

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

**NOTICE AND AGENDA**

Date: Thursday, May 9, 2024

Time: 7:00 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 – 04/25/2024
7. Public comment on items not scheduled for Public Hearing or on this agenda.
8. Commissioners' Comments
9. Public Hearing

Zoning Ordinance Text Amendments to update Section 12.6.E.5 to require an approved preliminary site plan be submitted within 60 days of Planning Commission approval and Article 4 to specify when preliminary, combined, or final site plan is referenced.

10. Unfinished Business
  - A. Master Plan Update
  - B. Master Plan Activity Update
11. New Business
12. Communications and/or Committee Reports
  - A. Economic Development Committee
  - B. Ordinance Review Committee
13. Planner/Engineer Reports
  - A. Carlisle|Wortman
  - B. Sharpe Engineering – report attached
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, 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;

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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.

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(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.

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**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: \_\_\_\_\_  
smm



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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**TO:** Oxford Township Planning Commission  
**FROM:** Megan Masson-Minock, AICP  
**DATE:** April 4, 2024  
**RE:** Zoning Ordinance Text Amendments for Special Land Use Site Plan Review

The Building Department requested that the Ordinance Review Committee (ORC) develop amendments to update the special land use and site plan review processes. Draft zoning ordinance amendments, recommended to the Planning Commission, are attached. The proposed amendments accomplish the following:

- Updates Section 12.6.E.5 to require submission of the approved preliminary site plan, with any modifications and conditions required for preliminary approval by the Planning Commission within 60 days of Planning Commission approval. Applicants often do not complete this step in a timely manner, leading to complications for final site review.
- Specifies in Article 4 - Special Land Uses whether preliminary, combined or final site plan review is applicable when "site plan review" is referenced in that article.

When reviewing the proposed amendments, please note that:

- Proposed text to be added is shown in red, underlined text: example
- Text proposed to be deleted is shown in red, strike through text: ~~example~~

The Zoning Ordinance text amendment adoption process is as follows:

- Public hearing by the Planning Commission
- Recommendation by the Planning Commission
- Two readings by the Township Board
- Township Board Adoption

We look forward to discussing these proposed amendments at an upcoming meeting. Please do not hesitate to reach out if you have any questions.

## ARTICLE 4

# SPECIAL LAND USES

- 4.1 Intent.** In addition to permitted uses specified in each zoning district, there are certain other uses which may be necessary or desirable to allow in certain locations in certain districts. However, due to their impacts on neighboring uses or public facilities, there is a need to carefully regulate them with respect to their location for the protection of the community. These uses may have to be established in a district where they cannot be reasonably allowed as a permitted use without meeting certain specified conditions. It is the intent of this Section to provide the necessary regulations to address such uses, to be referred to as "special land uses." It is further the intent to provide the Planning Commission with a set of standards upon which to make decisions with respect to special land uses.
- 4.2 Authority.** The Planning Commission shall have the power to approve, approve with conditions, or disapprove, all special land uses.
- 4.3 Application.** A request for special land use approval shall be made to the Planning Commission upon an application form provided by the Building Department. Said application for the approval of a special land use shall be made by an owner, lessee or other person with a legal interest in the property and who has the owner's consent, in writing, to file the application.
- 4.4 Procedures.** An application for a special land use shall be processed as follows:
- A. The applicant may request a pre-application conference with Township staff.
  - B. The applicant submits completed application form and a **preliminary or combined** site plan prepared in accordance with [Article 12](#).
  - C. The Zoning Administrator reviews the proposed application to determine if all required information has been supplied, and then distributes the submitted material to appropriate departments and consultants for review.
  - D. The submitted material and Township staff and consultant reports are simultaneously distributed to the Planning Commission and Township Board.
  - E. The Zoning Administrator shall provide notice of a public hearing in accordance with [Section 16.9](#).
  - F. Review Comments from the Township Board shall be forwarded to the Planning Commission prior the scheduled public hearing.
  - G. The Planning Commission shall conduct a public hearing.

- H. The Planning Commission shall review the special land use request in consideration of the general standards listed in [Section 4.5](#).
- I. The Planning Commission, in its sole discretion, shall take one of the following actions:
  - 1. Approve the special land use.
  - 2. Approve the special land use with conditions. Such conditions shall be reasonable and related to the impacts of the proposed use, considered necessary to insure compliance with the standards of this Zoning Ordinance and the criteria for findings of fact listed under [Section 4.5](#), and are hereby determined to be a valid exercise of the police power to protect the health, safety and welfare of adjacent property owners and the Township overall.
  - 3. Table the request and direct the applicant to provide any additional information necessary to make a decision, or direct Township staff to conduct any additional analysis.
  - 4. Deny the special land use request if the Planning Commission determines that the special land use request does not meet the standards of this Zoning Ordinance or the criteria for findings of fact listed under [Section 4.5](#), or will tend to be injurious to the public health, safety and welfare or to the orderly development of the Township.
  - 5. The decision of the Planning Commission shall be incorporated in a statement of conclusions, or “findings of fact”, relative to the special land use under consideration. The statement of conclusions, or “findings of fact”, shall be incorporated in the Planning Commission’s motion, and recorded in the official meeting minutes. Any decision which denies a request or imposes conditions upon its approval shall specify the basis for the denial or the conditions imposed.

