

**CHARTER TOWNSHIP OF OXFORD  
PLANNING COMMISSION REGULAR MEETING**

**NOTICE AND AGENDA**

Date: Thursday, March 13, 2025

Time: 6:30 p.m.

Place: Oxford Township Meeting Room, 300 Dunlap Road, Oxford, MI 48371

1. Call to order
2. Respects to the flag
3. Noting of roll
4. Approval of the agenda
5. Conflicts of Interest/Ex-Parte Contact
6. Approval of Minutes – Planning Commission Regular Meeting – February 27, 2025.
7. Public comment on items not scheduled for Public Hearing or on this agenda.
8. Commissioners’ Comments
9. Public Hearings and Actions
  - A. A petition to rezone Parcel ID 04-26-353-028 (970 South Lapeer) & 04-26-353-029 (990 South Lapeer) from O, Office to C-2, General Commercial.
  - B. Zoning Ordinance Text Amendments to update
    - Article 2 with definitions relating to “Domestic Pets” and “Farm Animals”. Deleted definitions include “Exotic or Wild Animal”
    - Article 2 with definitions to comply with the Child Care Licensing Act amendments of 2022. Amended definitions include “Child Family Day Care Home” and “Child Group Day Care Home”. Added definitions include “Private Home” and “Increased Capacity”
    - Article 3 to make Automobile Convenience Marts special land uses in the I-1, Light Industrial, and I-2, General Industrial zoning districts.
10. Unfinished Business: None

11. New Business: None
12. Communications and/or Committee Reports
  - A. Economic Development Committee
  - B. Ordinance Review Committee
13. Planner/Engineer Reports
14. Adjournment

The Charter Township of Oxford will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting/hearing. Individuals with disabilities requiring auxiliary aids or services shall contact the Charter Township of Oxford by writing or calling Curtis W. Wright, Township Clerk at 248-628-9787, ext. 108 as soon as possible to allow the Township sufficient time to have available the aids and services.

Korey Bailey, Chair Planning  
Commission Charter Township  
of Oxford 300 Dunlap Road  
Oxford, MI 48371  
(248) 628-9787

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, FEBRUARY 27, 2025

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, February 27, 2025, at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371.

The meeting was called to order by Chair Bailey at 6:30 p.m.

**RESPECTS TO THE FLAG**

**NOTING OF THE ROLL**

Members Present: **David Wagner, Ryan Austin, Mark Blankenship, Patti Durr, Bob Turner, Korey Bailey**

Members Absent: Don Wloszek

Also Present: Township Planner Megan Masson-Minock, Recording Secretary Susan McCullough, and one OCTV camera operator.

**APPROVAL OF AGENDA**

Commissioner Wagner moved, Commissioner Durr seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, February 27, 2025, as presented.

Ayes: 6      Nays: 0      Absent: 1

Motion Carried.

**CONFLICTS OF INTEREST/EX-PARTE CONTACT**

**APPROVAL OF MINUTES**

**Planning Commission Regular Meeting – February 13, 2025**

Commissioner Wagner moved, Commissioner Durr seconded, to approve the minutes of the regular Planning Commission meeting for February 13, 2025, 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 6:32 p.m.

There being no public comment, public comment ended at 6:32 p.m.

**COMMISSIONERS' COMMENTS**

None.

**UNFINISHED BUSINESS**

**Master Plan Update**

Planner Masson-Minock reviewed the Draft Master Plan. The Commission discussed the following:

1. The Future Land Use Chapter;
2. The Open Space and Greenways Plan;
- 3.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, FEBRUARY 27, 2025

4. The concept plan descriptions and maps; and
5. The draft Master Plan overall.

**NEW BUSINESS**

None.

**COMMUNICATIONS AND/OR COMMITTEE REPORTS**

**Economic Development Committee**

None.

**Ordinance Review Committee**

Commissioner Turner stated that the ORC will meet on March 13, 2025 at noon.

**PLANNER/ENGINEER REPORTS**

**Planner – Carlisle/Wortman**

Planner Passalacqua provided a brief update on ongoing and upcoming projects.

**Engineer – Sharpe Engineering**

None.

**ADJOURNMENT**

Commissioner Wagner moved, Commissioner Durr seconded, to adjourn the meeting at 7:11 p.m.

Ayes: 6      Nays: 0      Absent: 1

Motion Carried.

\_\_\_\_\_  
Korey Bailey, Chair

\_\_\_\_\_  
Donald Wloszek, Secretary

Date approved: \_\_\_\_\_  
smm



Building Department  
 Charter Township of Oxford  
 300 Dunlap Road  
 Oxford, MI 48371

## Rezoning Application

**If rezoning request is associated with a specific project, completion of a Site Plan Application will be required.**

### Property Information

Street Address: 970 and 990 Lapeer Road	Parcel ID: 04-26-353-028 & -029
Legal Description: See Attached	
Property Dimensions: Width at Road Frontage (feet): Varies      Depth (feet): Varies	
Land Area: Gross Area: 1.76 Acres      Net Area: 1.76 Acres	

### Rezoning Information

Site Current Land Use: Vacant Bank
Current Zoning: O (Office)
Zoning of all parcels adjacent to the site and or within 300 feet of the site as listed below and shown on attached scaled drawings.  Neighboring Parcel ID: 04-26-353-027      / Zoning: O Neighboring Parcel ID: 04-26-353-013      / Zoning: R-1 Neighboring Parcel ID:                              / Zoning: Neighboring Parcel ID:                              / Zoning: Neighboring Parcel ID:                              / Zoning: Neighboring Parcel ID:                              / Zoning:  Write in if more listing is needed:
<div style="color: #00AEEF; font-weight: bold; font-size: 1.2em;">Received</div> <div style="color: #C00000; font-weight: bold; font-size: 1.1em;">JAN 28 2025</div> <div style="color: #00AEEF; font-weight: bold; font-size: 1.2em;">Oxford Township</div>
Proposed Rezoning Designation: C-2
Master Plan Future Land Use Designation: O (Per 2019) Mixed Use (Per 2025)



Building Department  
 Charter Township of Oxford  
 300 Dunlap Road  
 Oxford, MI 48371

Rezoning  
 Application

**Additional Information**

- Three (3) scaled drawings of the site in relation to surrounding parcels (within 300 feet).
- Has the rezoning request been previously submitted in the last year?
  - If yes, have conditions changed or is new information available regarding the rezoning request?
- Proof that all property taxes and special assessments have been paid.

**Applicant Information**

Name: Drahner Developments, LLC (Kenny Koza)		
Address: 1613 Livernois Road		
City: Troy	State: Michigan	Zip code: 48083
Phone: 248-770-0204	Email: kenny@azokgroup.com	
Applicant's Legal Interest in Property    Owner		

**Property Owner Information**

- Property owner is the same as applicant (do not fill out property owner information)
- Property owner is different than the applicant (information immediately below required)

Name:		
Address:		
City:	State:	Zip code:
Phone:	Email:	

Received

JAN 28 2025

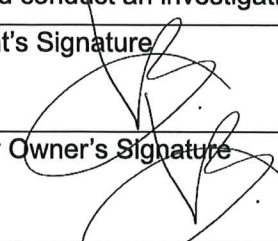
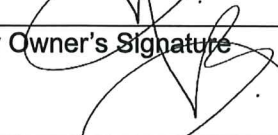
Oxford Township



Building Department  
 Charter Township of Oxford  
 300 Dunlap Road  
 Oxford, MI 48371

Rezoning  
 Application

**Applicant's/Property Owner's Signature**

<p>I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.</p> <p>I (we) understand that if it is determined that the application is not complete, the Township shall identify in writing what is needed to make the application complete.</p> <p>I (we) authorize the employees and representatives of the Charter Township of Oxford to enter and conduct an investigation of the above referenced property.</p>		
Applicant's Signature 	Applicant's Printed Name Kenny Koza	Date 01-10-2025
Property Owner's Signature 	Property Owner's Printed Name Kenny Koza	Date 01-10-2025

**Payment of the following fees at time of submission:**

- Oxford Township Review Non-Refundable - \$1,300
- Fire Department - \$100
- Consultant Review Escrow - \$4,800
- Additional Fee's (if applicable)
  - Parks and Rec - \$50
  - Police - \$100

**OFFICE USE ONLY**

Date Applied	PC File Number	Escrow / T & A Account
1-28-2025	PC 25-002 PR2 25-0001	BTA 25-0002

**Supplement to Rezoning Application**  
**Existing Zoning: O (Office)**  
**Rezoning Request: C-2 (Community Business)**

Applicant is requesting Rezoning from O Office District to C-2 Community Business District for the parcels located at 970 and 990 South Lapeer Road in Oxford Township, approximately 1.76 acres. The Applicant is proposing to develop and construct a one-story retail center with a drive thru window. The sites currently contain a vacant Chase Bank (with a Drive Thru) and a single-family home.

