

OXFORD PLANNING COMMISSION
Meeting Minutes
Tuesday, April 12, 2011
7:30 p.m.

Call to Order

Those members present: Susan Kay, Richard Keebler, Ted Wong, Marvin Hurston, John Harman, and Richard Daniels.

Those members excused: Dave Prytherch.

Staff members present: Jung-Han Chen, Kathryn Dale, Stephen McHugh, and Lynn Taylor.

Staff members excused: None.

Approval of Minutes of the March 8, 2011 Planning Commission Meeting

Discussion of the March 8, 2011 minutes took place. Mr. Keebler made minor corrections to pages two and three. Ms. Kay had one correction to make phrasing on page 4 more clear.

Mr. Hurston moved to approve the March 8, 2011 minutes as amended. Mr. Daniels seconded the motion. All were in favor.

Public Comments Related to Items Not on the Agenda

There were no public comments.

Reports from Commissions, Boards, Committees & Staff

Ms. Kay referenced an email received from Mr. Prytherch who was unable to attend this meeting as he was attending a professional meeting. Mr. Prytherch commended City staff and the Planning Commission for their diligence while working on the subdivision regulations. Ms. Kay echoed Mr. Prytherch's comments.

Ms. Kay referred to a memo distributed to the Planning Commission from Mr. Patrick Merten, Chair, Butler County Planning & Zoning, and noted that this was a duplicate memo the Planning Commission had seen at an earlier work session in March.

Ms. Kay referred to a copy of the Planning Commission Journal staff provided the Planning Commission. Everyone agreed it provided much useful information and would like to continue receiving.

Mr. Wong, Environmental Commission, announced Earth Day April 16, 2011 from 10:00 a.m. - 4:00 p.m. at the Uptown Park.

Mr. Chen announced a transportation master plan collaboration between Miami University and the City. This discussion will focus on non-vehicular transportation within the City and University campus. Mr. Chen added that this collaboration was initiated by the University. Mr. Daniels inquired if results would

be reported. Mr. Chen stated there would only be a final Committee report. Mr. Chen stated the Planning Commission could certainly invite the Committee to report on their findings. Mr. Daniels inquired if the findings would go to City Council. Mr. Chen stated they would not.

Ms. Kay announced she had presented to the Institute for Learning in Retirement Planning Commission processes and where they could find information when needed.

Communications - Administrative Approvals

There were no administrative approvals.

Items Related to Platting

There were none.

Items Related to Zoning

PC-02-2011 ZONING CODE TEXT AMENDMENT, Chapter 1101, Subdivision Regulations, City of Oxford, Applicant 6

Mr. Keebler moved to enter into Public Hearing PC-02-2011. Mr. Hurston seconded the motion. All were in favor.

Mr. Chen provided a timeline of the year-long process taken to rewrite Chapter 1101 Subdivision Regulations. Mr. Chen referred to the many work sessions, reference materials, and study materials, to determine what we wanted to have for Oxford. Mr. Chen referred to submitted text changes that came from the Engineering Department. Mr. Chen described that they were not earth shattering, only clarifications. Mr. Chen referred to having cut down two months of review time, thus saving the applicant/developer time.

Mr. Keebler moved to close the Public Hearing. Mr. Hurston seconded the motion. All were in favor.

Mr. Keebler stated this had been an exceptional process; seeking input at work sessions from the public and those involved in the process of implementing subdivisions; good streamlining of our code; removing engineering items; came up with a whole new section on conservation zoning. Mr. Keebler stated he would have liked to see more restrictions and some less restriction. Mr. Keebler felt that sharing with City Council during the process was a really good thing. Mr. Keebler felt that City Staff did the City well here, as they did a lot of work. Mr. Keebler referred to Staff having brought from other codes in the area that were proven successful. Mr. Keebler stated he appreciated the latest Engineering comments and noted they were more of a clarification and was supportive of what we wanted to do.

Mr. Harman inquired for clarification if we had language which would allow the developer to quickly build and get something out into the market. Mr. Chen stated we did not. Mr. Harman referred to Mr. Merten's memo that stated other jurisdictions do allow builders. Ms. Kay noted that the City has shovels getting into the ground quicker than previously. Mr. Chen stated that the City wants to make sure public utilities are in place beforehand so that problems don't arise down the road; this provides the builders a clearer expectation.

Ms. Kay referred to the text now being clearer. Ms. Kay stated the text amendment now tied into the Comprehensive Plan and made reference to other documents.

The Planning Commission reviewed the Decision Standards:

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

Richard Keebler moved to approve PC-02-2011 ZONING CODE TEXT AMENDMENT, Chapter 1101, Subdivision Regulations, City of Oxford, Applicant. Marvin Hurston seconded. The motion passed with the following roll call:

AYE: Susan Kay, Richard Keebler, Ted Wong, Marvin Hurston, John Harman, Richard Daniels (6)
NAY: None (0)
ABS: None (0)

New Business

There was no new business.