**4.5 Findings of Fact.** The Planning Commission shall review each case individually and make findings of fact relative to the following criteria and, as applicable, the standards contained in [Article 5](#).

- A. The proposed special land use must be compatible with adjacent uses of land in terms of location, size and character and will have no negative impact on adjacent property or the surrounding neighborhood; and,
  - 1. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

2. Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
  3. Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.
- B. The proposed special land use must be consistent with and promote the intent and purpose of this Zoning Ordinance and other applicable codes.
- C. The proposed special land use must not pose an unreasonable impact upon the natural environment;
- D. The proposed special land use must be compatible with the capacities of public services and facilities affected by the proposed use; and,
1. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.
  2. Will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township.
- E. The proposed special land use must be consistent with vehicular turning patterns, traffic flow, intersections, view obstructions, ingress and egress, off-street parking and other existing conditions in the district;
- F. The proposed special land use must be designed located, planned, and operated, so that the public health, safety and welfare will be protected; and,
- G. The proposed special land use must be consistent with the goals, objectives and future land use plan described in the Charter Township of Oxford Master Plan.

**4.6 Conditions of Approval.** Reasonable conditions may be placed on approval of a special land use, as outlined in [§16.13 Conditions of Approval](#).

**4.7 Duration of Approval**

- A. A special land use approval shall be contingent upon the approval of the **combined or final** site plan for the proposed special land use, and the duration of the special land use approval shall be the

Recommended for Planning Commission Public Hearing on March 14, 2024  
duration of the **combined or final** site plan approval for the  
proposed use under [Article 12](#).

- B. The Zoning Administrator may suspend or revoke a special land use approval prior to the expiration of its associated **preliminary, combined or final** site plan approval if the special land use approval had been issued erroneously on the basis of incorrect information supplied by the applicant or his agent and the use is in violation of any of the provisions of this Ordinance or of any other

ordinances or regulations of the Township.

**4.8 Reapplication.** Special land use applications that have been denied wholly or in part shall only be resubmitted as outlined in [§16.15 Reapplication](#).

**4.9 Appeals.** Decisions rendered on special land use permits pursuant to any non- discretionary standard or requirement of this Ordinance may be appealed to the Zoning Board of Appeals, however decisions rendered pursuant to the discretionary standards of [Section 4.5](#) shall not be appealed to the Zoning Board of Appeals.

# ARTICLE 12

## SITE PLANS

### 12.6 Site Plan Review Process. Site plans shall be reviewed as outlined below.

5. Filing of Approved Plan. The applicant shall provide three (3) hard copies and a digital copy, in a format acceptable to the Township, of the approved preliminary site plan **within sixty (60) days of Planning Commission approval**. One (1) hard copy shall be returned to the applicant after it has been stamped and signed.
  - a. Modifications and Conditions. The approved preliminary site plan shall include any modifications and conditions required for preliminary approval.
  - b. Signatures. The approved preliminary site plan shall be stamped and signed by the Planning Commission Chair and the Zoning Administrator and signed by the applicant.
  - c. Record. The approved preliminary site plan shall become a part of the record.
  - d. Effect. Preliminary approval is not in effect and a final site plan application cannot be accepted until the approved preliminary site plan has been filed and accepted by the Township.



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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**TO:** Oxford Township Planning Commission  
**FROM:** Matteo Passalacqua, Community Planner  
**DATE:** May 2<sup>nd</sup>, 2024  
**RE:** Master Plan Materials

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**Master Plan Material Questions**

Included in the Planning Commission Meeting packet are the following Master Plan Materials:

- Future Land Use Map Draft
- Future Land Use Designations Draft
  - Unchanged since last meeting. Meant for reference to the FLU map.
- Vision, Goals and Objectives Draft
  - Intro and Vision Statement are new. All other text is unchanged since last meeting.
- Design Guidelines Draft

Please be prepared to answer the following questions at the Planning Commission meeting. Information included in the packet will help inform your response.

**FLU Map Draft**

1. What are your impressions of the FLU Map Draft?
2. Are areas expected to be developed in the next five to ten years appropriately designated?
3. Are sites along Lapeer Road appropriately designated?
4. What areas should be considered for the Overlay?
5. Are there any changes you would like to see made to the map either in format or in area designations?

**Vision, Goals and Objectives**

1. Are there any changes you would recommend for the Vision Statement and/or Intro to this section?

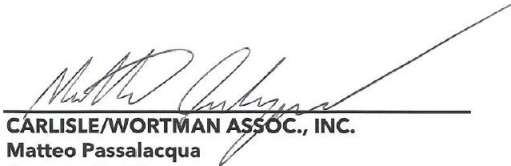
**Design Guidelines**

1. Do you think the geography of the different designations along M-24 are appropriate?
2. Do you think the style of guidelines for the districts is appropriate?
3. Are there any other changes you would recommend for the Design Guidelines?

