



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, May 12, 2026

https://youtu.be/_GE7fy1UWis

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Ann Kaufman Webster

William Snavelly

Jason Bracken

Jeffrey Kruth

Matt Arbuckle

Time:0:27

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, May 12, 2026 at 7:00 p.m.

Members in attendance were Ann Kaufman Webster, Shana Rosenberg, William Snavelly, Matt Arbuckle, Jeffrey Kruth, and Jason Bracken

Members excused: None

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Zachary Moore, City Planner/GIS Coordinator, Mr. Christopher Conard, Law Director, Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

None

Approval of the Agenda

Time: 0:33

Motion – To Approve the Agenda

(Voice Vote) 1st Mr. Bracken

2nd Mx. Rosenberg

AYE: (7)

NAY: (0)

ABS: (0)

Election of HAC Representative

Time: 1:12

Motion – To elect Mx. Rosenberg to be the HAC Representative

(Voice Vote) 1st Mr. Snavely

2nd Mr. Bracken

AYE: (7)

NAY: (0)

ABS: (0)

Approval of Minutes of January 13, 2026

Time: 6:02

Motion – To Approve the minutes as written

(Voice Vote) 1st Mr. Bracken

2nd Mr. Kruth

AYE: (7)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 6:38

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: 6:57

Motion to Adjourn Meeting at 7:13 p.m.

Time: 12:50

(Voice Vote) 1st Mr. Snavely

2nd Ms. Webster

AYE: (7)

NAY: (0)

ABS: (0)



MEMORANDUM
Community Development Department
513-524-5204

TO: Oxford Planning Commission

FROM: Sam Perry, AICP | Community Development Director

MEETING DATE: June 9, 2026

RE: **Concept Review, Conditional Use Modification,
4191 Kehr Rd**

Chad Harville and Andrew Holzworth have requested a concept review of their proposal to amend the 2007 Cobblestone Community Church conditional use. The amendment includes the construction of a new multi-purpose building within a leased area of the church property. The plan is to construct a new building for CrossFit Implore, which is an existing fitness and wellness center in Oxford. Chad will share slides and renderings and is open to questions and feedback before a formal submittal is reviewed.

The Planning Commission offers the concept review discussion as a non-binding open discussion that is provided for early feedback before a complete application is submitted. No vote is taken of the Commission for concept reviews. The concept review is essentially a pre-application discussion.

An amendment to a previously approved conditional use, of this scale, will require a Planning Commission recommendation to City Council. The Planning Commission process for a modification of this scale is identical to the process of a completely new conditional use proposal. If the applicant wishes, they could return to the Planning Commission with a formal proposal as early as the August 11 meeting.



Implore Ministries, 501c3

Andrew Holzworth
123 Country Club Dr. Oxford, OH
Cell: 513.255.1853

June 1st, 2026

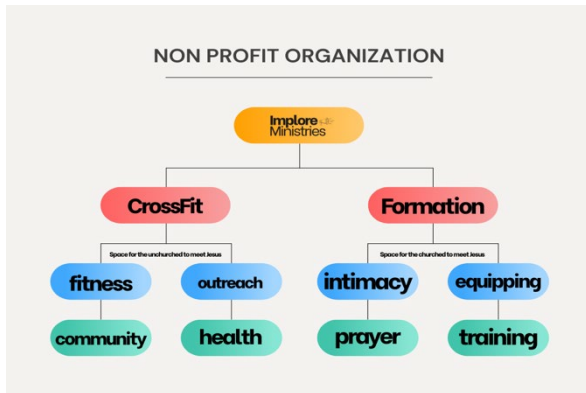
Mr. Sam Perry, AICP - Community Development Director City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: Application for Conditional Use Permit
4191 Kehr Road
Oxford, Ohio 45056

Dear Mr. Perry:

I am writing to formally request approval for the conditional use of land that is currently part of the Cobblestone Community Church property located at 4191 Kehr Road. The proposed use is consistent with the City of Oxford’s Zoning ORDINANCE NO 3608, Chapter 1147, proposed use (15): Churches, Libraries, Community and Recreation Centers. Implore Ministries has secured a 99-year land lease from Cobblestone Community Church for approximately 2.43 acres of land. This site will be developed into a multipurpose facility that will serve as the home of CrossFit Implore and function as a ministry center dedicated to community engagement, outreach, and spiritual development. See attached vicinity map and site plan for proposed lot split details.