**O, Office:**

The intent of the Office districts is to provide locations in the Township for professional offices and related uses of a lower-intensity nature than those found in the Township's commercial and industrial districts, developed in a fashion that is compatible with neighboring land uses. Such districts shall serve as zones of transition between commercial/industrial districts and residential areas. It is intended that such uses have access to major thoroughfares and centralized sewer and water facilities.

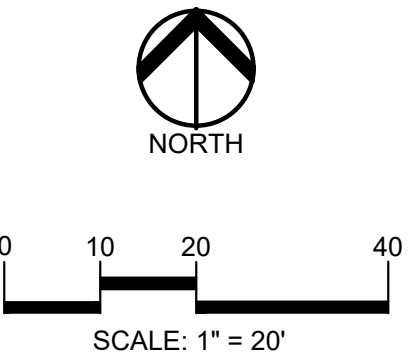
**C-2, General Commercial:**

The General Commercial districts are intended to provide sites for more intensive and more diversified business types that would typically serve community and regional trade areas and might have a negative impact on adjoining residential areas because of intensity or outdoor activities.

The 2019 Future Land Use Map denotes these parcels for Office Uses. The updated Master Plan which has not been adopted, denotes this Parcel for Mixed Uses.

Given the fact that the other three corners of the intersection of Drahner and Lapeer Roads are zoned and used for commercial uses, the Applicant feels that the appropriate zoning for this parcel is C-2 Community Business.





**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

**LEGAL DESCRIPTION:**  
PARCEL ID 04-26-353-029  
Land in the Township of Oxford, Oakland County, Michigan, described as follows:  
T5N, R10E, SEC 26 BERNES & OLIVE'S OXFORD ACRES LOT 28 EXC TRIANG PART TAKEN FOR RD BEG AT SE LOT COR, TH S 89-26-08 W 40 FT, TH NELY TO FT ON E LOT LI DIST NWLY 40 FT FROM SE LOT COR, TH SELY 40 FT ALG LOT LI TO BEG, ALSO LOT 29 EXC NLY 200 FT 8-9-93 CORR

PARCEL ID 04-26-353-028  
Land in the Township of Oxford, Oakland County, Michigan, described as follows:  
T5N, R10E, SEC 26 BERNES & OLIVE'S OXFORD ACRES SELY 100 FT OF LOT 27

**BENCHMARKS:**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON A HYDRANT LOCATED ON THE WEST SIDE OF S. LAPEER ROAD, BETWEEN 932 & 950 S. LAPEER RD. (NOT SHOWN ON SURVEY)  
ELEV. - 1052.60

BM #301  
ARROW ON A HYDRANT LOCATED ON THE SOUTH SIDE OF W. DRAHNER ROAD, ACROSS FROM THE WEST ENTRANCE DRIVE TO 990 S. LAPEER RD.  
ELEV. - 1047.32

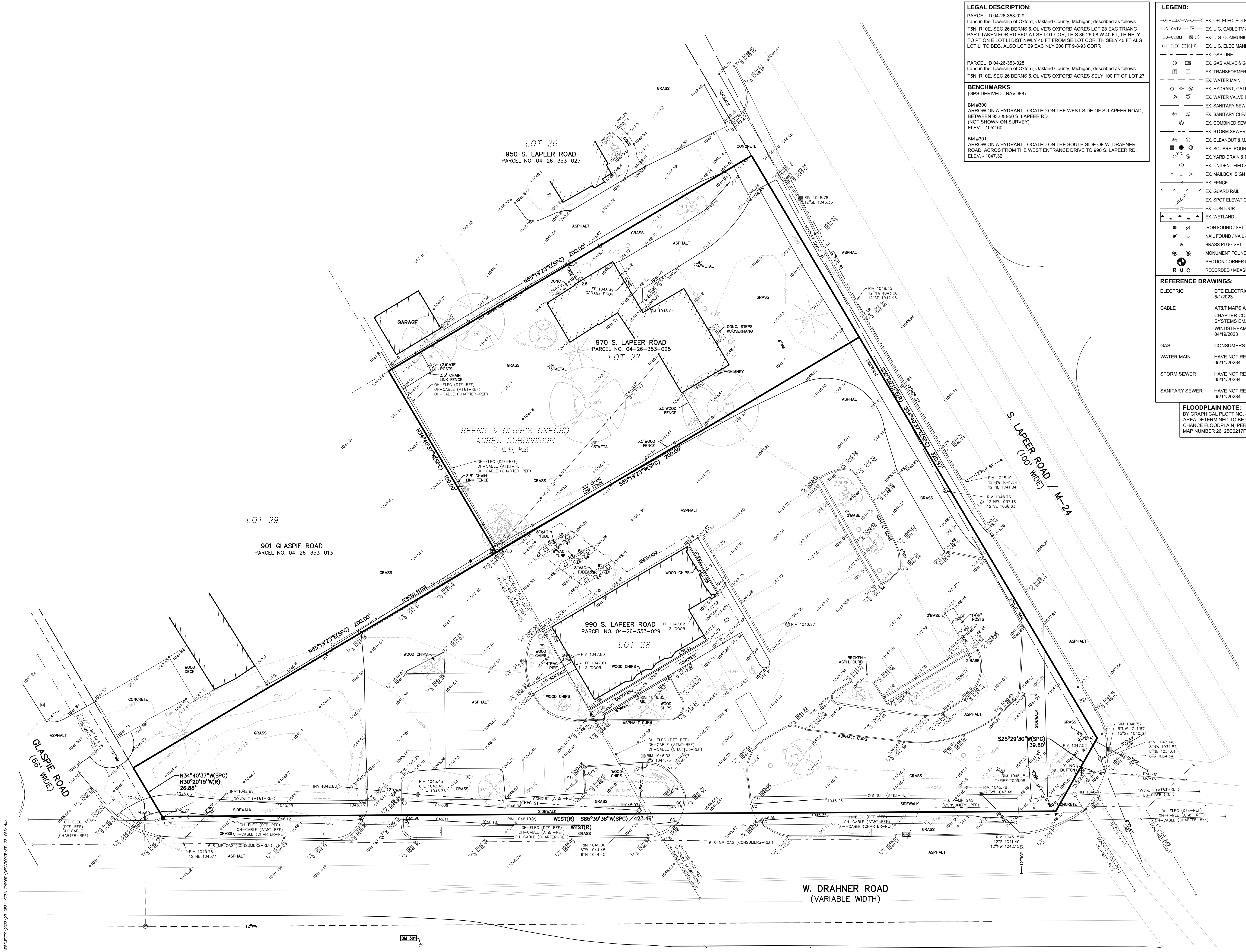
**LEGEND:**

-OH-ELEC-W-O	EX. OH. ELEC. POLE & GUY WIRE
-UG-CATV	EX. U.G. CABLE TV & PEDESTAL
-UG-COMM	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
-UG-ELEC	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- - -	EX. GAS LINE
⊙	EX. GAS VALVE & GAS LINE MARKER
⊠	EX. TRANSFORMER & IRRIGATION VALVE
- - -	EX. WATER MAIN
⊕	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊖	EX. WATER VALVE BOX & SHUTOFF
⊙	EX. SANITARY SEWER
⊙	EX. SANITARY CLEANOUT & MANHOLE
⊙	EX. COMBINED SEWER MANHOLE
- - -	EX. STORM SEWER
⊙	EX. CLEANOUT & MANHOLE
⊕	EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
⊕	EX. YARD DRAIN & ROOF DRAIN
⊕	EX. UNIDENTIFIED STRUCTURE
⊕	EX. MAILBOX, SIGN & LIGHTPOLE
- - -	EX. FENCE
- - -	EX. GUARD RAIL
⊕	EX. SPOT ELEVATION
- - -	EX. CONTOUR
- - -	EX. WETLAND
⊕	IRON FOUND / SET
⊕	NAIL FOUND / NAIL & CAP SET
⊕	BRASS PLUG SET
⊕	MONUMENT FOUND / SET
⊕	SECTION CORNER FOUND
R M C	RECORDED / MEASURED / CALCULATED