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

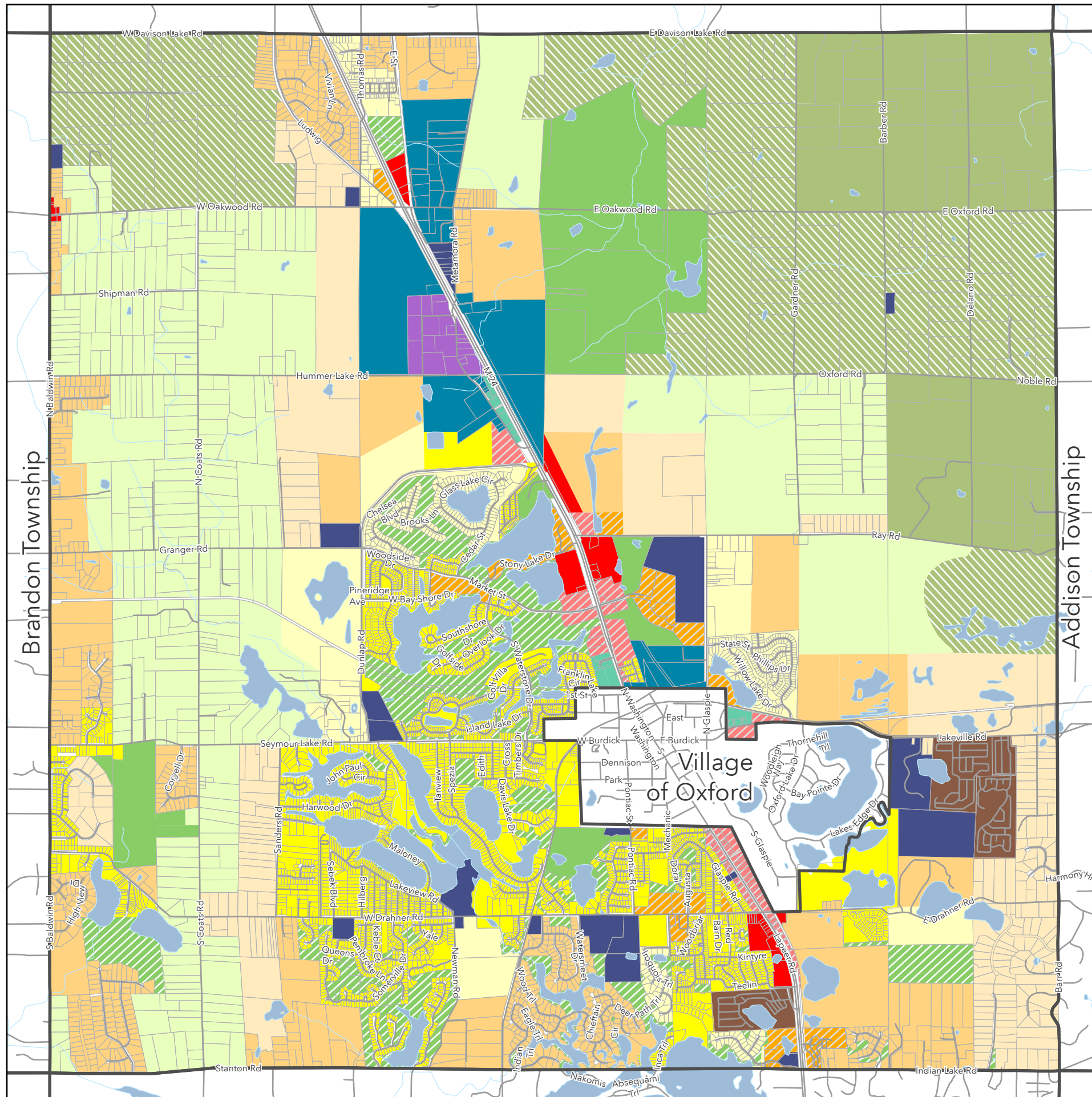
We are happy to discuss any other items you think are pertinent regarding these materials. Thank you for your time and we look forward to the upcoming meeting.

Respectfully,



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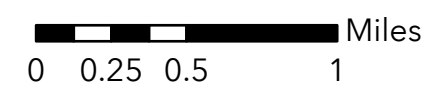
**CARLISLE/WORTMAN ASSOC., INC.**  
Matteo Passalacqua  
Community Planner



**Future Land Use Designations**

- Equine Country Agriculture - 20 acres
- Hunt Country Estates - 10 acres
- Acreage Estates - 5 acres
- Rural Residential - 2.5 acres
- Sub-Rural Residential - 1 acre
- Suburban Residential - 25,000 s.f.
- Village Residential - 9,000 to 12,000 s.f.
- Multi Family Residential
- Manufactured Housing Community
- Suburban Commercial
- Contemporary Mixed-Use
- Office/Service
- Light Industrial/Research and Development
- Midwest Industrial and Warehousing
- Public/Institutional
- Private Recreation/Conservation
- Public Recreation/Conservation

**Draft Future Land Use Map**  
 Oxford Township  
 Oakland County, Michigan



## Future Land Use

The Future Land Use Map illustrates the desired distribution and locations of land uses throughout the Township, and, in doing so, offers a graphic demonstration of the goals and policies contained within this Master Plan. The land use designations depicted on the Future Land Use Map are described as follows:

### **Hunt-Equine Country Agriculture**

The Hunt-Equine Country Agriculture designation seeks to preserve the agricultural and equestrian character of the northeastern quadrant of the Township, where pleasure riding, horse ~~raising~~ and related farming activities continue in association with the historic Metamora Hunt. This area is characterized by large tracts of land, fenced pastures, productive farmland and riding trails. Tree canopied natural beauty roads are also found in these areas of the Township, which contribute greatly to the overall character of the area. Development within the Hunt-Equine Country Agriculture designation should be limited to single family residences, agricultural uses and preserve the open expanses of pasture and other scenic elements. ~~Large lot, and should be characterized by large lot sizes (20-acre minimum), deep setbacks, clustering of home sites, and~~ preservation of farmland/open space and natural landscapes should be required when considering development in this designation. Land located within this designation ~~will most likely be~~ planned to be served by well and septic.

