report than I see in the plan. If we're really gonna firm it to use it as a firm document, everything outside the city is now coded to rural. So we're going to hold to the plan that would mean we would work... It's authoritatively rural. But I'm not sure that's... So I think we might have a little language that carves out the exception for annexation. We've not recategorized anything outside the city is other than rural but that doesn't mean that's the future best disposition.

1:48:14.1 David Prytherch: Because I think our authoritative thing could box us into a corner when it comes to annexation. Also, I think if we have to amend the land use plan like we've had developers say, "Oh. It takes really a long time to get something done." Also, we have to mend our comprehensive plan before we do an annexation just adds another... So we might as well start thinking about what the process and mechanism would be because I'm glad the process of the plan doesn't have that in it. I understand why we didn't do anything extra territorial. But we're gonna have to figure it out. So it sounds like you're thinking about it.

1:48:41.3 Corey Watt: Regional.

1:48:42.7 David Prytherch: So, and then the other thing that I would love to see is that I love the implementation, the timeline, the wheel, which I think is really great. The one chance that I would... Hopefully we would at least think about is that what's very new about this is we're trying to bring the comprehensive plan to bear on the budget, which in my experience is not in the case in Oxford. There was a comprehensive plan that the planning commission used and then council and staff came up with a budget based on a separate set of priorities. So we've really done a good job of twerking this over to focus on the budget. But I think there's a missing piece in here, which is sometimes policy development doesn't necessarily always take a budget.

1:49:27.2 David Prytherch: Part of what I see in there is we might have that retreat at the beginning of the year and then the planning commission could work on policy adoption. I don't see boards and commissions necessarily in that wheel, and some of the best things that have come into the city have been generated from boards or commissions and sometimes in the absence of dollars. We just do it with sweat equity. So anyway, that's just a thought about the plan stewardship that we think about how we can think about that model because I guess I would just say that I believe in

plans, but I believe in implementing them even more. Aside from all this, this has been a wonderful process of engaging the public. But behind the scenes on council we've been trying to do a better job of thinking about developing strategic planning models and reporting on annual... I mean, all these things that are relatively new to us. They're not that new to other organizations but they're kind of new to the city of Oxford.

1:50:21.3 David Prytherch: And now we have a comprehensive plan it's going to come in and really going to start driving that a lot more. And so I guess I would just end by saying that this is just the end of the beginning and beginning of the end. It's going to take us years of work to start working through all these different things. We're gonna have to really stay on that. Eye on the prize the whole time but you have to start with a plan and that's why I really want to thank fellow councilors who supported the money to do it, staff for seeing it through. It's been an incredible investment of time and you can just see it in the quality.

1:51:00.9 David Prytherch: MKSK has been really awesome to have people who know our community come back and help shape its future. And then all that 800 people who participated in this. It's really affirming and now it's like, it's our job to figure it out how to implement it. So, we've got our work cut out for us. So, thank you.

1:51:21.6 Corey Watt: I know some of this is probably not necessary to be included in a motion and approval because the mechanisms are needed, expected in motion. But I think one thing that needs to be decided, agreed upon, acted upon, whatever action you want is there needs to be delineation of who does what. So in that graphic I saw the city council will do a retreat and all that. Does the city need to decide if the city council tells everyone what to do and then we just go do it or if this is actually community based and the boards and commissions feed upward? So what I...

1:52:03.9 David Prytherch: Both.

1:52:03.9 Corey Watt: It's both. Yeah. Hopefully it's both.

1:52:07.0 Corey Watt: Well, I think it is the circle, but I sit there and I think of the environmental commission has people with expertise who should be sharing, feeding, planning commission. I know definitely on HAPC if you ever read the requirements, they're... It's one of the only boards and commissions that regularly allows a non-resident to be a part of it based on expertise. So, I think we need to make sure that there is that symbiotic relationship where... And the reason I say that is exactly what Ann said is being on county boards and being on city commissions, I see the disconnect. Mr. Perry and Mr. Moore heard about it more than I ever need to hear about it. But you can see these things. So if we could work on timetables and responsibilities, I think the process that was done for this was impeccably executed. I thought it was timelines and who, what, when, where, why and how was just very methodical. So if we could to keep that spirit, so that council knows what people are doing, and when they should expect it and vice versa.