**REFERENCE DRAWINGS:**

ELECTRIC	DTE ELECTRIC FACILITY MAP 289-478, DATED 5/1/2023
CABLE	AT&T MAPS A1 & A2, DATED 04/26/2023 CHARTER COMMUNICATIONS MAP, CCI SYSTEMS EMAIL DATED 04/21/2023 WINDSTREAM FIBER MAP, EMAIL DATED 04/19/2023
GAS	CONSUMERS MAP 0560263, DATED 04/08/2023
WATER MAIN	HAVE NOT RECEIVED UTILITY MAPS AS OF 05/11/2023
STORM SEWER	HAVE NOT RECEIVED UTILITY MAPS AS OF 05/11/2023
SANITARY SEWER	HAVE NOT RECEIVED UTILITY MAPS AS OF 05/11/2023

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0217F, SEPTEMBER 29, 2006.



CLIENT  
**DRAHNER DEVELOPMENT LLC**  
LIVERNOIS ROAD  
TROY, MICHIGAN 48063

PROJECT TITLE  
**970 & 990 LAPEER ROAD**  
OXFORD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

**REVISIONS**


ORIGINAL ISSUE DATE:  
MAY 11, 2023

DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

PEA JOB NO.	23-0534
P.M.	JPB
DN.	LKP
DES.	GWC
DRAWING NUMBER:	



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 13, 2025

**Rezoning Review  
For  
Oxford Charter Township, Michigan**

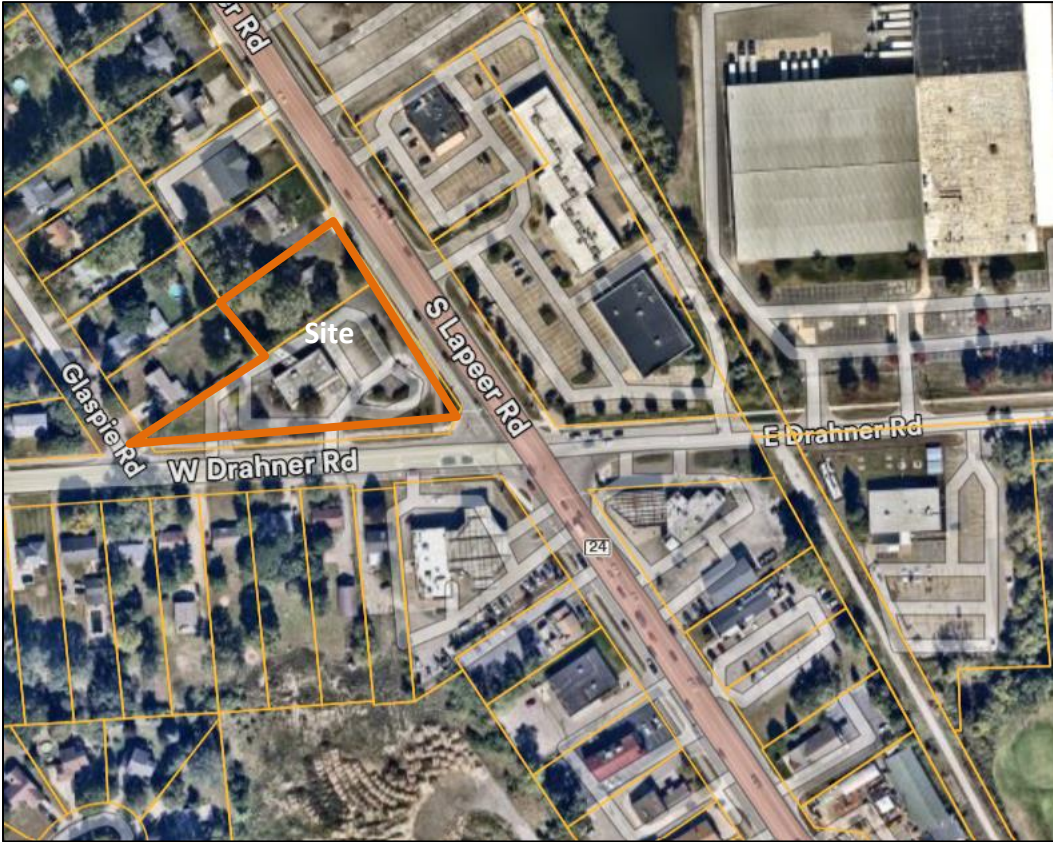
<b>Applicant:</b>	Drahner Developments LLC c/o Kenny Koza
<b>Project Name:</b>	Drahner / Lapeer Corner Rezoning
<b>Location:</b>	Northwest corner of Lapeer Road (M-24) and West Drahner Road.
<b>Parcel ID:</b>	04-26-353-028 (970 South Lapeer) & 04-26-353-029 (990 South Lapeer)
<b>Parcel Size:</b>	0.45 gross acres (970 South Lapeer) & 1.3 gross acres (990 South Lapeer) / 1.76 gross acres combined
<b>Application Date:</b>	January 28, 2025
<b>Current Zoning:</b>	O, Office
<b>Action Requested:</b>	Rezone to C2, General Commercial

**PROJECT DESCRIPTION**

The applicant is requesting a zoning change for two adjacent parcels located at the northwest corner of South Lapeer Road (M-24) and West Drahner Road to convert the permissible uses of the site from office to general commercial. The rezoning application states that the purpose of the request is to construct a one story retail center on the site. The larger parcel contains a vacant bank building while the smaller parcel to the north contains a single family home. No formal site plan has been submitted.

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*  
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*  
Richard K. Carlisle, *Past President/Senior Principal*