### **Hunt Country Estates**

The Hunt Country Estates designation seeks to preserve the agricultural and equestrian character of outlying areas of the Township in a similar manner to the Hunt-Equine Country Agriculture designation. ~~Unlike the Hunt Country Agriculture designation, H~~ however, these areas are somewhat more fragmented. As such, development within the Hunt Country Estates designation feature many of the same characteristics as Hunt-Equine Country Agriculture areas ~~(large lot sizes, deep setbacks, clustering and preservation of scenic features); however, but with~~ minimum lot sizes ~~of should be~~ 10 acres. Land located within this designation ~~will most likely is~~ planned to be served by well and septic.

### **Acreage Estates**

The Acreage Estates designation seeks to maintain low residential densities that continue to be conducive to hobby-farming and the equestrian lifestyle. ~~As with the Hunt Country Agriculture and Estates designations, large lot sizes, D~~ deep setbacks, clustering and preservation of key scenic features should be maintained. Minimum lot size should be 5 acres. Land located within this designation ~~will most likely is~~ planned to be served by well and septic.

### **Rural Residential**

The Rural Residential designation is intended for those areas of the Township where large-lot residential development exists or is desired, but where existing or adjacent parcel sizes are insufficient to qualify for either the Acreage or Hunt Country Estates designations. Large lot sizes

(2.5-acre minimum) and/or clustering should continue to be employed to promote an attractive rural setting. Property located within the Rural Residential designation will most likely be served by well and septic.

### **Sub-Rural Suburban Residential**

The ~~Suburban-Sub-Rural~~ Residential designation seeks to promote a spacious residential setting of ~~a common suburban density~~—one (1) unit per acre, or roughly one (1) acre minimum lot sizes. Clustering of home sites is recommended for these areas, allowing for the preservation of natural areas and scenic features ~~typically attributed to areas of lower density~~. These areas may be found within or outside of the Township’s Urban Service Areas and sanitary sewer district, ~~driven in part by whether permeable land or sewer capacity is available but will likely be served by public water and sewer~~.

### **Suburban Residential**

~~Suburban Residential lots should be approximately 25,000 square feet and allow for comfortable setbacks for rear yard enjoyment. Common area amenities are encouraged for planned communities to allow for expanded active or passive recreation. Developments of this lot size and smaller should have sidewalks and or pathways connecting residential sites with neighboring recreation, residential developments, and commercial centers.~~

### **Village Residential (9,000 - 25,000 sq. ft. Lot Size)**

Intended primarily for the core areas of Oxford Township in proximity to the Village of Oxford ~~(Primary Urban Service areas) and infrastructure to support the density, the~~ Village Residential designation is intended to provide residential settings ~~with a neighborhood of a greater density, focused focus on and creating~~ high-quality ~~neighborhood settings of a more traditional residential developments~~ characters through quality design. ~~Three distinct minimum Lot sizes are anticipated for these areas—25,000, to range between~~ 12,000 and 9,000 sq. ft. – which correlate to densities of approximately ~~1.5, 3, and 43 to 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. ~~Connections to neighboring residential and commercial developments as well as neighboring recreation areas~~ ~~is~~are encouraged.

### **Multiple Family Residential**

The Multiple Family Residential designation is intended to provide areas in the Township for buildings containing multiple dwelling units, such as apartments, attached condominiums, or townhomes. These areas are meant to be higher in density than detached single-family homes. Given these densities, it is important that multiple family developments are sited within sanitary/water service districts, within the Urban Service Area boundaries, ~~and adjacent to employment centers. In order to achieve consistency with the traditional development pattern associated with the Village of Oxford,~~

Attention should be paid to architectural style, creation of meaningful public space, and the provision of ~~multi-modal connections~~ ~~pedestrian~~ and recreational amenities in new multiple family developments. This Plan calls for two Multiple-Family Residential designations with varying densities, dependent upon the provision of infrastructure, transportation capacities, and adjacent land uses and densities. ~~Both sub-designations will support empty nesting and entry level housing needs throughout the community.~~

~~Multiple~~Single-Family ~~Attached~~ Residential (Medium-Density): Maximum ~~five~~~~four~~ (54) dwelling units per gross acre.

Multiple-Family Residential (High-Density): Maximum ~~ten~~ (108) dwelling units per gross acre.

### Manufactured Housing Community

The Manufactured Housing Community designation is intended to contain planned communities of manufactured housing, whether they are mobile home parks or mobile home condominiums. The overall density of these areas should not exceed six (6) units per acre, or other densities as determined by State law. Given these densities, it is imperative that attention be paid to the provision of open space and pedestrian amenities in order to create a desirable living environment.

### ~~Village~~Suburban Commercial

The ~~Suburban~~Village Commercial designation includes sites for existing or future commercial development compatible with the character of ~~the Village of Oxford~~~~traditional shopping centers dedicated to multi-tenant~~multi-tenant retailers. To ~~achieve this~~reduce the ~~dominat~~dominance of ~~front yard parking,~~ commercial buildings should have a strong relationship to the sidewalk and road; parking should ~~generally~~be ~~evenly provided between front and side yards~~placed at the side or rear. ~~Village-Suburban~~ Commercial areas should primarily serve the day-to-day shopping and service needs of Township residents. As such, large-format retailers (“big-box” users over 65,000 sq. ft.) and regional shopping centers should be carefully regulated.

