

OXFORD PLANNING COMMISSION
Meeting Minutes
Tuesday, April 10, 2012
7:30 p.m.

Call to Order

Those members present: David Prytherch, Richard Keebler, Ted Wong, Richard Daniels, Marvin Hurston, Kate Rousmaniere, and Robert Benson.

Those members excused: None.

Staff members present: Jung-Han Chen, and Stephen McHugh.

Staff members excused: None.

Mr. Prytherch called the Planning Commission meeting to order at 7:30 p.m. after the 6:30 p.m. Work Session.

Approval of Minutes of the February 14, 2012 Planning Commission Meeting

Mr. Hurston made motion to approve the February 14, 2012 minutes with one minor correction. Mr. Keebler seconded the motion. All were in favor.

Public Comments Related to Items Not on the Agenda

Mr. Prytherch welcomed Oxford's new Planner, Sam Perry, to the City. Mr. Prytherch noted that Mr. Perry came from Ames, Iowa.

Reports from Commissions, Boards, Committees & Staff

Mr. Wong reported on several items on behalf of the Environmental Commission. Mr. Wong announced that Arbor Day is April 27, 2012 and that a tree planting ceremony would take place at the TRI. Mr. Wong also reported that a recognition ceremonial tree would be planted at the Community Park at noon. Mr. Wong announced that an Earth Day celebration was scheduled for April 21, 2012 from 10:00 a.m. until 4:00 p.m. at the Uptown Park.

Mr. Wong also announced that Erin Brockovich would be speaking at the Ogden Hall Great Room April 16, 2012.

Mr. Prytherch thanked Ms. Anna Dragovich for attending and presenting at the Work Session earlier this evening.

Communications - Administrative Approvals

PC-ADM-01-2012 2 Chestnut Hill deck addition for an approved planned development, Jackie Hunt, Applicant (approved 3/21/2012)

Mr. Chen reported that an administrative approval for PC-ADM-01-2012 deck addition took place. Mr. Chen stated that the property was located in the Chestnut Hill Planned Development and is the second deck that has gone through the same administrative review process. Mr. Chen noted that this was considered a minor amendment to an approved PUD.

Items Related to Platting

There was none.

Items Related to Zoning

PC-03-2012 [CONDITIONAL USE, 301 E. Sycamore Street, to establish a fraternity house in an R2MS \(Single- and Two-Family Mile Square Residential\) District, CKC Rentals, LLC, James Clawson, Applicant; Scott Webb, Agent](#)

Mr. Keebler moved to enter into Public Hearing PC-01-2012, Conditional Use. Mr. Hurston seconded the motion. All were in favor.

Mr. Chen provided a staff report. The application is to request a Conditional Use permit to establish a fraternity house in an R2MS District. The house is a two-structure, three-story-in-height building with a common lobby connector. Until 1995, it was a fraternity house. Currently, the building is being used as a 12-unit dwelling complex (6 units in front and 6 units in the back; 48 occupancy maximum). Each unit is equipped with its own kitchen. Laundry is located in the basement.

Mr. Chen referred to staff concerns/issues noted in the staff report, which were few. Mr. Chen provided the definition for a fraternity/sorority house. Mr. Chen also pointed out that the Fire Department inquired about the fire suppression/fire alarm system in the building.

Mr. Chen referred to several fraternity houses located/established on E. Sycamore Street.

Mr. Scott Webb, the Agent, spoke. Mr. Webb described the intent of this property. Currently, the subject property is a multi-family. Mr. Webb stated that Zeta Beta Tau, a young fraternity, recognized by Miami University, wished to occupy and eventually purchase the property but that right now didn't have the money. Their goal is for the first twelve men to rent the front portion of the building for the 2012/2013 school term and then take over the rest of the property starting in the fall of 2013. During the 2012/2013 school term, the back portion of the building would be rented to students. Mr. Webb noted that the fraternity would not be able to install fraternity signage during this time. Mr. Webb provided an aerial photo of the fraternities in the area and