1:53:23.9 Corey Watt: I think that, again, it's not something we legislate but I think that really needs to... That momentum needs to stay. Because otherwise, I think we could very quickly get into a delay game or right hand, left hand.

1:53:41.1 Steve Dana: But just to point out that one area which I believe Dr. Prytherch pointed out with respect to plans. You said university does not have one. Isn't that what you said?

1:53:52.6 David Prytherch: Not the way that we think about it

1:53:53.7 Michael Smith: Yeah. Right.

1:53:54.9 Steve Dana: You said that very much like that. And therefore, when you speak about the relationship, the first thing that goes on my mind is... And I'm not asking it to be addressed now, obviously, is how are you gonna do that? What are you going to do concretely enough to make that happen? Because without that... Excuse me. It's not gonna work very well.

1:54:15.2 Corey Watt: That's our sphere of influence...

1:54:19.3 Michael Smith: Can I make one comment?

1:54:20.8 Corey Watt: Yes.

1:54:22.9 Michael Smith: So this is my third comprehensive plan going back to '98. And this plan's head and shoulders above the 2008 plan, it's light years above the '98 plan. The implementation guide and things in the back, make it so far ahead of everything else. It's a virtual roadmap of everything we embody and want to do and accomplish and where I'm going with this, I'm hearing that maybe this board maybe should have a little goal setting work session on what we want to work on aside from our regular cases. And that maybe out of that will come some recommendations to council like, "Hey. We need to revise the transportation plan," which I don't even want to get into what a can of worms the last one was. Maybe we can... I may be the only one who remembers and we can maybe learn from it, but I'm very proud of what we've accomplished in this document, even though it was a struggle to get there through the pandemic.

1:55:24.9 Michael Smith: And a lot of thanks to David going, "Hey, Mike. We need to work on the comprehensive plan." And I was like, "You're right. We do." And just elbowing Doug, "We need to figure this out." And Sam and Zach and their staff so... Then MKSK, I appreciate all your expertise. So I'm very happy with where we're at. That's all.

1:55:48.2 Corey Watt: Today is World Planning Day. The planning is definitely something Mr. Perry and Moore and I have discussed. I think we're just waiting for a light agenda week or month. So that is definitely on their radar.

1:56:02.1 Steve Dana: So where do we stand?

1:56:04.9 David Prytherch: Now you entertain my motion?

1:56:07.2 David Prytherch: I would entertain a motion that we recommend to council approval of the Oxford Tomorrow Comprehensive Plan update, as well as all supplementary stock materials and whatever.

1:56:21.5 Steve Dana: Two.

1:56:23.5 Corey Watt: Okay.

1:56:23.7 Corey Watt: He can keep the second... All right. Do you want to do roll calls?

1:56:29.2 Sam Perry: Sure.

1:56:29.5 Zachary Moore: Sure.

1:56:39.1 Zachary Moore: All right. I will start with Mr. Dana.

1:56:41.5 Steve Dana: Yes.

1:56:42.5 Zachary Moore: Mr. Smith.

1:56:43.3 Michael Smith: Yes.

1:56:44.8 Zachary Moore: And Ms. Rosenberg.

1:56:46.7 Shana Rosenberg: Yes.

1:56:46.9 Zachary Moore: Mr. Prytherch.

1:56:48.0 David Prytherch: Yes.

1:56:49.1 Zachary Moore: Ms. Blackmar.

1:56:50.9 Carla Blackmar: Yes.

1:56:52.7 Zachary Moore: And Mr. Watt.

1:56:52.8 Corey Watt: Yes.

1:56:53.2 Corey Watt: All right. The motion passes.

1:56:57.0 Corey Watt: All right with that, technically the next thing on our agenda is adjournment. So unless there's any burning issue that we may have missed in the agenda, I'll accept a motion.

1:57:06.1 Shana Rosenberg: I move to adjourn.

1:57:07.0 Corey Watt: I knew you were gonna do that. So, Ms. Rosenberg with the win and Mr. Dana with the silver.

1:57:13.1 Corey Watt: With that, we are adjourned.