### ~~Village~~Contemporary Mixed-Use

The ~~Village~~Contemporary Mixed-Use designation is intended to support and complement downtown Oxford by promoting a mixture of compatible neighborhood commercial, office, and residential land uses. The intent is to allow for both a horizontal mix (separate buildings) and vertical mix (same building) of uses. ~~Flexible design and setbacks should be considered in these areas as lots are not suited for modern development standards. Single-use buildings should be planned as an integrated development, offering a variety of uses in close proximity to one another; conversely,~~ in the case of vertical mixed-use, neighborhood commercial and office uses should be promoted on the first floor with residential above to facilitate an active street front ~~however quality development promoting first floor residential will be considered.~~ Residential density should not exceed ~~ten~~ (10)~~eight~~ (8) units per gross acre. ~~Zoning should allow for flexible parking, setbacks and height requirements in this area to allow for creative and functional designs. Design guidelines should be developed and incorporated~~

~~to ensure an attractive transition from commercial to single-family areas.~~ Envisioned residential uses include lofts, apartments, townhomes, mixed-use buildings, and senior housing.

### 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 Contemporary Mixed Use designation, new office and service buildings should have a strong relationship to the sidewalk and road and utilize modern architectural styles ~~compatible with those found within the Village of Oxford.~~ Parking should generally be placed at the side or rear.

### ~~Research/Office~~ Light Industrial / Research and Development

~~The Research/Office~~ The Light Industrial / Research and Development (LIR&D) designation is intended to promote the development of high-tech, research and development, ~~and corporate office types of and low impact industrial uses~~ industrial uses. Such uses are envisioned to be ~~situated in~~ complemented by accessory office use, attractively landscaped, attractive landscaping, potential campus-like designs and connections to varying uses ~~settings.~~ The Township should seek and promote economic development initiatives for these areas, and areas and promote Low-Impact Design (LID) and Leadership in Energy and Environmental Design (LEED) building practices. Because these uses are not expected to generate the high truck volumes or produce the environmental impacts often associated with conventional industrial development, ~~Research/Office~~ LIR&D uses are generally acceptable in proximity to residential areas (given careful consideration of performance standards, screening, and buffering).

### Light Industrial

~~The Light Industrial designation is intended for industrial development having limited environmental and external impacts (light manufacturing, warehousing, etc.). Light industrial development should be well buffered (through setbacks and landscape screening) from adjacent residential areas and major roadways. Such uses are intended to be enclosed within a building and any external effects are not to be experienced beyond property boundaries.~~

### ~~General Midwest Industrial and Warehousing (MIW)~~

~~The General Industrial~~ MIW designation is intended for industrial uses having greater external impacts (noise, vibration, truck traffic, etc.) than ~~light-LIR&D industrial development~~ uses. Much like in the LIR&D future land use category, the Township should seek and promote economic development initiatives for these areas, and areas and promote Low-Impact Design (LID) and Leadership in Energy and Environmental Design (LEED) building practices. Because of the potential impacts on adjacent property, ~~only one~~ limited ~~areas~~ in the Township ~~are~~ is identified as ~~General Industrial~~ MIW on the

Future Land Use Map ~~(the existing Xeelsior Drive off Lapeer Road)~~. Environmental and Traffic impacts from these uses should be regulated through performance standards in the Zoning Ordinance.

#### ~~Industrial/Commercial Mixed Use~~

~~The Industrial/Commercial Mixed-Use designation is intended to promote a mixture of compatible light industrial, research/office, and commercial uses within a planned setting. The Township should seek and promote economic development initiatives for these areas, and promote Low-Impact Design (LID) and Leadership in Energy and Environmental Design (LEED) building practices. Given the planned mixture of uses, safe and complementary vehicular and pedestrian circulation patterns, natural resource preservation and landscape screening and buffering, and appropriate relationships between land uses should be promoted.~~

#### **Public/Institutional**

The Public/Institutional designation covers a wide spectrum of public and quasi-public uses, including municipal buildings, utilities, police and fire facilities, schools, ~~churches~~ and related institutional uses. Treatment of these areas should be ~~sensitive to adjacent uses, particularly residential~~. complementary to adjacent uses and be placed where services are needed.

#### **Private Recreation/Conservation and Alternate Future Land Use Designations**

Private Recreation/Conservation areas are located where existing private recreation facilities are in operation (i.e., private golf course, private conservation easement, etc.). These uses are scattered throughout the Township. Note that the Future Land Use Map includes alternate future land use designations for several Private Recreation/Conservation areas. The Master Plan recognizes that private recreation areas (i.e., golf courses) may be sold or closed due to economic ~~conditions;~~ and conditions and may not be maintained as private recreational land in perpetuity. Therefore, the alternate future land use designations signify appropriate land uses (in addition to recreational) for these sites in the event that the property is sold/closed. Alternate future land use designations are based upon consistency and compatibility with adjacent existing and future land uses.

#### **Public Recreation/Conservation**

Public Recreation/Conservation areas include public park, conservation areas, public golf courses, and other publicly-owned open spaces, as well as existing or potential public recreational greenway corridors. The preservation of additional open space and conservation areas is addressed in the Open Space and Greenway Plan section of this chapter.

