OXFORD PLANNING COMMISSION
Meeting Minutes
Tuesday, September 11, 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.

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

Mr. Prytherch referred to an item left out of the August minutes, but caught after Staff copied/distributed to the Planning Commission. The correction was made by Staff and distributed at this meeting.

Mr. Keebler made motion to approve the August 14, 2012 minutes as corrected. Mr. Benson seconded the motion. All were in favor.

Public Comments Related to Items Not on the Agenda

There were none.

Reports from Commissions, Boards, Committees & Staff

Mr. Wong announced that the Environmental Commission was continuing their work on storm water management and hoped to have a rough draft on language at their next meeting. Mr. Wong shared that Dave Treleaven (City Staff) discussed with them some items regarding urban forestry and possibly moving the language to the zoning code.

Mr. Wong shared that City Staff would be removing from the City Tree list those trees considered invasive species.

Mr. Perry reported that the Non-Conforming Subcommittee was continuing their work on Chapter 1137 language. Mr. Perry stated that the Planning Commission should be receiving the text amendment in the next couple of months.

Mr. Chen reviewed details of the Work Session that occured before this meeting. Mr. Chen shared that goals and objectives and alternative Corridor study maps had been distributed for Planning

Commission review. Mr. Chen stated that in October Staff would be formally requesting that the Planning Commission accept Anna Dragovich's Bike/Pedestrian Plan as a reference guide and that goals, objectives and maps be forwarded to City Council for Staff recommendation to further study Corridor safety improvement issues.

Communications - Administrative Approvals

There were none.

Items Related to Platting

There were none.

Items Related to Zoning

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

Mr. Benson made motion to enter into Public Hearing PC-10-2012. Mr. Keebler seconded the motion. All were in favor.

Mr. Perry provided an overview of this case. Mr. Perry referred to the current Western College for Women Historic District map included in the agenda. On that map, Mr. Perry pointed to a house located just outside of the boundary that had recently been determined to have been used by Western College. Mr. Perry referred to Ms. Valerie Elliott's letter included in the agenda regarding this property and its importance to the College. Ms. Elliott wished to bring this to the City's attention and asked that it be included as part of Western College for Women Historic District. Mr. Perry noted that this site was also recognized as a National and State historic landmark. Mr. Perry noted that Miami University was not opposed to this expansion of the Women Historic District.

No public comments were received.

Mr. Keebler made motion to close Public Hearing PC-10-2012. Mr. Hurston seconded the motion. All were in favor.

All agreed that this was about as straight forward as it could get and called the question.

Richard Keebler moved to approve PC-10-2012 ZONING MAP AMENDMENT to expand the Western College for Women Historic District to include Langstroth Cottage at 303 S. Patterson Avenue. Marvin Hurston 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

Mr. Keebler stated he has noticed numerous yard signs in front of businesses and on personal property. Mr. Keebler referred to the zoning code addressing sandwich board signs but not addressing yard signs. Mr. Keebler referred to gas stations having numerous signage. Mr. Keebler inquired if Staff and the Planning Commission could address this informally.

Other Business

Mr. Prytherch noted that the Planning Commission has made very good progress on their list of items for future discussion. Mr. Prytherch referred to the continuing work on the nonconformity language. Mr. Prytherch was hopeful that the Planning Commission would see this language in a couple of months.

Mr. Prytherch referred to the Work Session before this meeting where discussion took place regarding the bike/pedestrian plan.

Items Under Consideration for Future Discussion - Short Term: * Nonconforming Section Related to Redevelopment Improvements * 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

Discussion took place regarding items for review.

Mr. Prytherch inquired if the Planning Commission could discuss the General Business District, noteably past discussion of the development of a GB Overlay District.

Mr. Keebler inquired if the Commission could first tackle quicker fixes for the problematic issues in the General Business District and then move toward broader issues. Staff and some of the Commission identified some of the easier issues to tackle.

Mr. Chen suggested Staff provide a refresher course with the newer members of the Planning Commission to get them up to speed on how the Consideration List came about.

Mr. Keebler shared that City Council was recommending R3 zoning be passed, but that there were some concerns; specifically the relaxation of the parking requirement for R3 that may come back up in outer areas in the future (possibly an R3S District (Suburban) in the outlying areas).

Inquiry took place regarding the Floodplain Overlay status. Staff stated that they have meshed the FEMA codes with the City's codes. Mr. Chen announced that Staff was continuing to work on this.

Mr. Daniels shared that he was on the Chamber of Commerce Government Affairs Committee and that the Committee conducted a survey of merchants regarding signage. Mr. Daniels shared that the City should be receiving a letter with final results of the survey.

Adjournment

Mr. Hurston made motion to adjourn the meeting at 8:52 p.m. Ms. Rousmaniere seconded the motion. All were in favor.