

**HOUSING ADVISORY COMMISSION (HAC)
MEETING MINUTES
June 20, 2016**

Commission Members Present: Dan Haizman, Councilor McKeehan, Councilor Ellerbe, Seth Geisler

Members Excused: Jason Reynolds, Kurt Kronholm, Dr. Judith Kolbas

Staff Present: Jung-Han Chen

I. Call to Order

Mr. Haizman called the meeting to order at 7:02 p.m.

II. Approval of Agenda

Councilor McKeehan moved to approve the agenda as presented. Councilor Ellerbe seconded the motion. Motion passed.

III. Approval of the April 18, 2016 Minutes

Councilor McKeehan moved to approve the minutes as presented. Councilor Ellerbe seconded the motion. Motion passed.

IV. New Business

Planning Commission discussion on rental market, particularly student housing in the Mile Square

Staff updated the Commission on the discussion the Planning Commission had related to the rental market, specifically student housing in the Mile Square. The City appropriated \$10,000 for a consultant to review the nonconforming use issue in the Mile Square in this year's budget. The nonconforming use issue is typically associated with student rentals, either with the number of occupants that exceed the underlying zoning or the uses that are not permitted in the underlying district. Additional factors were the steady increases in MU student enrollment in the past 10 years, given the fact that the statutory limitations on the number of students for Miami has been removed, also had put pressure on the property owners to update the properties, but did not wish to give up the number of permitted occupancies. The increased number of students translates to more demand for housing, particularly in and outside of the Mile Square. With the passage of many Neighborhood Conservation Overlay Districts, potential rental houses would be limited to no more than 2 unrelated individuals in a single family home in those districts. All these factors prompted the Planning Commission to seriously look at how to address future increases in off-campus students in the Mile Square, and not in the outlying areas that currently do not have services to support the increased number of students. Several thoughts have been brought up by the Planning Commission to address this issue of where to change the underlying zoning in certain areas, to amend the existing nonconforming chapter to allow more occupancy than is currently allowed. More meetings have been planned for the Planning Commission to discuss this and any further updates will be shared with the Housing Commission in the future.

Bike Lane on McGuffey/Wells Mill

Staff reported that the City Council recently approved the bike lane stripping on McGuffey and Wells Mill as part of the 2016 Street Paving Program presented by Service Department.

Lessons learned from the International Town Gown Conference in Chicago

Staff also shared with the Commission the Town Gown International Conference in Chicago that staff attended to learn about other college communities' various experiences with college students.

Staff had the opportunity to attend different sessions and learn that many communities were doing admirable things trying to address student-related issues. It was interesting to also learn that the Oxford community collectively has also undertaken similar efforts to address similar issues. Oxford was not far behind communities who presented at this conference. For instance, the neighborhood conservation overlay district was promoted and implemented in neighborhoods in St. Paul, MN. There was a joint effort between Illinois State University and Town of Normal to ensure neighborhood livability through town gown collaborations.

It should be noted that Oxford collectively has been ahead of many other communities. There is also a Ohio Town Gown Summit taking place July 20, in Columbus to talk about issues Ohio college towns are facing to develop common strategies and cohesive steps and voice issues to the state legislature for consideration.

V. On-Going Business of continued interest Nuisance Legislation-Student Community Relations Commission

Nothing new to report.

VI. Adjournment

Mr. Geisler moved to adjourn and with no objection from other members, Mr. Haizman adjourned the meeting at 7:50 pm.