### **Open Mind Overlay (OMO)**

The OMO indicates areas within the Township where any combination of the designations presented in the Future Land Use section may be proposed for combination with the exception of MIW. This overlay is meant to provide for varying mixture of uses, creative flexibility for potential developments deemed beneficial to the community and allow catalytic design opportunities. This overlay is not intended to supersede the standards of uses presented in the ~~then~~ Future Land Use section but more or less provide for the presentation of possible revolutionary developments that bring together uses, efficiently use land and connect communities.

## **Vision, Goals, and Objectives**

The vision, goals, and objectives presented in this chapter give guidance to community decision-makers and stakeholders on decisions and priorities. They also provide a basis for allocating resources and establishing directives to ensure the community can realize the vision and goals. The vision, goals, and objectives are based on community input, Township plans and policies, and priorities of the Township.

The vision is what the Township aspires to be. It is the cornerstone of the Master Plan. All goals and objectives should implement the vision.

Goals are general statements that define the direction and character of the Township. These guiding statements are meant to provide a focus for future Township discussions and decisions.

Objectives qualify and quantify achievement of goals. These specific statements provide more detailed direction to implement the Master Plan.

## **Vision**

Oxford Township is a place of natural beauty and economic prosperity. The Township will preserve and expand these assets in a manner that provides balance between the growing community, existing and planned infrastructure, and the natural environment.

## **Goals**

### **Community Character**

Goal: Development and redevelopment activities should complement and preserve the Oxford community by creating connections, both physical and visual, with the Village of Oxford; preserving the rural places in the Township; and enhancing suburban areas of the Township via high-quality design, appropriate densities, and protection of lakes, natural areas and open space.

Objective #1: Preserve and promote the scenic rural character of the Township.

Objective #2: Preserve and promote the downtown village character in areas adjacent to the Village of Oxford.

Objective #3: Capitalize on the opportunity offered by the reclamation of extractive sites to create residential communities with lakes and open space, consistent with the character of development in the Oxford area.

Objective #4: Ensure that the M-24 corridor can absorb the demand for high intensity uses while maintaining an attractive appearance that reflects the village, suburban, and rural character found throughout the Township.

Objective #5: Use zoning and future land uses to ensure adjacent land uses are compatible and that transitional zoning is used between potentially conflicting uses.

Objective #6: Discourage the extension of public sewer or water services beyond urban service boundaries and the M-24 corridor to preserve open space, natural features, as well as rural, equestrian and low density residential uses,

Objective #7: Minimize traffic impacts to protect community character by using opportunities to improve the road system within the Township to alleviate traffic problems and mitigation of traffic impacts of new development.

## Residential Land Use

Goal: The density, type and character of residential development in Oxford should meet the housing needs of Township residents by allowing dense, traditional neighborhoods near the Village with larger lot residential developments, decreasing in density, further from the Village borders.

Objective #1: Allow for a range of housing with a variety of medium to low densities utilizing spacious lots as well as dwelling sizes, types and styles while remaining consistent with the community character, and taking into consideration the availability of public utilities, natural features, and the natural capacity of the land.

Objective #2: The design and character of future residential land uses should promote rural, open/green space and natural landscapes traditionally found in the Oxford area.

## Commercial Land Use

Goal: Commercial development within Oxford Township should meet the needs of Township residents as well as neighboring communities, while promoting Oxford's community character.

Objective #1: Commercial land uses in the Township should be compatible with the design intent and standards of each future land use category.

Objective #2: Commercial, retail, and office uses should be located primarily along M-24 however, limited retail and service operations serving neighborhood areas should be considered along other major thoroughfares.

Objective #3: Promote well-planned and well-designed commercial development utilizing design guidelines that integrate with neighboring existing and planned land uses.

Objective #4: Require street design that creates safe and welcoming public spaces for pedestrians and non-motorized transportation.

Objective #5: Provide incentives for the use of green building design, energy-efficient buildings, and sustainable developments.

## Industrial Land Use

Goal: Industrial development in Oxford Township should be sited to minimize impacts on land uses of lesser intensity and designed to complement the community character of the Township through design guidelines.

Objective #1: Industrial land uses in the Township should be located or relocated to minimize conflicts between incompatible land uses,

Objective #2: Industrial sites and buildings in the Township should be constructed of quality materials and oriented in a fashion to provide visually pleasing viewsheds from major thoroughfares.

Objective #3: The scale and placement of new and proposed industrial development should be determined by traffic and utility infrastructure within the Township.

## Mixed Land Use

Goal: Allow for a flexible mixture of land uses on single or adjacent lots in appropriate areas of the Township to encourage the clustering of complementary uses. Creative design, in terms of uses and physical layout, should promote economic development, encourage non-motorized connectivity and reduce traffic generation.

Objective #1: Consider the development of mixed-use retail, light-industrial and dense residential projects along M-24 in areas planned for mixed use.

Objective #2: Utilizing design guidelines, allow for the development of a mixed-use dense residential, commercial, and retail district at the periphery of the Village of Oxford to complement downtown Oxford commercial uses, add new neighborhood commercial, and serve as a transitional use to nearby single-family residential and commercial areas.

## Natural Resources and Environment

Goal: Protect the Township's natural landscapes and environmental assets to sustain Oxford's high quality of life for future generations.

