

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 25, 2024

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, April 25, 2024 at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371.

The meeting was called to order by Chair Bailey at 7:00 p.m.

RESPECTS TO THE FLAG

NOTING OF THE ROLL

Members Present: **Don Wloszek, Robert Turner, Justin Ballard, Jon Nold, Korey Bailey**

Members Absent: Tom Berger (excused), Michael Spisz (excused)

Also Present: Township Attorney Brittany Ellis, Township Planner Matteo Passalacqua, Township Planner Megan Masson-Minock, Township Engineer Jim Sharpe, Building Official Tim London, Building & Zoning Coordinator Cheryl Lotan, one OCTV camera operator, and approximately 61 residents.

APPROVAL OF AGENDA

Commissioner Nold moved, Commissioner Ballard seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, April 25, 2024, as presented.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – April 11, 2024

Commissioner Nold moved, Commissioner Ballard seconded, to approve the minutes of the regular Planning Commission meeting for April 11, 2024 as presented.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

PUBLIC COMMENTS ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING OR ON THE AGENDA

Public comment began at 7:02 p.m.

One resident spoke during public comment.

There being no further public comment, public comment ended at 7:04 p.m.

COMMISSIONERS' COMMENTS

None.

PUBLIC HEARING(S)

Preliminary Site Plan Residential Planned Unit Development – PC23-005, Parcels 04-26-400-012 and 04-25-301-001.

Applicant Silverado Custom Homes, Inc. PO Box 80214, Rochester MI 48308. Proposed new residential planned unit development of a 147-acre site located on the north side of Drahner Road between Oxford Lake Drive and James Hunt Drive. The proposed development is to construct sixty (60) single family detached units and one hundred four (104) single family attached units.

Chair Bailey reviewed the order of proceedings.

Planner Masson-Minock reviewed the procedure for a residential Planned Unit Development (PUD).

Open Public Hearing

Commissioner Nold moved, Commissioner Ballard seconded, to open the public hearing at 7:14 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Presentation by the Petitioner

The petition was presented by **Thomas Turnbull, Soave Real Estate Group, 3400 E. Lafayette, Detroit, MI** and **John Thompson, PEA Group, 1849 Pond Run, Auburn Hills, MI**

Sam Barna, Assistant Superintendent of Business & Operations for Oxford Community Schools, 10 N. Washington Street, addressed concerns regarding the schools' ability to accommodate more students with the size of this proposed development. Mr. Barna stated the Oxford Schools does have room to grow.

The following residents spoke expressing concerns regarding increased traffic, water supply and quality, impact on quality of life, impact on wildlife, construction traffic, RCOC maintenance and safety, impact on natural resources, impact on the rural setting, emergency services access, road width, adherence to the Township's Master Plan, safety path location, tree removal, topography and grading issues, circulation of a petition to place the approval of the project on a ballot for the voters, impact on wetlands, a soil study, a traffic study, and the overall density of the proposed development:

1. Bill Crook, 725 Lakes Edge Drive, Oxford, MI;
2. Cathy Bessette-Hafeli, 534 Bay Pointe Drive, Oxford, MI;
3. Beth Akers, 95 Pineview Court, Oxford, MI;
4. Evelyn Archer, 750 Lakes Edge Court, Oxford, MI;
5. Kathy Denomme, 927 Abingdon Street, Oxford, MI;
6. Glenn Denomme, 927 Abingdon Street, Oxford, MI;
7. Jeff Sioma, 500 Lakes Edge Drive, Oxford, MI;
8. Marguerite Little, 422 Thornehill Trail, Oxford, MI;
9. Mark Stone, 464 Sunset Blvd., Oxford, MI;
10. Letter read by Mark Stone from Ellery Stone, 464 Sunset Blvd., Oxford, MI;
11. Devon Sioma, 647 Thornehill Trail, Oxford, MI;
12. Jan Piacentini, 475 Lakes Edge Drive, Oxford, MI;
13. Gary Ledger, 520 Lakes Edge Drive, Oxford, MI;

