

OXFORD PLANNING COMMISSION

MINUTES

FEBRUARY 21, 2017

The regular monthly rescheduled meeting of the Oxford Planning Commission was called to order by the chairman, David Baker, on Tuesday, February 21, 2017 at 6:00 p.m., in the Oxford Community Services Building.

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

The minutes of the meeting of January 3, 2017 were approved and accepted as distributed.

The following building permit was reviewed by the Planning Commission:

#17-09 Oxford Mercantile Group, LLC, 104 S. Morris Street, renovation of first floor commercial space; new windows, storefront, ADA access lift and porch; second floor apartment windows; foundation; structural work; plumbing, electrical and HVAC work; ADA toilet room, wood fence; utility screening; conditioned crawl space. The permit was represented by Christine Dayton and Dominic Cappella from the architect firm, Christine M. Dayton, Architect. Ms. Dayton explained that she understood that this permit was before the Planning Commission due to an overage in lot coverage and that the owners realized they would have to file an appeal for a variance in order to address that issue. The owners of the property are attempting to address ADA access into their commercial building and don't have any options, given the lay of the land, to remove any existing coverage. The property allows for 4,681 sq. ft. to be covered. Currently the coverage comes in at 6,106 sq. ft. The owners are proposing to add an additional 136 sq. ft. which would include a small covered porch to protect a wheelchair lift, an area of brick walk, an hvac pad, and a small brick wall. Mr. Miller asked if Ms. Dayton could propose some type of pervious material, rather than brick, for the proposed walk. Ms. Dayton responded that she had not and that the Critical Area Commission typically considers lot coverage as lot coverage. Mr. Baker pointed out that the coverage that already exists on the property has been grandfathered so that the commission needs to consider only the new 136 sq. ft. that is being proposed. Mr. Baker stated that his understanding was that the ADA requirements were not really required for this existing building. Ms. Dayton responded that any new construction, even if it is in the historic district, has to have or address ADA requirements. She added that this is a state law and that 20% of the construction cost has to go towards ADA improvements and that by addressing ADA improvements, Oxford Mercantile Group could possibly receive some grant money. One thing being done is to make the public bathrooms ADA compliant, but that is required anyway, so the only other option was to provide a lift. If the owners had chosen to go with a ramp, it would have had to have been 21' long with a 5' landing at the top, which would have created too much coverage. Mr. Beglin suggested that the only possible way to decrease the overall coverage would be giving up some of the driveway in the back of the building. Mr. Mroczek responded that this, in turn, would create parking space issues as the area Mr. Beglin was suggesting was used for parking.

Mr. Baker stated that the permit would have to be turned down because of the overall coverage issue, but that the Planning Commission could offer a recommendation to the Board of Appeals. A motion was made by Mr. Beglin that the Planning Commission send to the Board of Appeals a recommendation that their request be approved. The motion was seconded by Mr. Miller and unanimously carried with all in favor.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk