

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JULY 11, 2024

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, July 11, 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: **Michael Spisz, Justin Ballard, Don Wloszek, Robert Turner, Jon Nold, Korey Bailey**

Members Absent: Tom Berger (excused)

Also Present: Township Planner Matteo Passalacqua, Recording Secretary Susan McCullough, one OCTV camera operator, and five residents.

APPROVAL OF AGENDA

Commissioner Nold moved, Commissioner Ballard seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, July 11, 2024, as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – June 13, 2024

Commissioner Nold moved, Commissioner Spisz seconded, to approve the minutes of the regular Planning Commission meeting for June 13, 2024 as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

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

Public comment began at 7:02 p.m.

No residents spoke during public comment.

There being no public comment, public comment ended at 7:02 p.m.

COMMISSIONERS' COMMENTS

None.

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PUBLIC HEARING(S)

Zoning Ordinance Text Amendments to update Article 2 – Definitions, Section 3.5 Schedule of Uses, to add Section 5.39 Renewable Energy Facilities, and to delete Section 6.25 Wind Energy Systems for the purpose of complying with the provisions of Public Act 233 of 2023.

The purpose of this public hearing is to receive public comments regarding this petition for the proposed Zoning Ordinance text amendments as described above.

Presentation by the Petitioner

Matteo Passalacqua, Township Planner, presented the petition and was available to answer any questions of the Commission.

Open Public Hearing

Commissioner Nold moved, Commissioner Spisz seconded, to open the public hearing at 7:04 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Close Public Hearing

There being no comment, Commissioner Nold moved, Commissioner Ballard seconded, to close the public hearing at 7:06 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Comments from Township Consultants and Staff

Township Planner Passalacqua was available to answer any questions of the Commission regarding the application and the proposed Zoning Ordinance text amendments.

Review of Correspondence

There was no correspondence received.

Commissioner Discussion

The Commission discussed the application.

Motion

Commissioner Nold moved, Commissioner Turner seconded, to recommend to the Township Board approval of the proposed Zoning Ordinance text amendments to update Article 2 – Definitions, Section 3.5 Schedule of Uses, add Section 5.39 Renewable Energy Facilities, and to delete Section 6.25 Wind Energy Systems for the purpose of complying with the provisions of Public Act 233 of 2023.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

UNFINISHED BUSINESS

Master Plan Update

Township Planner Passalacqua reviewed the Carlisle|Wortman memorandum dated July 3, 2024 regarding the Master Plan. The Commission discussed the following areas:

- The Vision, Goals and Objectives; and
- Future Land Use Designations.

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NEW BUSINESS

Preliminary Site Plan: PC 24-002 Enclaves of Woodbridge Phase 3

This preliminary site plan involves Parcel No. 04-22-200-025, located on the south side of E. Market Street, east of N. Lapeer Road. The applicant is Enclaves of Woodbridge LLC, 51410 Milano Dr., Suite 115, Macomb, MI 48042.

The applicant is proposing nine (9) new buildings consisting of seven (7) duplex and two (2) triplex buildings. This phase of the condominium development will consist of a total of twenty (20) units.

Daniel Spatafora, Enclaves of Woodbridge LLC, 51410 Milano Dr., Suite 115, Macomb, MI 48042, was available to answer any questions of the Commission.

Planner Passalacqua presented the Carlisle|Wortman review letter dated June 17, 2024.

The Sharpe Engineering review letter dated June 17, 2024 was included in the packet.

The Oxford Fire Department review letter dated May 20, 2024 was included in the packet.

No residents spoke during public comment.

Commissioner Nold moved, Commissioner Ballard seconded, to grant Preliminary Site Plan Approval for PC 24-002 known by the project name “Enclaves of Woodbridge Phase 3,” conditioned upon the following being completed by the applicant: 1) applicant providing the information required by the Township Zoning Ordinance as set forth in the reports submitted by Township consultants, the Township Fire Department, and Township administration; and 2) applicant’s submittal of revised plans, addressing stated deficiencies in reports submitted by Township consultants, the Township Fire Department and Township administration.

Roll Call:

Ayes: Ballard, Wloszek, Turner, Nold, Bailey

Nays: Spisz

Absent: Berger

Motion Carried.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

Commissioner Turner stated that the Committee met earlier in the day and began working on an ordinance for electric vehicle charging stations, as well as working on a flow chart for upcoming zoning ordinance and map changes.

PLANNER/ENGINEER REPORTS

Planner – Carlisle|Wortman

Planner Passalacqua provided a brief update on ongoing projects.

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Engineer – Sharpe Engineering

Engineer Sharpe provided a written report that was included in the packet.

ADJOURNMENT

Commissioner Nold moved, Commissioner Ballard seconded, to adjourn the meeting at 8:02 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Korey Bailey, Chair

Tom Berger, Secretary

Date approved: August 8, 2024
smm