

HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION (HAPC)

Meeting Minutes **December 12, 2018**

CALL TO ORDER

The December 12, 2018 meeting of the Oxford Historic and Architectural Preservation Commission was called to order at 6:00 p.m. by Mike Kohus. Members present. Chris Skoglund, Mike Kohus, Chad Smith. Edna Southard and Corey Watt were absent. City Staff present was Sam Perry, Director.

APPROVAL OF AGENDA AND MINUTES

The HAPC minutes were approved by Mr. Smith. Mr. Skoglund seconded the motion. All were in favor

OLD BUSINESS

Chapter 1152, HAPC Code, Open House

Mr. Perry provided an update on two open houses held for the Chapter 1152 code update. Mr. Perry reported there was not a whole lot of turnout, nor feedback we were hoping for. Discussion followed. Mr. Robert Bell, who attended one of the open houses, inquired how the incorporation of the HAPC code into the zoning code, what the impact would be on the Planning Commission. Discussion followed. The HAPC discussed having advertised the zoning change, and not having received any negative feedback from the 300 mailings communicating this change. Staff was pleased with comments they did receive.

Mr. Perry discussed the section of the chapter regarding demolition review and requirements the change in the code in regards to removal of structures in the Uptown Historic District. Mr. Perry stated that he was nervous about language stating that the City reserved the right to have an independent third party assess the financial feasibility of renovating the structure. Mr. Perry continued that in his mind the third party is our Chief Building Official. Mr. Perry stated that he preferred the sentence to read "to have the Oxford Building official to access the financial feasibility of renovating the structure." Mr. Perry noted that the Building Official may have to get involved a realtor or appraiser. Together they would prepare a report to Mr. Perry to bring to the HAPC. Mr. Perry stated he would run this by City Legal first of course. Discussed enforcing the requirement of a performance bond. Discussed if we should require performance bonds under more sections of the code than just the demolition of a structure. Discussed what other situations would cause vacant land other than a demolition. Mr. Kohus stated they have to tell the HAPC what they plan to do with the land.

Discussed the timeline this would go before Planning Commission and City Council. The HAPC prefer going to Planning in February. City Council First Reading March 5.

Mr. Kohus stated that Bobbe Burke was interested in coming back to help fill the vacancies. Mr. Bob Benson plans to come back in June, July.

The HAPC brainstormed on reaching out to others who may be interested in HAPC.

Mr. Perry provided an update on the building that burned (former Stella) and has to be demolished. Mr. Perry stated they have been told they will have to seed, sod and bumpers installed so that no parking will occur. Mr. Perry stated they will be required a bond for demolition.

ADJOURNMENT

Mr. Skoglund made motion to adjourn. Mr. Smith seconded the motion. All were in favor. The meeting was adjourned at 6:53 p.m.