Implore Ministries is a 501c3 non-profit community established to implore the world to know God. We implore all people to intimately know God through an invitation into a community that serves and cares for the whole self.



Vision: To provide a space that allows people to experience the presence and transforming love of Jesus through intimate connection with Him.

Mission: To create space for all people to be cared for and loved as image bearers of God by meeting the needs of the whole person: physically, spiritually, emotionally, mentally, and socially.



Intended Use: The proposed multipurpose building will be used to host those who want to grow in their faith through spiritual retreats, training and teaching events, worship, prayer, and spiritual direction. In addition, the facility would be the new location for CrossFit Implore. Crossfit Implore is a community based fitness and wellness center providing structured group fitness classes, personal training, and educational programming focused on physical fitness, nutrition, and overall health. The vision for CrossFit Implore is to be a place where those individuals who may never seek out a traditional church will encounter the transforming love of Jesus through authentic community and ministry happening within the same shared space.

- Goods sold will be primarily related to fitness and nutrition, such as branded clothing, sports drinks and snacks as well as spiritual books, Bibles and gospel materials. Minimal delivery or service vehicles will be needed.
- Regular Hours of Operation: 6:00 AM - 8:00 PM M-F, 8:00 AM - 12:00 PM SAT

Existing Use: Existing land is vacant, currently part of Cobblestone Community Church property zoned R1-B with conditional use permit for church.

- To north + west of the proposed property is CCC campus with similar use.
- The Oxford bike path runs along the south side, with additional vacant property south of the bike path owned by CCC and zoned R1-B.
- Further east, approximately 300 feet, is the south farm neighborhood made up of single-family dwellings.

Compatibility: This property represents a more appropriate use than other locations due to its unique context and suitability.

- Property access and connection to Kehr Road through shared drive with CCC.
- It could serve as a potential destination along the bike path offering opportunities for a coffee or drink stop as well as access to Implore Ministries Formation Services and CrossFit Implore.
- While this represents a different use than the South Farm residential community, it would not constitute a significant change from the existing CCC use. The vacant, low potential land between the Implore building and neighborhood provides a natural buffer for the existing neighborhood.
- The building's exterior and landscaping are designed to provide a more residential feel rather than a commercial appearance and careful attention will be given to hours of operation, lighting and noise to minimize impacts on the surrounding area.

Granting the Conditional Use Permit for this property would provide clear public benefits by creating a welcoming destination along the bike path and supporting access to Implore Ministries. The proposal has been carefully designed to respect the surrounding community, with thoughtful attention to building design, landscaping, hours of operation, lighting, and noise to minimize impacts. This use enhances local amenities, encourages safe and enjoyable public access, and aligns with long-term planning goals, making it a responsible and community-focused development choice.

Thank you for your consideration,

Andrew Holzworth
Implore Ministries, Board Chair



Cobblestone Community Church, Inc.

**Proposed Land Lease
CrossFit Implore
2.43 Acres**

Oxford Recreational Trail Ph. 5

Roberts Drive

Morgan Circle

Future Residential Development

Cobblestone Community Church, Inc.

Talawanda School District BOE

K Bell Street

Gardenia Drive

Kehr Road

Booth Road

SCALE	HOR:	VERT:
DRAWN	CHECKED	
DESIGN	DATE	
SURVEY	REVISION	

IMPLORE MINISTRIES
KEHR RD./COBBLESTONE COMMUNITY CHURCH

VICINITY
MAP

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