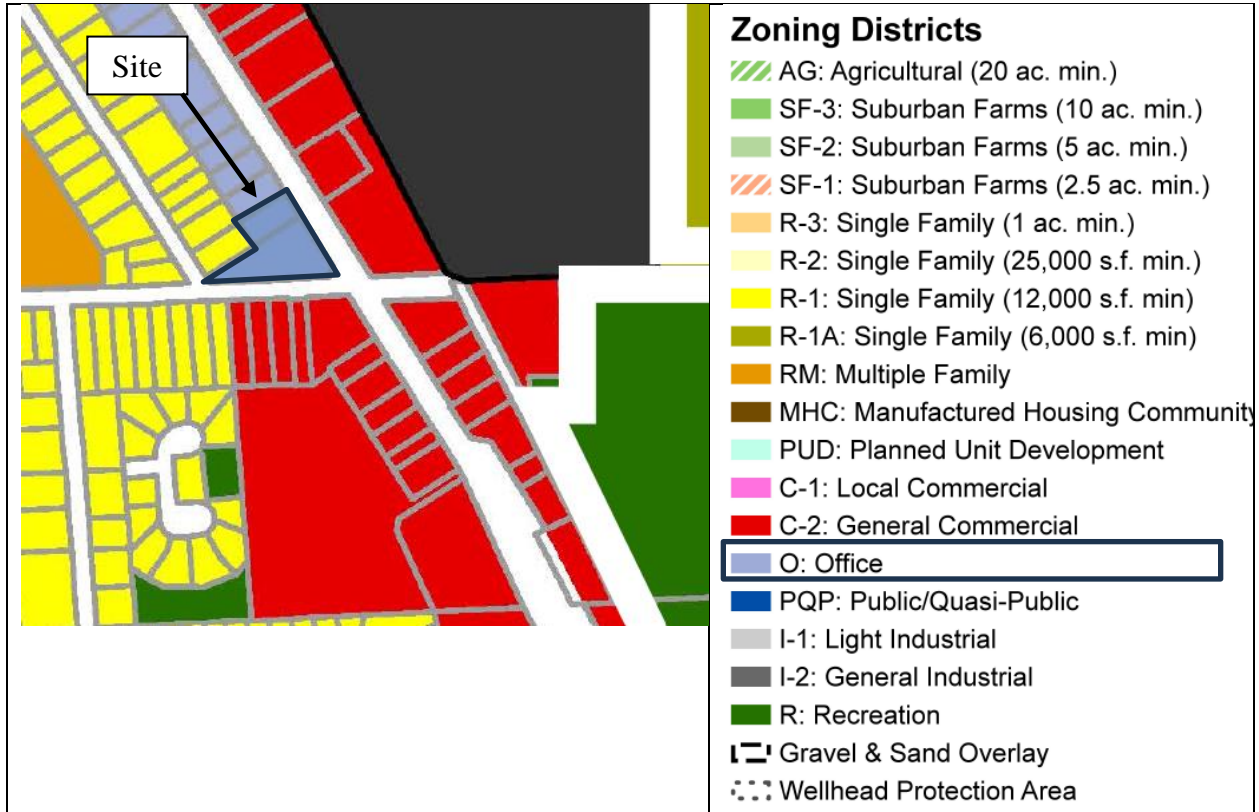
**Aerial Photograph**



Source: NearMap October, 2024

**NEIGHBORING ZONING AND LAND USE**

**Zoning**



The zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
970 South Lapeer	O - Office	Single Family Home
990 South Lapeer	O - Office	Vacant Bank
North	O - Office	Single Family Home
South	C2 - General Commercial	Gas Station / Convenience Mart
East	C2 - General Commercial	Commercial Retail Center
West	R1 - Single Family Residential	Single Family Home

If approved, 990 South Lapeer would conform to the lot standards for the C2 district. 970 South Lapeer would not conform to the minimum lot standards of C2. The lots should be combined prior to the consideration for development. Permitted and Special Land uses in the GB zone are shown on the following page.

<b>C2 Zoning District</b>	
<b>Permitted Land Uses</b>	<b>Special Land Uses</b>
Farm market roadside stand	Upper-story residential
Carry-out restaurant or concession stand	Bar or lounge
Drive-in restaurant	Small distillery, microbrewery, or brewpub
Drive-thru restaurant	Library, museum, or similar noncommercial cultural facility
Fast-food restaurant	Recreation, Indoor
Outdoor patio, excluding alcohol	Recreation, Outdoor
Sit-down restaurant	Shooting range, Outdoor, or gun club
Banquet hall, club, lodge hall, rental hall, or catering hall	Transient, temporary amusement
Health and fitness club	Automobile convenience mart
Shooting range, Indoor	Automobile repair facility
Theater, excluding drive-in theater	Automobile service center
Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures	Automobile service station
Office of local, state, or federal government agency	Automobile wash or car wash
Police, fire, or emergency medical services station	Automobile or recreational vehicle dealership
Polling place	Building material or lumber supply or home improvement center
Post office or other similar governmental office serving nearby residential areas	Drive-in/drive-thru business associated with permitted use
Private or non-exempt public college or university	Equipment or vehicle rental
Administrative or professional office	
Dry cleaning drop-off center	

Financial or business service establishment, including but not limited to, banks, credit unions, insurance offices, etcetera	Open air business
Home occupation	Retail uses of more than 65,000 square feet in gross floor area
Laundromat	
Office of nonprofit organizations, including but not limited to, labor unions, civic, social, or fraternal associations, or political or religious organizations, excluding those requiring large meeting or assembly halls	Hospital
Pawnshop	Medical or dental office, excluding veterinarian establishments and medical facilities permitting overnight patients
Personal service establishment	Veterinary clinic
Retail use of up to 10,000 square feet in gross floor area	
Retail uses of up to 65,000 square feet in gross floor area	Bulk propane sales and dispensing stations, subject to state licensing regulations
Seasonal and temporary sales	
Any use whose principal function is technical training	Pharmaceutical manufacturing and similar or related uses, excluding retail sales
Accessory buildings, structures, or uses that are customarily incidental to permitted or special land uses	
Day care center	Hotel or motel
Funeral home	Kennel, Commercial
	Radio TV broadcasting, transmitting, or receiving tower, excluding wireless communication facilities

**Items to be addressed:** None

**NATURAL FEATURES**

Both sites are developed however the bank building is vacant. No natural feature information was provided in the application. Below is our observed condition of the site. It should be noted that the proposed district will allow for a higher intensity of uses than the current zone however such uses are not uncommon for main thoroughfares.

- Topography:** The site appears relatively flat.
- Wetlands:** No wetlands are present onsite.
- Woodland:** No woodland clusters are present onsite. Scattered mature trees exist on the single family home lot.
- Soils:** Predominant soils are Urban Land Spinks complex.
- Water:** No waterbodies exist onsite or nearby.

***Items to be addressed:*** None.

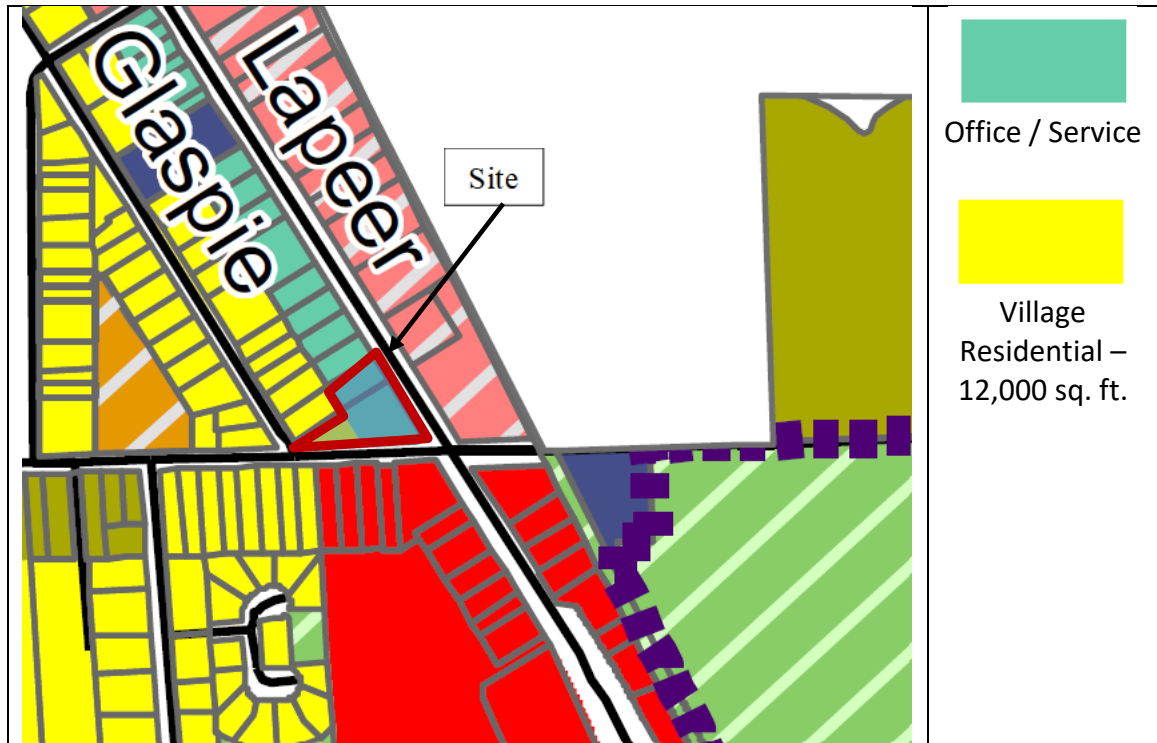
## MASTER PLAN

The Township’s Master Plan is a comprehensive document that includes many elements that should be considered when determining rezoning requests. Pertinent sections to review include future land uses, as well as goals, objectives and strategies of the site(s) proposed for rezoning.