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 25, 2024

14. Tom Balawender, 460 Lakes Edge Drive, Oxford, MI;
15. Mark Cleland, 470 Lakes Edge Drive, Oxford, MI;
16. Roy Gillard, 835 Woodleigh Way, Oxford, MI;
17. Jadon Schultz, 240 Cygnet Circle, Oxford, MI;
18. Justin Socia, 227 Oxford Lakes Drive, Oxford, MI;
19. James, Doetsch, 1288 Shepherds Lane, Oxford, MI;
20. Ed Turowski, 30 Spring Lake Drive, Oxford, MI;
21. Michelle Folden, 1359 Glass Lake Circle, Oxford, MI;
22. Drew Lantz, 385 Lakes Edge Drive, Oxford, MI;
23. Tom Bodell, 35 Lakes Edge Court, Oxford, MI;
24. Paul Brodeur, 495 E. Drahner Road, Oxford, MI;
25. Cathy Walling, 42 Spring Lake Drive, Oxford, MI;
26. Richard Bastien, 490 Lakes Edge Drive, Oxford, MI;
27. Charlie Stevens, 625 Lakes Edge Drive, Oxford, MI;
28. Leigh Weiss, 236 Oxford Lakes Drive, Oxford, MI.

Close Public Hearing

There being no further comment, Commissioner Nold moved, Commissioner Ballard seconded, to close the public hearing at 9:18 p.m.

Ayes: 5 Nays: 0 Absent: 2
Motion Carried.

Comments from Township Consultants and Staff

Township Planner Masson-Minock discussed the Carlisle|Wortman review letter dated March 21, 2024, and was available to answer any questions of the Commission regarding the application.

Township Engineer Sharpe discussed the Sharpe Engineering review letter dated March 11, 2024, and was available to answer any questions of the Commission regarding the application.

Township Attorney Ellis discussed the application and addressed concerns and questions expressed during the public hearing.

Fire Marshal Frantz' review letter dated March 11, 2024 was included in the meeting packet.

Review of Correspondence

The Commission received correspondence from the following:

Correspondence from Roy Gillard, 835 Woodleigh Way, Oxford, MI

Commissioner Ballard moved, Commissioner Nold seconded, to accept acknowledgement of Roy Gillard.

(No vote was taken on the motion.)

Chair Bailey read correspondence from Chad and Sarah Umscheid, 311 Whispering Wind, Oxford, MI into the record.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 25, 2024

(Vote taken with no motion)

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Commissioner Discussion

The Commission discussed the application.

Motion

Commissioner Nold moved, Commissioner Turner seconded, to grant preliminary Site Plan approval for PC File Number 23-005, known by the project name “The Peninsula of Tullamore/Villages of Tullamore” based on the following findings of facts: (1) the residential planned unit development shall provide recognizable and substantial benefits both to the end users of the development and the overall community beyond what could be otherwise be realized from conventional development using the standards of the underlying zoning district or this Ordinance; (2) the Applicant has, or will have, full ownership or control of all of the area to be included in the residential planned unit development, such that there is a single person responsible for the full completion of the project; (3) all land included within the residential planned unit development is contiguous; and (4) the residential planned unit development shall provide at least two (2) superior design elements, as defined in §14.8(C) of our Superior Design found in our Ordinance. The landscaping plan should be subject to the native species and protect the existing trees to the greatest extent possible. The architecture for the proposed housing meets the standard set forth in Article 14, the residential Planned Unit Development to the Zoning Ordinance. Such preliminary approval shall be conditioned on Applicants completing and submitting the following in its request for final site plan approval: (1) Applicant providing the information required by the Township Zoning Ordinance as set forth in the reports submitted by the Township consultants, the Township Fire Department, and Township administration; and (2) the Applicants submittal of revised plans, addressing stated deficiencies in reports submitted by Township consultants, the Township Fire Department, and the Township administration, including an agreement to address the issue of existing conservation easements on the site.

Roll Call:

Ayes: Ballard, Nold, Turner, Bailey

Nays: Wloszek

Absent: Berger, Spisz

Motion Carried.

(Chair Bailey adjourned for a two-minute break)

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, APRIL 25, 2024

Ordinance Review Committee

Commissioner Turner stated that the ORC will be meeting on May 9, 2024.

PLANNER/ENGINEER REPORTS

Planner – Carlisle|Wortman

Planner Passalacqua provided a brief update on ongoing projects.

Engineer – Sharpe Engineering

Engineer Sharpe provided a brief overview of his written report that will be included in future meeting packets.

ADJOURNMENT

Commissioner Ballard moved, Commissioner Nold seconded, to adjourn the meeting at 10:53 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Korey Bailey, Chair

Tom Berger, Secretary

Date approved: May 9, 2024

smm