

OXFORD PLANNING COMMISSION
Meeting Minutes
Tuesday, December 11, 2018
7:00 p.m.

Call to Order

Those members present: Richard Daniels, Steve Dana, Shana Rosenberg, Carla Blackmar, and Mike Smith

Those members excused: William Snavelly, Corey Watt

Staff members present: Sam Perry

Staff members excused: Amy Blankenship

Approval of the Minutes of November 13, 2018

Ms. Rosenberg asked for clarification of a sentence on page 3 of the minutes in regards to professions that would not be appropriate for occupancy at 5990 Contreras. Staff will review meeting video and clarify the sentence.

Mr. Dana made motion to approve the November 13, 2018 minutes as clarified. Mr. Smith seconded the motion. All were in favor.

Public Comments Related to Items Not on the Agenda

There was none.

Reports from Commissions, Boards, Committees & Staff

Mr. Perry reported on recent HAPC Open Houses held to obtain public input on what would be a new zoning code chapter, Chapter 1152, to bring HAPC code into the Zoning Code Chapter.

Mr. Perry announced that on December 18, 2018 a meeting for the Elm Street reveal would take place as a follow-up to the design charrette conceptual open house. Mr. Webb has created a conceptual design out of the drawings held at the Community Art Center.

Mr. Perry reported having attended an OKI meeting that Oxford is a voting member of. Mr. Perry stated that a demographer reported on how manufacturing had increased since 2010, retail services had stayed pretty flat, and that there were about 6 categories of what attracted people to Butler County. Mr. Perry also referred to having attended the Miami Valley Planning and Zoning Workshop.

Mr. Perry announced that Short Term Rental legislation would go before City Council on January 15, 2019 for First Reading.

Mr. Dana reported on a Service Director pilot program for kitchen waste composting.

Ms. Rosenberg reported on the HAC having drafted a letter for housing input of the Western Knolls.

Mr. Daniels reported on Oxford Village Network having distributed a book about how people all over the country have tackled different types of housing and made a reference to AARP studies on livable communities.

Items Related to Zoning

PC-2018-29, ZONING MAP AMENDMENT, , to establish a Neighborhood Conservation overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Avenue, Peabody Drive, Thomson Court, and Tenney Court, for a total of 50 parcels, City of Oxford, Applicant

Mr. Dana made motion to enter into public hearing PC-2018-29. Ms. Rosenberg seconded the motion. All were in favor.

Mr. Perry provided a power point which outlined the process for establishing an overlay district.

Mr. Dana made motion to close public hearing. Mr. Smith seconded the motion. All were in favor.

Mr. Dana made motion to approve PC-2018-29. Mr. Smith seconded the motion.

Ms. Rosenberg thanked everyone for their hard work.

The Planning Commission reviewed the Decision Standards.

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon. No
- B. The proposed amendment will make the map conform more closely to the Comprehensive Plan. Yes
- C. There has been a substantial change in area conditions that necessitates the amendment. No
- D. There is a legitimate need for additional land area in the zoning district that will be expanded. No

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

AYE: Ms. Blackmar, Ms. Rosenberg, Mr. Smith, Mr. Dana, Mr. Daniels (5)

NAY: None (0)

ABS: None (0)

New Business

2019 Work Priorities

The Planning Commission discussed 2019 Goals. All agreed that the transportation and housing areas were high items for 2019 discussion. The top three discussion items:

Housing (have a sub committee for housing)

Growth management

Transportation

The Planning Commission discussed subcommittees and work sessions and the best ways to work through. Discussion followed. A work session will be held before the January Planning meeting.

Mr. Perry shared Community Development Department 2019 goals.

Adjournment

Ms. Rosenberg made motion to adjourn the meeting. Mr. Dana seconded the motion. All were in favor. The meeting adjourned at 7:45 p.m.