Other Business

Student Presentations:

S.Locust Street Corridor Plan
Wilks Scholars, Sustainable Development

Wilks Scholars

Students from the Wilks Scholars were present and provided the Planning Commission with a draft conservation development plan on shaping sustainable communities.

The students shared they reviewed the current conditions of the south side of Oxford specifically the landfill, disconnected residential areas, railroad issues and limited access/connectivity to the new high school. They then reviewed the Comprehensive Plan and the Township Comprehensive Plan and stated it was obvious that there was a disconnect between the two. The Scholars stated they believed conservation could ease the disconnect between the two. The students reviewed with the Planning Commission the components of conservation planning.

The students discussed Dr. Randall Arendt and his recent workshops. The students noted that Dr. Arendt's first workshop included a lecture which then broke out into groups who emphasized greenways. The students provided a consensus that of those in attendance would like to see preservation. The second workshop in February 2011 included a site walk to review the connecting of the high school to the railroad and Kehr Road. 12-13 tables were filled with stakeholders who created their own draft plan for the area. Thirteen maps were created. The students stated there was an overwhelming response for having agricultural, ecopathways and conservation preservation but there was some

disagreement on retail and street/road connectivity.

At this point, the students took those maps and designed three maps from that input. The students shared that the maps were broke down into a low development map, a medium development map, and a high development map. The students explained their three map designs.

The Wilks Scholars then explained that they held a public input session where they displayed their three map designs and where the attendees were asked to share which map and what they liked best and what aspects of development they wanted to see on the south side of Oxford.

The students asked of the Planning Commission where to go from here. The students stated they provided information and that they would soon be compiling and presenting one final map. The students want to make sure this project goes forward and they asked for a commitment from the City.

Mr. Daniels inquired the students that there were only 44 responses received from the public input session (did not receive any mail-ins and only 50 total public attended this public input session). The Scholars stated that the voting had been close on the maps. Most favored choice was map one.

Mr. Keebler noted that 44 public responses did not represent the majority of an entire community. People who typically attend these kinds of events are there for a cause. Mr. Keebler continued that for the students to bring up and suggest map one, which has no connectivity, would be ridiculous since there is a thoroughfare plan already in place. Mr. Keebler added that if a map doesn't contain connectivity or elements of the thoroughfare plan, that it might as well be kept at home. Mr. Keebler referred to the City having already agreed to connectivity. Mr. Keebler noted that the students had brought nothing forward offering rezoning; which is what the Planning Commission wanted to see. Mr. Keebler stated he wasn't sure about the next step as the City has had a Comprehensive Plan in place for two years. Mr. Keebler noted that what the students were recommending was very much in line with the Plan. Mr. Keebler noted the City's commitment already existed so he wasn't sure where the project would go from here. Mr. Keebler noted it was a great exercise and outlined what conservation zoning could do for the City.

Mr. Daniels inquired to the students that if any of them came across references in how to redevelop existing urban space he would appreciate the information.

S. Locust Street Corridor Plan

Miami University architecture students presented their design for a corridor study/plan for the Locust Street Corridor. The students shared their goals and objectives/mission statement. The students described how they conducted a corridor assessment which included looking at building density/building heights, traffic circulation and building land use. The students also looked at the redevelopment of the old Wal-Mart and buildings that may be non-existent in the next 10 years. The students also took a serious look at the Comprehensive Plan's vision. The students desire that the south corridor be a gateway into the City.

Ms. Kay referred to the student's streetscape design and stated that a tree-line down the middle of the street and driving lanes on either side would not leave any room for a bike lane.

The Planning Commission discussed street widths, the possible widening of the streets, sidewalks, and, should the rerouting of US 27 take place, what would be its impact on this area.

The Planning Commission liked the idea of exposing the stream and pulling things closer to the

street. Mr. Daniels calculated that a street including a tree-line, bike path and sidewalks would need approximately 60-70 feet. The Planning Commission discussed street brick design patterns for pedestrian paths, sidewalks and bikepaths.

The Planning Commission thanked the students for their hard work and vision for S. Locust Street.

Items Under Consideration for Future Discussion

Ms Kay led discussion on the six topics listed on the agenda for future discussion. Ms. Kay stated that regarding a fraternity definition, this could be done fairly quickly. Mr. Keebler noted that the first two items, fraternity definition and Chapter 1141.03 Supplemental Regulations have been delayed for quite some time. All agreed that the other items listed wouldn't take much time.

Ms. Kay requested staff bring the Planning Commission their recommendations at a work session to be held May 10, 2011 at 6:00 p.m. in place of the regularly scheduled Planning Commission meeting.

Adjournment

Mr. Hurston moved to adjourn the meeting at 8:34 p.m. Mr. Harman seconded the motion. All were in favor.