The Township is currently undergoing a comprehensive update to the Master Plan. While not adopted at this time, reference to the draft Future Land Use map is made as it relates to a changing sentiment regarding the future land use of this area.

### 2019 Future Land Use

Under the current Master Plan, the site is located in the Office / Service and Village Residential districts shown on the next page:



The description for the Office / Service and Village Residential Districts is:

Office / Service: *The Office/Service designation is meant to include existing and future sites for general and professional offices, banking and financial establishments, and other similar uses. As with the Village Commercial designation, new office and service buildings should have a strong relationship to the sidewalk and road and utilize architectural styles compatible with those found within the Village of Oxford. Parking should generally be placed at the side or rear.*

Village Residential: *Intended primarily for the core areas of Oxford Township in proximity to the Village of Oxford (Primary Urban Service areas), the Village Residential designation is intended to provide residential settings of a greater density, focused on creating high-quality neighborhood settings of a more traditional character. Three distinct minimum lot sizes are anticipated for these areas – 25,000, 12,000 and 9,000 sq. ft. – which correlate to densities of approximately 1.5, 3, and 4 units per acre, respectively. To achieve the traditional neighborhood character intended for these areas, emphasis should be placed on streetscaping and architecture (street trees, prominent front porches, sidewalks, smaller setbacks, de-emphasized garages, architectural variety, etc.). Provision of pedestrian and recreational amenities is also critical to the quality of these residential areas. Developments of this density should be located within water/sewer service districts and limited to the urban service areas.*

The 2019 Master Plan Future Land Use map does not envision all uses allowable under the C2 zoning in this area.

The current Master Plan was adopted in 2019 and contemplates a Township vision prior to the COVID-19 pandemic. Since 2021, office uses have been in decline. The storefronts and drive-thru offerings of financial services like banks have consolidated since 2019, affecting the demand for the existing bank building.

The current Master Plan draft Future Land Use map designates this area as mixed use. This designation indicates a shift in the Township’s consideration for the future uses along this portion of Lapeer Road.

***Items to be addressed:*** *Planning Commission to consider the current market for office / financial store front uses as it relates to the site’s current zoning, 2019 future land use designations, and draft Future Land Use map.*

## DEVELOPMENT POTENTIAL

If rezoned, the lot will allow for commercial/retail developments as noted earlier in this report regarding permitted and special land uses. Other standards related to the C2 district are outlined in Section 3.7 of the Zoning Ordinance. The applicant has indicated their intent to construct a one story retail building with a drive thru should rezoning be approved. Accounting for current market conditions and infrastructure, this proposed use has development potential at this location.

## REZONING STANDARDS

In reviewing any petition for a zoning amendment, the Planning Commission shall evaluate the petition based on the criteria in Section 18.6 for map amendments and Section 18.7 for text amendments and shall make its recommendations for disposition of the petition to the Township Board following the public hearing.

Section 18.6 criteria for a proposed map amendment (rezoning) are reviewed below.

- A. *Consistency with the goals, policies, and future land use map of the Township Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*

**CWA Comment:** As noted earlier in this review, the current 2019 Master Plan Future Land Use map designates this area as Office. However the Master Plan was adopted prior to COVID-19 and did not account for the effects the pandemic would have on the office market.

- B. *Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*

**CWA Comment:** The site does not contain any major environmental features and appears to be compatible with the uses permitted in the C2 district.

- C. *The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values compared to uses permitted under current zoning.*

**CWA Comment:** Properties located around the intersection are currently zoned C2. C2 uses are typically found along major thoroughfares and adjacent to residential districts. The proposed site appears to be conducive to the potential use of the site as a multi-tenant retail center. Uses permitted under the Office zoning designation are less intense in nature and are in low demand in the current market. The existing bank building onsite is vacant.

- D. *The capacity of Township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.*

**CWA Comment:** Public water and sewer service is available in the area. We defer to the Township Engineer on the capacity of utilities to accommodate permitted uses in the C2 district.

- E. *The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

**CWA Comment:** The site will require approval from the Oakland County Road Commission (RCOC) and the Michigan Department of Transportation (MDOT) in order to access West Drahner Road and Lapeer Road (M-24). Permitted and special land uses in the C2 district offer a wide array of development options for the site. These varied uses will generate different levels of traffic. The intersection is the one of the busiest and most hazardous in the Township.

- F. *The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned, and available to accommodate the demand.*

**CWA Comment:** C2 zoning is prevalent along the M-24 corridor. Retail occupancy along the corridor is relatively strong. Community events soliciting feedback for the Master Plan update have shown that residents are in favor of more retail options in the community.

- G. *The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in Section 3.7, Schedule of Regulations.*

**CWA Comment:** 990 South Lapeer currently conforms to lot dimensional standards for C2 however 970 South Lapeer does not. We recommend that the lots be combined.

- H. *The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.*

**CWA Comment:** Uses in the C2 designation are in higher demand than uses in the Office designation. C2 uses along Lapeer Road are appropriate for major thoroughfares. C1 allows for retail and small-scale commercial uses but does not permit more intensive uses allowed in C2. Residential uses would not be conducive with exposure to traffic noise and access concerns. The lots are not large enough to warrant viable industrial uses.

- I. *The requested rezoning will not create an isolated and unplanned spot zone.*

**CWA Comment:** All corners of the intersection of Drahner and Lapeer are currently zoned C2. Parcels adjacent to the site to the north are zoned Office however C2 and Office are typically not conflicting uses.

- J. *The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.*

**CWA Comment:** No request has been made in the past year.

- K. *Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, and enhance the overall quality of life in Charter Township of Oxford.*

**CWA Comment:** bank building is vacant and may continue to deteriorate thus potentially threatening adjacent property values and creating a public safety concern.

**Items to be addressed:** None

## SUMMARY

The proposed rezoning is compatible with market demands and the proposed location is conducive with uses along major thoroughfares. The proposed rezoning is not compatible with the 2019 Master Plan Future Land Use map. However consideration should be given to economic changes that have occurred since the adoption of that plan. The current draft Future Land Use map proposes the area as mixed use.

970 – 990 South Lapeer Rezoning  
February 13, 2025

The Planning Commission recommends the approval or denial of the rezoning to the Township Board during a public hearing. The Township Board shall have the final approval/denial decision on the rezoning petition.

Respectfully,



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**CARLISLE/WORTMAN ASSOC., INC.**  
Matteo Passalacqua  
Community Planner



# OXFORD FIRE DEPARTMENT

96 N. Washington St. • Oxford, Michigan, 48371

Ph. (248) 969-9483 • Fax. (248) 969-9489

February 3, 2025

Re: Rezoning  
Parcel #04-26-353-028, And 04-26-353-029  
NWC Lapeer and Drahner  
Oxford, MI. 48371

The Oxford Fire Department has No Objection to the proposed Rezoning of parcel 04-26-353-028 a & 04-26-353-029 from Office to the proposed C-2 General Commercial.

Fire Marshal  
BJ Frantz  
bjfrantz@oxfordfiredept.com  
Office: 248 969-9483  
Cell: 248 916-8600





**Project Name: Drahner / M24 - Northwest Corner**  
**Review Phase: Rezoning**

Date Received: **January 29, 2025** SE Project # **014.62.00**  
Date of Review: **January 31, 2025** Oxford Twp T&A Acct: **BTA25-0002**

Parcels: 04-26-353-028 & -029

Documents Reviewed: Rezoning application, deeds, PEA Plans (ALTA & Topo)

**Review Action: No Objections**

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Dear Ms. Lotan,

We are in receipt of the documents submitted for the proposed rezoning of the above-noted parcels from O (Office) to C-2 (General Commercial). The properties are located at the northwest corner of M24 (Lapeer Road) and Drahner. One property is the site of the currently vacated Chase Bank and the second is an existing residential home.

Along with the rezoning application, the applicant submitted two survey related drawings. No proposed site plans, floor plans, building renderings, or engineering information has been provided, nor are they required at this time. Our office has no issues with the submitted rezoning information, but we do have comments that may be pertinent from an engineering perspective should this progress into a development project.

