

OXFORD PLANNING COMMISSION
Meeting Minutes
Tuesday, October 9, 2018
7:00 p.m.

Call to Order

Those members present: Richard Daniels, Steve Dana, Shana Rosenberg, Carla Blackmar, and Corey Watt.

Those members excused: William Snavelly, and Mike Smith.

Staff members present: Sam Perry, and Steve McHugh.

Staff members excused: None.

Approval of the Minutes of September 11, 2018

Mr. Dana made motion to approve the minutes as written. Mr. Watt 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. Dana shared City Council items of interest:

E-scooter pilot program. Mr. Dana noted they were off limits on Miami property and that riding on the sidewalk was a no-no. Mr. Dana reported on overlay districts and that the University has stated that there would be no overlay districts on Miami property. Mr. Dana stated that City Council discussed the possibility of placing leasing limits on landlords, requiring they show property to a perspective tenant to allow for students to not make hasty decisions.

Mr. Watt reported on the HAPC working on identifying historic districts, signage, creating a general code for historic preservation and creating a buffer to the historic district (region of influence). Mr. Perry explained that instead of a hard edge to an historic district that there be some sort of a transition area.

Mr. Perry reported having attended a recent OKI meeting and that he wanted to bring some of their topics back to the Planning Commission for discussion. Mr. Perry discussed autonomous vehicles, reviewing how they affect landuse and parking. Mr. Perry reported that the Intermodal Committee had approved funds for an intermodal facility for the RTA and funds for the trail from the Talawanda Middle School to the Community Park, planned for fiscal year 2022. Mr. Perry noted that Mr. Dana was also part of this committee.

Ms. Rosenberg reported that the tree ordinance was still being reviewed as part of the Environmental Commission. Ms. Rosenberg also reported an HAC Subcommittee meeting was scheduled.

Items Related to Zoning

PC-2018-26, ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of Fairfield Road, Tollgate Drive, Erickson Drive, Albert Circle, Robin Court and Bull Run Drive, for a total of 77 parcels, City of Oxford, Applicant

Mr. Watt announced he would be recusing himself since the corner of his property was in the buffer zone.

Mr. Perry provided an overview. Mr. Perry reported that the zoning map amendment would add a layer of restrictions on top of the underlying zoning district. The overlay would reduce occupancy to two unrelated. Mr. Perry reported the overlay request went to City Council September 21, 2018. Mr. Perry stated that 77 properties were involved. Mr. Perry noted that three existing overlays were nearby. Existing properties with rental permits can continue as such. Mr. Perry noted that this was the 16th overlay. Mr. McHugh explained how short term rentals would be treated in an overlay district. Mr. Perry explained that a short term rental could exist and was allowed up to 5 stays per year, but more stays would require the property be owner occupied.

At 7:18 Ms. Blackmar arrived at the meeting.

Mr. Daniels inquired about those properties presently with a rental permit, and would that carry over to a new owner when sold. Mr. Perry stated that yes is continued to be allowed to a new owner. Mr. Perry referred to the process in place to get new owner information. Mr. Jeff McDonnell, who is part of this overlay creation, inquired about the short term definition.

Mr. Dana made motion to move to public hearing. Ms. Rosenberg seconded the motion. All were in favor.

Mr. Bill Houk, 6 Bull Run inquired about the limit to five stays, and inquired if they would be required to pay Airbnb fees. Mr. Perry responded that the City was not involved with Airbnb. Mr. Perry explained briefly the short term rental process.

Mr. John Bowblis, 1126 Tollgate, had two comments: define short term, and what is the definition of an unrelated person. Mr. Perry read aloud the definitions. Mr. Perry explained STR and that 14 days or less was considered a short term stay.

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

Mr. Dana thanked everyone involved in this overlay request.

Ms. Rosenberg made motion to approve PC-2018-26. Mr. Dana seconded the motion.

The Planning Commission reviewed the Decision Standards for considering an overlay. All four were agreed upon.

The Planning Commission reviewed the Decision Standards for a map amendment:
There is an error on the Official Zoning Map or in the delineations between districts thereon. NO
The proposed amendment will make the map conform more closely to the Comprehensive Plan. YES
There has been a substantial change in area conditions that necessitates the amendment. NO
There is a legitimate need for additional land area in the zoning district that will be expanded. NO

AYE: Mr. Daniels, Ms. Rosenberg, Mr. Dana, Ms. Blackmar (4)

NAY: None (0)

ABS: None (0)

Old Business

There was none.

Adjournment

Mr. Watt made motion to adjourn the meeting. Mr. Dana seconded the motion. All were in favor. The meeting was adjourned at 7:32 p.m.