

**OXFORD PLANNING COMMISSION
MINUTES
DECEMBER 1, 2015**

The regular monthly meeting of the Oxford Planning Commission was called to order by the chairman, David Baker, on Tuesday, December 1, 2015, at 7:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Edwin Miller, Stephen Mroczek, James Reed, and Bruce Beglin.

The minutes of the meeting of August 4, 2015 were approved and accepted as distributed.

The following building permit was reviewed by the commission:

Permit #15-57 - Tim Wilson, 214 South Street, installation of two (2) heat pumps on side of house in setback area. Mr. Baker explained to the commission that Mr. Wilson was in the process of seeking a variance because the proposed location of heat pumps would put them in non-compliance with the Oxford Zoning Ordinance. Mr. Mroczek stated he had spoken with Administrator Cheryl Lewis who produced for him an older site plan of the Wilson property showing an original section of his house which Mr. Wilson had recently removed, that was in the same area where Mr. Wilson is now proposing to locate his heating/cooling elements. The units would be located within 1 ½' from his neighbor's property line. Mr. Mroczek noted that the Wilson's house sits catawampus on their lot and that if the units were to be moved to the other side of the house, it would make them highly visible in an historic district area. Mr. Miller questioned if there were any other properties on South Street with any type of structures falling within the setback area. Mr. Baker stated that he thought there were but that this one was a little different because accessory structures are usually within 2' from the property line. These units would be even closer to the property line and would fall under the setbacks of a primary structure. Mr. Mroczek stated that the neighboring house, which would be closest to the new units, also sits on its property at a crooked angle and because of the driveway and the angle of the property, the new units would not really be all that close to the next door neighbor. Mr. Miller questioned that if the commission were to give a negative recommendation, would the commission be going against what other property owners on the street have already obtained. Mr. Mroczek thought the least visible spot on the property where the units could be placed was the one in which the homeowner wanted to use. Mr. Beglin pointed out that the new heat pumps/hvac units are much quieter now. Mr. Reed added that he had looked at the property and did not see any other spot that would be better than that which the applicant was suggesting. Mr. Reed made a motion to deny the permit because it did not meet the setbacks of the Oxford Zoning Ordinance but that the commission should recommend that the Appeals Board grant an appeal but limit the language to state that only two compressors be allowed to go into the setback area. The motion was seconded by Mr.

Oxford Planning Commission Minutes
December 1, 2015
Page 2

Mroczek and carried with one abstaining vote from Mr. Baker. Mr. Baker stated he would put together a letter to be sent to the Board of Appeals stating the commission's recommendation.

There being no further business, Mr. Miller made a motion to adjourn the meeting. The motion was seconded by Mr. Mroczek and unanimously carried with all in favor.

Respectfully submitted,

Lia Willoughby
Assistant Clerk