Please accept the comments noted below for your consideration. If you have any questions, please do not hesitate to contact me.

Respectfully,

Jim Sharpe  
President

cc (via email): Corey Bailey – Oxford Twp PC Chairman  
Matteo Passalacqua – Carlisle/Wortman & Associates  
Brittney Ellis – The Kelly Firm

## **GENERAL INFORMATION**

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The request consists of the rezoning of two separate parcels from O (Office) to C-2 (General Commercial). The parcels being considered are a combined 1.76 acres. The southern parcel is the site of a currently unoccupied Chase Bank building and drive-through, while the northern parcel consists of a residential home. A pre-application meeting pertaining to these properties occurred at the Township offices on 1/7/25. A concept plan was shared and there was discussion pertaining to basic items of a potential development project.

## **SITE ELEVATIONS**

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- Both parcels proposed for rezoning are relatively flat and appear conducive for a development project without the need for significant land balancing.

## **SANITARY SEWER**

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- Both parcels proposed for rezoning are located within the Oxford Township sewer district. If the zoning change is allowed, the existing sanitary sewer system does have capacity to support a C-2 development project similar to one that was discussed at the pre-application meeting.

## **WATER DISTRIBUTION**

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- Both parcels proposed for rezoning are located within the Oxford Township water district. If the zoning change is allowed, the existing water supply system does have capacity to support a C-2 development project similar to one that was discussed at the pre-application meeting.

## **STORM SEWER**

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- Any type of development on these parcels will require an independent storm sewer system that is compliant with the Township's ordinances and design standards.

## **PAVEMENTS, SIDEWALKS, AND CURBING**

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- The southern parcel has two existing drive approaches with access to Drahner Road. The northern parcel has one driveway access onto M24 (Lapeer Road). Drahner Road is under the jurisdiction of the Road Commission for Oakland County (RCOC) and M24 is under the jurisdiction of the Michigan Department of Transportation (MDOT). Any proposed construction within these right-of-ways will require the necessary permits from the appropriate road agency.
- Safety paths exist on Drahner and M24 across the frontage of both parcels.

## **PROJECT SUMMARY**

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In our opinion, the Township has sufficient infrastructure to service a C-2 development project at the proposed rezoning locations. Site plan and engineering drawings in accordance with the Township's standards and related ordinances will be required if the rezoning of these parcels is approved and progresses into a development project.

**ARTICLE 2  
DEFINITIONS**

*Animal Definitions.*

1. **Domestic Pets.** ~~Animals such as horses which are kept for pleasure riding purposes and ordinary household pets such as dogs, cats and pot-bellied pigs.~~ Domestic animals primarily for a person's company, companionship, performance, attractive appearances, loyalty, for human therapy, playful personalities, or is a service animal pursuant to MCL 287.291. Domestic pets do not include working animals, farm animals, animals used for research in a scientific laboratory, or specimens in a zoo, or wild and other animals in a rehabilitation.
2. ~~**Exotic or Wild Animal.** Any animal not defined as a farm animal or domestic pet.~~
3. **Farm Animal.** ~~Livestock, including beef and dairy cattle, goats, hogs, horses, poultry, sheep, llamas, alpacas and other fur-bearing animals.~~ Domestic animals, exotic animals, any other animal so long as the animal is kept for the purpose of a farm product, for a farm operation, or service to humans. Farm animals do not include animals used for research in a scientific laboratory, or specimens in a zoo, or wild and other animals in a rehabilitation facility.

~~**Animal Shelter.** A building supported by a governmental unit or agency or by a nonprofit corporation where domestic pets or other animals are kept because of requirements of public health officials, loss by owner, neglect or violation of a public law or ordinance.~~

**ARTICLE 2**  
**DEFINITIONS**

*Day Care Facilities, State Licensed.*

2. *Child Day Care Facilities.* Includes the following definitions as defined and regulated by Public Act No. 116 of the Public Acts of 1973 as amended:
  - a. *Child Family Day Care Home.* A state-licensed, owner-occupied private residence in which one (1) but not more than six (6) minor children are received for care and supervision for periods less than twenty-four (24) hours a day unattended by a parent or legal guardian, excepting children related to an adult member of the owner's family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks in a calendar year. The term "family day care home" includes a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year. The total number of children receiving care may be modified when increased capacity, as defined herein, is granted by the State of Michigan.
  - b. *Child Group Day Care Home.* A state-licensed, owner-occupied private residence in which seven (7) but not more than twelve (12) minor children are received for care and supervision for periods less than twenty-four (24) hours a day unattended by a parent or legal guardian, excepting children related to an adult member of the owner's family by blood, marriage or adoption. It includes a home that gives care to an unrelated child for more than four (4) weeks in a calendar year. The term "group day care home" includes a home in which care is given to an unrelated minor child for more than four (4) weeks during a calendar year. The total number of children receiving care may be modified when increased capacity, as defined herein, is granted by the State of Michigan.
  - c. *Child Care Center.* Also known as "day care center", a state-licensed facility, other than a private residence, receiving one (1) or more minor children for care and supervision for periods less than twenty-four (24) hours, and where the parents or guardians are not immediately available to the child.
  - d. *Private home.* A private residence in which the licensee or registrant permanently resides as a member of the household, which residency is not contingent upon caring for children or employment by a licensed or approved child placing agency.

State Licensed Child Day Care Facilities Ordinance Amendments  
Attorney Review: September 6, 2024

- e. Increased capacity. The addition of one (1) child in a family day care home and two (2) children in a group day care home when granted by the State of Michigan in accordance with Act 116 of 1973, as amended.

Automobile Convenience Mart Ordinance Amendments  
For Planning Commission Review: March 13, 2025

**ARTICLE 3**  
*Zoning District Regulations*

**3.5 Schedule of Use Regulations.** Permitted and special land uses by zoning district are set forth in the following tables. Uses, as denoted in the Schedule of Uses, are identified by the following letters or symbols:

“P” identifies uses that are permitted.

“S” identifies special land uses.

A hyphen (“-”) in a column indicates that the particular use is not permitted in that zoning district. Uses that are not listed are also not permitted unless otherwise permitted by state law or otherwise permitted pursuant to Section 3.6 of this Ordinance.

The symbol “§§\*” is at the top of a column listing specific provision(s) of the Zoning Ordinance that a particular use must comply with, in addition to meeting other applicable general standards and provisions of this Ordinance and provisions of other Township ordinances.

<b>A. Residential Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>§§*</b>
1. Adult foster care congregate facility	-	-	-	-	S	S	-	-	S	-	-	-	-	-	-	-	-	S	-	5.16
2. Adult foster care small or large group home, serving 7 or more residents	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	5.16
3. Caretaker’s quarters	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	5.7
4. Child caring institution, serving 7 or more children	-	-	-	-	S	S	-	-	S	-	-	-	-	-	-	-	-	-	-	5.16
5. Child or adult family day care home	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	
6. Child or adult group day care home	P	P	P	P	S	S	S	S	S		-	-	-	-	-	-	-	-	-	5.15
7. Convalescent or nursing home	-	-	-	-	S	S	-	-	S	-	-	-	-	-	-	-	-	S	-	5.14
8. Manufactured housing community or mobile home park	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	3.8(C)

Automobile Convenience Mart Ordinance Amendments  
For Planning Commission Review: March 13, 2025

<b>A. Residential Uses (continued)</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>§§*</b>
9. Multiple-family dwelling	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	3.8(B)
10. Single-family dwelling, detached	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	3.8(A)
11. Single-family dwelling, attached	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	3.8(B)
12. State-licensed residential facility	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	5.16
13. Upper-story residential	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	

<b>B. Agricultural Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>§§*</b>
1. Agribusiness use in compliance with the Right to Farm Act (PA 93 of 1981)	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2
2. Agricultural use in compliance with the Right to Farm Act (PA 93 of 1981)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3. Biofuel production facility	See §5.36				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.36
4. Farm market roadside stand	P	P	P	P	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	5.37
5. Greenhouse or non-farm nursery	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.2
6. Horse riding stable and sales barn	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.19
7. Keeping of farm animals	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.24
8. Yard waste composting facilities, in compliance with the Right to Farm Act (PA 33 of 1981), excluding commercial facilities	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.33