Objective #1: Protect Oxford's natural resources and areas by limiting development in regions of the township with no utility or transportation infrastructure, for ecological and preservation purposes as well as public enjoyment; and adopting open space preservation techniques.

Objective #2: Prioritize preservation of existing wetlands, trees, woodlands, and open space in land use decisions, such as rezonings, special land uses, and planned unit developments.

Objective #3: Prevent and clean up pollution throughout the Township and protect Township residents from exposure to hazardous material.

Objective #4: Research methods and funding to preserve natural areas as well as increase the public's accessibility to those areas via trails, scenic observation points and integrated park infrastructure.

## Open Space and Greenways

Goal: Promote a network of connected open spaces and greenways that preserves important natural areas, water resources, wildlife corridors and habitat, and the rural, scenic character of the Township, while providing for the recreational needs of the community.

Objective #1: Require and preserve valuable, contiguous open space within residential developments.

Objective #2: Protect valuable natural areas and wildlife habitat, as well as connections between such areas, throughout the Township.

Objective #3: Establish community-wide and regional greenway connections that link important natural areas, parks, institutional facilities, residential areas, and neighboring communities where feasible.

## Transportation

Goal: Improve and expand the Township's transportation system to allow safe and efficient travel for motorized, non-motorized and pedestrian users, while creating connections to the Village of Oxford and other neighboring communities.

Objective #1: Maintain and/or improve the Township's road network to provide adequate safety, capacity and efficiency wherever necessary, in a manner that is consistent with the character of the area.

Objective #2: Promote orderly, efficient access to developing land, and improve circulation throughout the Township and the region through the extension, paving, and maintenance of roadways including the research and resource allocation to develop north/south routes alternate to M-24.

Objective #3: Develop and maintain a network of safety paths throughout the Township that connect the community's natural, residential, recreational, institutional, and commercial resources to provide safe, barrier-free pedestrian and bicycle circulation.

Objective #4: Develop adaptive routes for gravel mining operations and other heavy truck traffic while minimizing the impacts on minor arterial roads, collector roads and local roads.

Goal: Provide safe and direct routes for walking, bicycling, and public transportation to enable convenient and active travel as part of daily activities to reduce traffic and meet the needs of all users.

Objective #1: Integrate Complete Streets design features into road design and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.

Objective #2: Promote bicycle, pedestrian, and public transportation infrastructure design and promote rider safety.

## **Utilities**

Goal: Provide sufficient public utilities to support the Township's desired pattern of development in an efficient, fiscally-responsible manner.

Objective #1: Plan for the expansion of public sewer and water facilities along M-24 to support the Township's desired density/development pattern and to protect public health.

Objective #2: Limit expansion of the public sewer and water facilities to those areas within the primary urban service area.

Objective #3: Research cost/benefit analysis when discussing utility expansion to ensure community resources are invested responsibly.

## Design Guidelines

The main goals of the Design Guidelines are to create an attractive environment for investment, encourage a harmonious designs amongst a mix of land uses, elevate the visual appeal of the area, address traffic congestion and alleviate pedestrian challenges along the corridor. The standards or guidelines may be incorporated into the Township 's zoning ordinance or established in a separate document. Developments along the M-24 corridor have the most potential to be dense, higher intensity, elevated visibility and the most likely to warrant the implementation of design guidelines. The corridor has the potential to generate notable economic development, pedestrian activity, and a sense of place using this mechanism. With an annual average daily trips (AADT) of over 9,000 along the corridor, it is important to craft the guidelines in a manner that provide an interactive and functional experience for travelers and establishes the community they are in.

Design Guidelines can address several categories of the building environment. Graphics and pictures should be utilized in the zoning or document to help applicants understand the intent of the standards. Below are some elements that can be incorporated into design guidelines:

- Building orientation
- Flexible setbacks and parking
- Multi-modal and non-motorized access and amenities
- Low impact and sustainable utility infrastructure
- High-quality construction materials
- Sustainable landscaping and layout
- Public space
- Enhanced signage requirements

While these guidelines should be applied to their fullest extent, the Township should recognize that site constraints may limit the extent to which these elements can be incorporated into a development. It is also important to consider the cost of construction when developing design guideline standards and waivers. Guidelines that impose prescriptive specialty designs, materials, layout, etc. may increase the cost of construction which can impact the timeline for preferred development. This is meant to inform expectations, not dissuade the community from implementing their desired design preferences.

Below are three proposed districts along the M-24 corridor meant to provide a variety of design guidelines as they relate to the community and the likely development that will occur in those areas.

## M-24 South Center District (SCD) / Drahner – Minnetonka Drive

(INSERT MAP WITH SHADED DISTRICT)

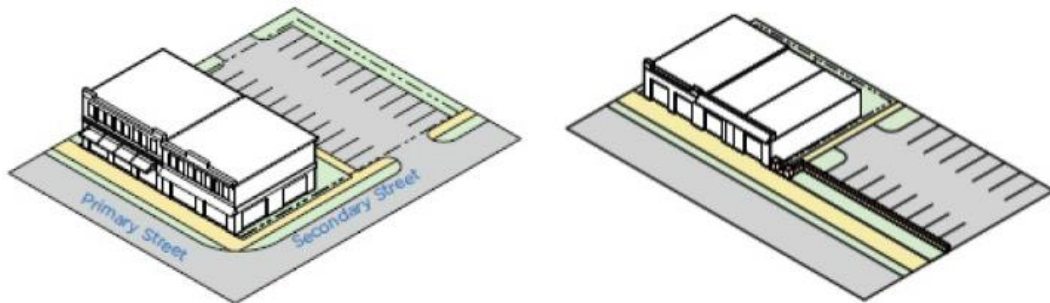
### **Intent**

The SCD serves as a gateway to the township from the south. Given the unique layout of many commercial and retail lots along M-24, an opportunity exists to develop this area with creative mixed use and more downtown style spaces. This will allow for a district that compliments the city style of the Village while maintaining its own identity. This can be accomplished through consistent design principles with flexible lot configurations and amenities. These design traits will promote a lively and walkable corridor that seamlessly interacts with the established Village retail core.

