



AGENDA
PLANNING COMMISSION
TUESDAY, May 12, 2026
7:00 P.M.

Oxford Courthouse
118 W High Street

MEMBERS

Corey Watt, Chair, HAPC Rep.

Shana Rosenberg, Vice Chair

Jason Bracken, Council & Environmental Commission Rep.

William Snavelly, Council Rep.

Ann Kaufman Webster, CASC Rep.

Matt Arbuckle, OPTAB Rep.

Jeffrey Kruth, CIC Rep.

STAFF

Sam Perry, Director, Community Development

Zachary Moore, City Planner / GIS Coordinator

Christopher Conard, Law Director

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting:
(1) Comments on items not on the Agenda will be heard under Public Comments Related to Items not on the Agenda – and
(2) Comments for all public hearing items will be heard during Planning Commission consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three minutes or less.

- I. Call to Order
- II. Approval of Agenda
- III. Election of HAC Representative
- IV. Approval of Minutes of January 13, 2026
- V. Public Comments Related to Items Not on the Agenda
- VI. Reports from Commissions, Boards, Committees & Staff
- VII. Adjournment



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, January 13, 2026

<https://youtu.be/ndBILjHnbTE>

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Ann Kaufman Webster

William Snavelly

Jason Bracken

Jeffrey Kruth

Matt Arbuckle

Time: 0:38

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, January 13, 2026 at 7:00 p.m.

Members in attendance were Ann Kaufman Webster, Shana Rosenberg, Jeffrey Kruth, and Jason Bracken

Members excused: William Snavelly, Matt Arbuckle

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Christopher Conard, Law Director, Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

Mr. Zachary Moore, City Planner/GIS Coordinator

Approval of the Agenda

Time: 0:44

Motion – To Approve the Agenda

(Voice Vote) 1st Mx. Rosenberg

2nd Ms. Webster

AYE: (5)

NAY: (0)

ABS: (0)

Election of Officers and Commission Appointments

Time: 1:06

Motion – To elect Mr. Watt as Chair and HAPC Rep., Mx. Rosenberg as Vice-Chair, Mr. Bracken to remain the Environmental Comm. Rep. and Council Rep., Mr. Snavelly as Council Rep., Mr. Arbuckle to remain the OPTAB Rep, Ms. Webster to remain the CASC Rep., and Mr. Kruth to remain the CIC Rep.

(Voice Vote) 1st Mx. Rosenberg

2nd Mr. Kruth

AYE: (5)

NAY: (0)

ABS: (0)

Approval of Minutes of November 11, 2025

Time: 2:06

Motion – To Approve the minutes as written

(Voice Vote) 1st Mx. Rosenberg

2nd Mr. Kruth

AYE: (5)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 2:43

Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items n on the Agenda will be heard under Public Comments Related to Items not on the Agenda - and (2) Comments for all public hearing items will be heard during Planning Commission consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three minutes or less.

There were no comments from the public.

Reports from Commissions, Boards, Committees & Staff

Time: 3:04

New Business

PC-2025-13&14

Time: 8:19

Page 4 of the Agenda Packet

1. 5234 Hester Road, Preliminary Subdivision, Preliminary & Final Planned Development, New Roots microhome community, Emily Lubbers, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Kruth

2nd Mr. Bracken

AYE: (5)

NAY: (0)

ABS: (0)

Mr. Sam Perry, Community Development Director, presented the staff report and addressed the questions from the Commission members.

Gina Gehm from Inclusive Housing Resources explained they partnered with Empower Me Living on this project. Ms. Gehm also explained they would be running the HOA. Ms. Gehm gave a brief description of the role of Inclusive Housing Resources and the work they do. The Commission members inquired about the affordability threshold, the HOA’s role, the rules of selling the house an individual own, and the design aspects of the homes.

Emily Kendall from Empower Me Living introduced herself and spoke about the work the organization does as well as the importance of this work. Ms. Kendall shared a letter written by an Oxford resident. Ms. Kendall explained why the organization pursues the home ownership model.

Emily Lubbers, Architect, Applicant and Jordan Weber Civil Engineer of the project from MSP Design were also in attendance. Ms. Lubbers spoke about the design elements of the homes. Ms. Lubbers explained there will be three interior and three exterior standard packages and four standard housing types the buyers can choose from thus being able to keep the affordability. Ms. Lubbers next mentioned the types of the units. The Commission members inquired about parking, lot coverage, green space, detention basin, and the community space.

Mr. Weber spoke about the decision-making process behind the detention basin and the orientation of the houses next to it. The Commission inquired about other possibilities to stormwater management.

Comments from the Public

Teresa Watts, 6141 Hester Rd

Ms. Watts liked the concept of the project. However, she was concerned about the number of units and the on-street parking. Ms. Watts was also concerned about the stormwater run-off because of the planned grading to the site.

Terry Hughes, 6141 Hester Rd

Mr. Hughes liked the project, but he was concerned about the stormwater run-off and the grading. Mr. Hughes felt that poverty is centralized in this area. The project seems rushed to Mr. Hughes. Mr. Hughes thought that parking and green space are issues as well. Mr. Hughes emphasized that too much is designed for a small space.

Jessica Greene, Assistant City Manager

Ms. Greene mentioned the deadline is tight because of the ARPA funds. Ms. Greene spoke about the development agreement. According to this agreement, the units cannot be rented. Ms. Greene stated the City intends to use ARPA funds to support this project and there is a September 30th deadline for infrastructure costs.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Bracken

2nd Mx. Rosenberg

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Approve

(Roll Call) 1st Mr. Bracken

2nd Mx. Rosenberg

AYE: Mr. Kruth, Ms. Webster, Mx. Rosenberg, Mr. Bracken, Mr. Watt (5)

NAY: None (0)

ABS: None (0)

Motion to Adjourn Meeting at 8:49 p.m.

Time: 1:49:14

(Voice Vote) 1st Mx. Rosenberg

2nd Mr. Bracken

AYE: (5)

NAY: (0)

ABS: (0)