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Automobile Convenience Mart Ordinance Amendments  
For Planning Commission Review: March 13, 2025

<b>C. Food Service Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>\$\$*</b>	
1. Bar or lounge	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	
2. Carry-out restaurant or concession stand	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	-	P	S	-	-	6.6
3. Drive-in restaurant	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	6.6
4. Drive-thru restaurant	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	6.6
5. Fast-food restaurant	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	6.6
6. Outdoor patio, excluding alcohol	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	-	P	-	-	-	5.34
7. Small distillery, microbrewery, or brewpub	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	-	
8. Sit-down restaurant	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	

<b>D. Arts, Entertainment, &amp; Recreation Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>\$\$*</b>	
1. Banquet hall, club, lodge hall, rental hall, or catering hall	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	-	-	5.13
2. Boat livery or marina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	
3. Campground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	5.6
4. Country club	-	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.17
5. Fairground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	
6. Golf course or driving range	-	-	S	S	-	-	-	-	S	-	-	-	-	-	-	-	P	-	-	-	5.17
7. Health and fitness club	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	5.17
8. Library, museum, or similar noncommercial cultural facility	-	S	-	-	S	S	S	-	-	-	-	S	-	-	-	-	-	P	-	-	
9. Public or private conservation area, forest preserve, game refuge, wildlife preserve, or park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	S	-	-	

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Automobile Convenience Mart Ordinance Amendments  
For Planning Commission Review: March 13, 2025

<b>D. Arts, Entertainment, &amp; Recreation Uses (continued)</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>§§*</b>
10. Public or private conservation area, forest preserve, game refuge, wildlife preserve or park, but excluding off-road vehicles of all types	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	S	-	
11. Public or private park, recreation activity, or conservation area	-	S	-	-	S	S	S	S	-	-	-	-	-	-	-	-	P	P	-	
12. Recreation, Indoor	-	S	-	-	-	-	-	-	-	-	S	S	-	-	P	P	P	-	-	5.11
13. Recreation, Outdoor	-	S	S	S	-	-	-	-	-	-	S	S	-	-	-	-	P	-	P	5.12
14. Recreational facility for residents of a development	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	P	-	-	
15. Recreational vehicle storage	-	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.8
16. Shooting range, Outdoor, or gun club	S	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	S	-	-	5.31
17. Shooting range, Indoor	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	-	-	-	5.11
18. Theater, excluding drive-in theater	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
19. Transient, temporary amusement	S	S	S	S	S	S	S	S	-	-	-	S	-	-	-	-	P	P	-	5.12

<b>E. Institutional Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>§§*</b>
1. Cemetery	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	5.9
2. Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6.8
3. Municipal buildings not requiring outdoor storage	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	-	
4. Municipal equipment or material storage yard	-	-	-	-	-	-	-	-	S	-	-	-	-	-	P	P	S	S	-	

Proposed text: example  
Text proposed for deletion: ~~example~~

Automobile Convenience Mart Ordinance Amendments  
For Planning Commission Review: March 13, 2025

<b>E. Institutional Uses (continued)</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>§§*</b>
5. Municipal water treatment facility	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	P	P	P	-	
6. Municipal waste water treatment facility	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	
7. Non-exempt university or similar institution, providing technical education	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	-	
8. Office of local, state, or federal government agency	S	S	S	S	-	-	-	-	-	-	P	P	P	-	P	P	P	P	-	
9. Place of worship	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	S	-	5.10
10. Police, fire, or emergency medical services station	P	P	P	P	S	S	S	S	S	-	P	P	-	-	P	P	-	P	-	
11. Polling place	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
12. Post office or other similar governmental office serving nearby residential areas	-	-	-	-	-	-	-	-	-	-	P	P	-	-	S	-	-	P	-	
13. Private elementary, middle, or secondary school	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	P	-	5.28
14. Private or non-exempt public college or university	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	P	-	5.28

<b>F. Business, Commercial, &amp; Retail Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>§§*</b>
1. Administrative or professional office	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	-	-	-	
2. Adult regulated uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	5.1
3. Automobile convenience mart	-	-	-	-	-	-	-	-	-	-	S	S	-	-	<del>S</del>	<del>S</del>	-	-	-	5.3
4. Automobile repair facility	-	-	-	-	-	-	-	-	-	-	-	S	-	-	P	P	-	-	-	5.3
5. Automobile service center	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	

Automobile Convenience Mart Ordinance Amendments  
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F. Business, Commercial, & Retail Uses (continued)	AG	SF-3	SF-2	SF-1	R-3	R-2	R-1	R-1A	RM	MHC	C-1	C-2	O	RO	I-1	I-2	R	PQP	G	§§*
6. Automobile service station	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	S	-	-	-	5.3
7. Automobile wash or car wash	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	5.4
8. Automobile or recreational vehicle dealership	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	S	-	-	-	6.13
9. Bed and breakfast residence	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	5.5
10. Bed and breakfast inn	P	P	P	P	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	5.5
11. Bed and breakfast hotel	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.5
12. Building material or lumber supply or home improvement center	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	S	-	-	-	6.13
13. Dry cleaning drop-off center	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	6.6
14. Drive-in/drive-thru business associated with permitted use	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	6.6
15. Equipment or vehicle rental	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	S	-	-	-	6.13
16. Financial or business service establishment, including but not limited to, banks, credit unions, insurance offices, etcetera	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	
17. Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	6.10
18. Laundromat	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	
19. Office of nonprofit organizations, including but not limited to, labor unions, civic, social, or fraternal associations, or political or religious organizations, excluding those requiring large	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	S	P	-	

Automobile Convenience Mart Ordinance Amendments  
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meeting or assembly halls																					
<b>F. Business, Commercial, &amp; Retail Uses (continued)</b>	AG	SF-3	SF-2	SF-1	R-3	R-2	R-1	R-1A	RM	MHC	C-1	C-2	O	RO	I-1	I-2	R	PQP	G	SS*	
20. Open air business	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	S	-	-	-	6.13	
21. Pawnshop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-		
22. Personal service establishment	-	-	-	-	-	-	-	-	-	-	P	P	P	S	-	-	-	-	-		
23. Retail use of up to 10,000 square feet in gross floor area	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-		
24. Retail uses of up to 65,000 square feet in gross floor area	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-		
25. Retail uses of more than 65,000 square feet in gross floor area	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	5.24	
26. Retail sales of goods assembled on the premises, provided the building floor area devoted to retail sales comprises no more than twenty-five (25) percent of the principal building usable floor area and the outdoor sales comprises no more than twenty-five (25) percent of the minimum required lot area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-		
27. Sales, leasing, or storage of contractor's equipment or supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	6.13	
28. Seasonal and temporary sales	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	6.15	
29. Truck or heavy equipment sales establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	6.13	

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Automobile Convenience Mart Ordinance Amendments  
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<b>G. Medical Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>\$\$*</b>
1. Hospital	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	S	-	5.20
2. Medical or dental office, excluding veterinarian establishments and medical facilities permitting overnight patients	-	-	-	-	-	-	-	-	-	-	S	S	P	-	P	P	-	S	-	
3. Veterinary clinic	S	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	
4. Veterinary clinic, large animal	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

<b>H. Industrial and Manufacturing Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>\$\$*</b>
1. Any use whose principal function is technical training	-	-	-	-	-	-	-	-	-	-	S	P	S	P	P	P	-	S	-	
2. Agricultural wholesale or retail facility, including bulk storage of commodities in elevators or other transfer structures	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
3. Bulk propane sales and dispensing stations, subject to state licensing regulations	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	S	-	-	-	
4. Bulk storage of refined petroleum products above or below ground	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
5. Cartage, trucking, or distribution center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	
6. Central dry cleaning or laundry processing plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
7. Commercial composting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	