highlighted that his request satisfied the intent of the zoning code in meeting the location; for a fraternity house; the Comprehensive Plan spoke specifically about the town and gown relationship and how important the fraternity association is to the community. Mr. Webb provided various views of the building. Mr. Webb described where outdoor activities could take place. Mr. Webb provided photographs of adjacent properties. Mr. Webb noted that there would be no change of occupancy; no fewer or more kitchens than already existed; the building did not require to be fire suppressed. Mr. Webb noted that should any modifications occur, they would of course be done and would meet current standards. Mr. Webb reviewed statistics of the men in the fraternity. Mr. Webb stated that current parking met the parking requirement. Mr. Webb noted that there were no improvements or renovations being proposed at this time other than a change in designation of use.

There were no comments from the public.

Mr. Keebler made motion to close Public Hearing PC-03-2012. Mr. Hurston seconded the motion. All were in favor.

Mr. Keebler stated this would put a label on a use that already existed. Mr. Keebler noted that they certainly have the ability to have a central meeting room; this approval would recognize them by the University thus allowing for sophomore living status. This property was once a fraternity.

Ms. Rousmaniere inquired about the definition of a fraternity. Ms. Rousmaniere inquired if any other apartment could do the same and the perks they could get from changing to a fraternity house. Ms. Rousmaniere inquired if the City should put regulations in place. Ms. Rousmaniere inquired if this could set a precedent.

Mr. Prytherch discussed the fraternity definition and referred to the University's regulations they have in place.

Mr. Wong inquired if fraternities were allowed a higher density. Mr. Chen stated a fraternity house was considered a lodging house, thus allowed for a higher density dependent upon approved by the University and has gone through the conditional use process with the City.

Mr. Wong inquired if fraternities conformed to city regulations (noise, trash, etc.). Mr. Prytherch stated that a conditional use specifies potential concerns (noted on page 17 of the agenda). Mr. McHugh referred to Section 1147.02(d) and (e)(2)(A). The Planning Commission could impose a requirement to mitigate any potential problems. Mr. Keebler referred to the staff report in the agenda and their findings.

Mr. Benson stated he didn't recall hearing any complaints of the former fraternity when occupied.

Mr. Daniels inquired if the buildings included hardwired smoke detectors. Mr. Webb stated it did.

Mr. Hurston stated he pictured a fraternity house having a common room. Mr. Benson felt it to be reasonable to enclose the refuse container.

Mr. Prytherch asked if fraternities can find a place in Oxford and hoped buildings could be recycled.

Mr. Keeler stated that there was no reason that the site wasn't appropriate.

Mr. Jim Clawson, Applicant/Owner spoke noting that the structure was all block brick and concrete floors, nothing flammable, and the protection of the occupants nothing better for a fraternity.

Mr. Chen reminded the Planning Commission that an approval of a conditional use is good for two years.

The Commission discussed whether they wanted to put as a requirement an enclosed dumpster.

The Decision Standards were reviewed.

Ted Wong moved to approve PC-03-2012 CONDITIONAL USE, 301 E. Sycamore Street, to establish a fraternity house in an R2MS District with a condition that the refuse container be enclosed. Kate Rousmaniere seconded. The motion passed with the following roll call:

AYE: David Prytherch, Richard Keebler, Ted Wong, Richard Daniels, Marvin Hurston, Kate Rousmaniere, Robert Benson (7)

NAY: None (0)

ABS: None (0)

New Business

There was none.

Other Business

There was none.

Items Under Consideration for Future Discussion - Short Term:

- * Nonconforming Section Related to Redevelopment Improvements
- * Neighborhood Conservation Rental Restriction Overlay District
- * GB Commercial District Site Development, Supplementary Regulations and Different Types of Commercial Districts
- * MU Alternate Transportation Master Plan and Its Implementation in Relation to City's Thoroughfare Plan
- * Delineation of Flood Plain Overlay District

Adjournment

Mr. Hurston made motion to adjourn the meeting. Ms. Rousmaniere seconded the motion. The meeting was adjourned at 8:15 p.m.