

OXFORD PLANNING COMMISSION

MINUTES

OCTOBER 24, 2016

The rescheduled monthly meeting of the Oxford Planning Commission was called to order by the chairman, David Baker, on Monday, October 24, 2016, at 6:00 p.m., in the meeting room of the Oxford Community Services Building.

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

The minutes of the meeting of September 6, 2016 were approved and accepted as distributed.

REQUEST FOR LOT LINE REVISION

William Thompson, property owner of 305 N. Morris Street, met with the commission to present his request to relocate his property line in order to make the vacant lot adjacent to his property into a buildable lot. Lot Parcel #1 currently has a house located on it and Parcel #2 is empty. The purpose of the lot line revision is to make Lot #2 into a buildable lot while keeping Lot #1 still in conformance. Mr. Miller made a motion that the Planning Commission accepts the proposed lot line revision as presented. The motion was seconded by Mr. Beglin and unanimously carried with all in favor.

The following building permit was reviewed by the Planning Commission:

#16-24, R-2, Carolie Patton, Tilghman Street, new home with front and back porches. Ms. Patton was represented by her builder, Jeff Foust from Beracah Homes. Mr. Baker stated that it appeared the front and side yard setbacks were acceptable but that the proposed deck, as shown on the plat, extended into the rear yard setback. Mr. Foust noted that Ms. Patton had told him that she would like to have the rear deck but that she was willing to drop it, if necessary, as long as she could have a set of steps off the rear of the house. Mr. Baker pointed out that even the rear steps projected over the rear yard setback. He added that Ms. Patton could opt to seek a variance from the rear yard setback in order to have the steps and possibly the deck as well. Mr. Miller suggested that should Ms. Patton seek a variance she could stress the reason she was having trouble meeting the setbacks was because the Oxford Historic District Commission wanted her to have her house facing Tilghman Street as shown on the plat but that originally she had faced the house differently so as to meet all the setbacks. Jane McCarthy, a member of the audience and property owner behind Ms. Patton's lot, spoke stating that this property flooded often and that the flooding problem was going to be worse on the lot with a house on it. Mr. Baker stated that part of the proposed house would be out of the floodplain. Mrs. McCarthy responded she hoped provisions were made for flooding and that she did not want the house any closer to her property than the 25' setback allowed. A motion was made by Mr. Miller to deny the application because of encroachment into the rear yard setback. The motion was seconded by Mr. Beglin and unanimously carried with all in favor.

CONSULTATION REQUEST

A consultation was held with Dominic Cappella, a member of Christine Dayton's architectural firm, to discuss the property owned by Philip Layton and Dana Fitzsimmons, located at 508 E. Strand. The owners are looking to put a second floor on one wing of their home along with a covered entrance on the side of their home facing onto the Strand. Mr. Baker pointed out that the work proposed would not really create an increase in coverage except for a small amount with the creation of a covered entrance. The lot itself is odd in that Valliant's Lane is added into it which greatly affects the impervious surface coverage on it. The general consensus of the commission was that if they applied the coverage as shown on the preliminary drawings, there shouldn't be any problems and that it looked like a good project.

NEW BUSINESS

The commission reviewed Ordinance 1616 – **AN ORDINANCE OF THE TOWN OF OXFORD TO AMEND SECTIONS 19.01, 33.01, 33.02, AND 33.14 OF THE OXFORD ZONING ORDINANCE TO INCORPORATE REVISIONS TO THE TOWN'S CRITICAL AREA PROGRAM TO ADDRESS STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT LESS THAN 5,000 SQUARE FEET, TREE REPLACEMENT IN THE INTENSELY DEVELOPED AREA (IDA), PERMEABLE PAVERS IN THE IDA AND CHANGES TO THE MITIGATION STANDARDS FOR BUFFER MANAGEMENT AREAS** - which is scheduled for a public hearing at the next upcoming Commissioner's meeting. In reviewing the ordinance, questions were raised as to the definition of a rain garden, bio-swales, and ponding depths. Mr. Reed made a motion that the Planning Commission recommends that the ordinance be presented with the provision that the rain garden section be more clearly defined. The motion was seconded and unanimously carried without further discussion.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby

Assistant Clerk