Automobile Convenience Mart Ordinance Amendments  
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8. Commercial outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	10.5
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H. Industrial and Manufacturing Uses (continued)	AG	SF-3	SF-2	SF-1	R-3	R-2	R-1	R-1A	RM	MHC	C-1	C-2	O	RO	I-1	I-2	R	PQP	G	\$\$*
9. Concrete or asphalt mixing plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	5.8
10. Contractor establishment, equipment and material storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	10.5
11. Heavy vehicle repair establishment, including trucks, farm and construction equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	5.18
12. Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	
13. Industrial, Light	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
14. Junk yard or salvage operation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	5.21
15. Lumber or sawmill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	
16. Laboratory and office for industrial or scientific research, development and testing, including limited manufacturing operations incidental to these uses equal to no more than twenty-five (25) percent of the total usable floor area	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	-	-	-	
17. Manufacture of monuments, cut stone, stone, or clay products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	
18. Materials recycling facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
19. Pharmaceutical manufacturing and similar or related uses, excluding retail sales	-	-	-	-	-	-	-	-	-	-	-	S	-	P	P	P	-	-	-	
20. Plants for processing, transportation and marketing of sand, gravel,	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	

Automobile Convenience Mart Ordinance Amendments  
For Planning Commission Review: March 13, 2025

or stone, together with accessory buildings, equipment and facilities																				
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<b>H. Industrial and Manufacturing Uses (continued)</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>\$\$*</b>
21. Production, processing, or packaging of such products as cosmetics or toiletries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
22. Prototype development and testing facility, including limited manufacturing operations incidental to these uses equal to no more than twenty-five (25) percent of the total usable floor area	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	-	-	
23. Recreational vehicle storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	10.5
24. Recycling collection center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	
25. Self-storage facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	
26. Slaughterhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	
27. Storage and stockpiling of sand, gravel, or stone mined	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
28. Temporary, open-air use of an industrial character	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	S	
29. Utility substation	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	P		
30. Yard waste composting facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	5.33
31. Wholesale or warehouse establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	

<b>I. Other Uses</b>	<b>AG</b>	<b>SF-3</b>	<b>SF-2</b>	<b>SF-1</b>	<b>R-3</b>	<b>R-2</b>	<b>R-1</b>	<b>R-1A</b>	<b>RM</b>	<b>MHC</b>	<b>C-1</b>	<b>C-2</b>	<b>O</b>	<b>RO</b>	<b>I-1</b>	<b>I-2</b>	<b>R</b>	<b>PQP</b>	<b>G</b>	<b>\$\$*</b>
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Proposed text: example  
Text proposed for deletion: example

Automobile Convenience Mart Ordinance Amendments  
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1. Accessory buildings, structures, or uses that are customarily incidental to permitted or special land uses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	6.2
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I. Other Uses	AG	SF-3	SF-2	SF-1	R-3	R-2	R-1	R-1A	RM	MHC	C-1	C-2	O	RO	I-1	I-2	R	PQP	G	\$\$*	
2. Administration building for residential developments	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
3. Day care center	-	-	-	-	S	S	S	S	S	S	S	P	S	-	S	S	-	P	-	-	5.15
4. Funeral home	-	-	-	-	-	-	-	-	-	-	S	P	-	-	-	-	-	-	-	-	
5. Hotel or motel	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	S	S	-	-	-	5.26
6. Kennel, Commercial	S	S	S	S	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	5.22
7. Kennel, Private	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.22
8. Landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	5.23
9. Mining of sand, gravel, or other stone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	5.25
10. Oil or gas extraction	-	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
11. Private airport or heliport	S	S	S	S	-	-	S	-	-	-	-	-	-	-	S	S	-	-	S	-	
12. Radio TV broadcasting, transmitting, or receiving tower, excluding wireless communication facilities	S	S	S	S	-	-	-	-	-	-	-	S	P	-	S	S	P	-	-	-	
13. Wireless communication facility	-	-	See §5.32																	5.32	
14. Renewable Energy Systems		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	5.39

J. Marihuana Uses	AG	SF-3	SF-2	SF-1	R-3	R-2	R-1	R-1A	RM	MHC	C-1	C-2	O	RO	I-1	I-2	R	PQP	G	MP	\$\$*
1. Marihuana cultivation building	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	5.35, 6.26
2. Marihuana provisioning center and Marihuana Retailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	5.35, 6.26

Proposed text: example  
Text proposed for deletion: example

Automobile Convenience Mart Ordinance Amendments  
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3. Marihuana secure transporter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	5.35, 6.26
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## Oxford Township Project Activity Report – March 2025

### Oxford Township Municipal Projects

1. North Area Sanitary Sewer Special Assessment District:
  - Sewer installation between Harriett and Dunlap is complete.
  - Project was substantially completed on 11/20/24.
  - Contact to remain open into 2025 until restoration can be verified.
2. Camp Oakland Pump Station:
  - The major construction work to upgrade the existing pump station is complete.
  - Valve vault work and installation of the new sewage pumps is complete.
  - Project is fully functional and was deemed substantially complete on 12/19/24.
  - Contact to remain open into 2025 until restoration items are completed.
3. Brabb-Dewey Engineering Design Grant:
  - Survey and design work related to a proposed sanitary sewer project in the Brabb-Dewey subdivision is complete.
  - **Permit applications submitted to RCOC and WRC.**
  - Awaiting deposit of grant funds before beginning bidding and construction processes.
4. Willow Lake PRV Project:
  - Design work related to an existing Pressure Reducing Valve (PRV) at the southeast corner of Willow Lake Drive & State Street is complete.
  - EGLE and RCOC permits have been received.
  - **Notice to proceed issued to Trojan Development via Township Board approval.**
  - Construction anticipated in spring of 2025.
5. Seymour Lake Water Main Project:
  - Design for a new 16" water main from Dunlap to Sanders is complete.
  - **Permit applications submitted to RCOC and WRC.**
  - Bidding and construction dates to be determined based on funding.
6. Seymour Lake Road Safety Path Project (Dunlap – Sanders):
  - Survey and engineering design of Seymour Lake Road safety path is complete.
  - **Permit applications submitted to RCOC and WRC.**
7. 2024 Cemetery Paving Project:
  - Paving portion of project has been completed.
  - Contact to remain open into 2025 until restoration can be verified.
8. Sanitary Sewer Master Plan:
  - Sharpe Engineering is in process of compiling necessary data, preparing maps, and preparing a written report pertaining to the Township's sanitary sewer system.
  - Draft report to be presented to W/S Committee in spring 2025.



## Oxford Township Project Activity Report – March 2025

### Oxford Township Private Development Projects

1. McLaren Urgent Care:
  - Redevelopment of the existing McLaren site with new 2-story, 50k square foot building.
  - Phase 1 & Phase 2 infrastructure has been completed and accepted.
  - Record drawings and final documentation in process of being completed.
2. Sanctuary Hills:
  - Residential project consisting of 85 single family homes on south side of E. Drahner.
  - Final site plan was approved by the PC on 12/14/23.
  - Project is currently in the final engineering design phase.
  - The infrastructure construction has no estimated start date.
3. The Villages and Peninsula of Tullamore:
  - Residential project consisting of 61 single family homes and 105 condominium units located at the northeast corner of E. Drahner and Oxford Lakes Drive.
  - Project received preliminary site plan approval on 4/25/24.
  - Project is currently in the final engineering design phase.
  - The infrastructure construction has no estimated start date.
4. Enclaves of Woodbridge – Phase 3:
  - Residential condo project off Market Street consisting of 11 buildings (20 units total).
  - Project has received final site plan, engineering, and all permit approvals.
  - **Infrastructure construction has been completed and as-builts are being prepared.**
  - **Completion of roadways expected in May.**
5. Barron Industries:
  - 17,600 SF commercial building expansion on Oakwood Road.
  - Project received final site plan approval at 12/12/24 PC meeting.
  - Project is currently in the final design and permitting phase.
6. Wellbridge of Oxford:
  - A proposed 90-bed skilled nursing and rehabilitation facility on Drahner Rd near Pontiac Street.
  - **Project received preliminary site plan approval from Planning Commission in February.**
  - **Project is currently in the final engineering design phase.**