### **Design Objectives**

- Establish a more defined streetscape, structure facades oriented to ROW frontage, and pedestrian/biking-oriented pathways.
- Incorporate public space and landscape features.
- Allow for shared parking and/or flexible placement standards.
- Promote ground level commercial/retail with residential uses on upper floors.

### **Visual Examples**



Source: Reynoldsburg OH Zoning Ordinance

## M-24 New Suburban District (NSD) / Indian Lake - Drahner & Village North – Dunlap

(INSERT MAP WITH SHADED DISTRICT)

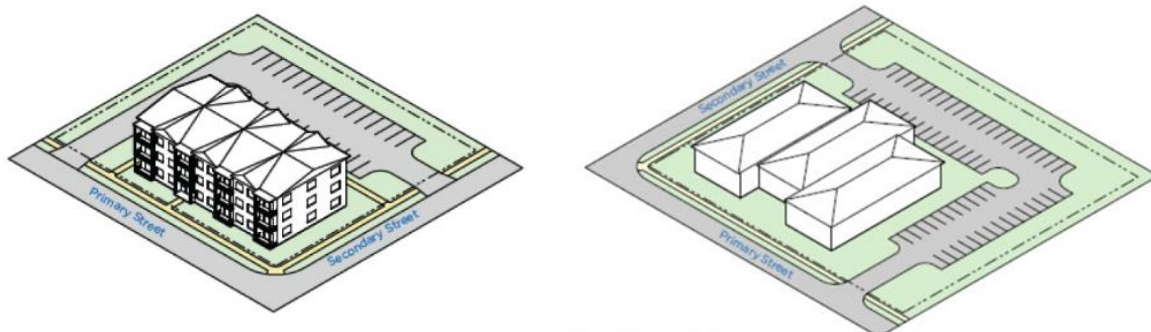
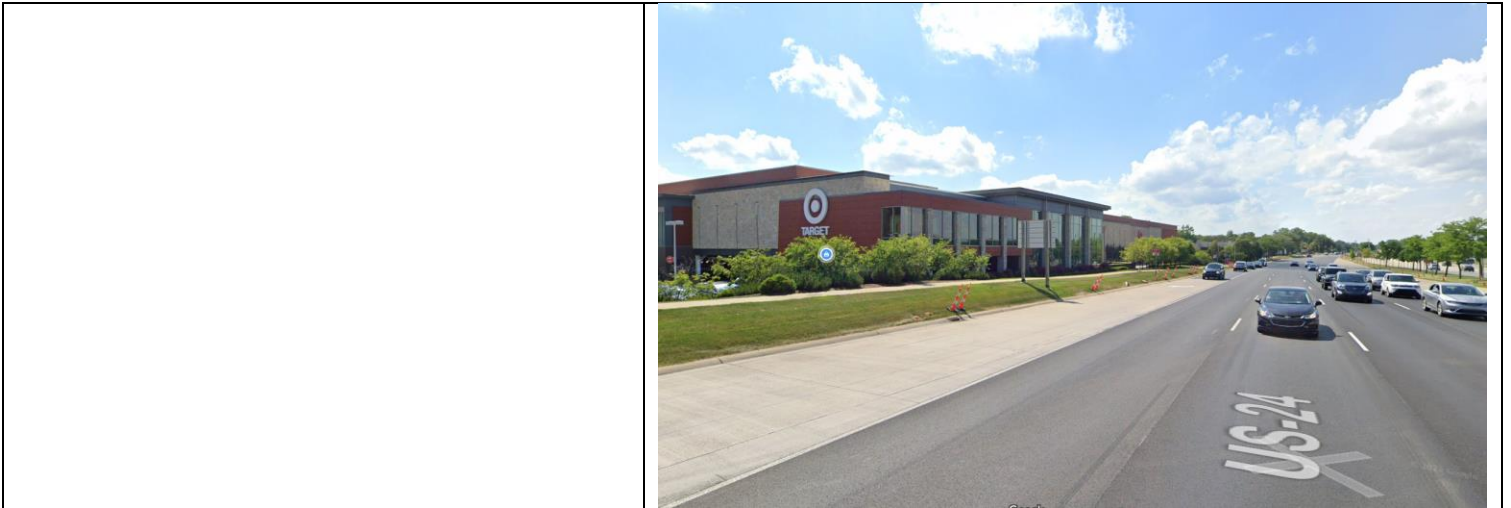
### **Intent**

The NSD area is intended to provide guidance on the enhancement of traditional suburban retail and commercial lots with parking along ROWs and structures closer to rear lot lines. Priorities include ensuring quality building materials, flexible building orientation and landscaping as well as the creation of functioning pedestrian/biking amenities both along ROWs and within developments. Given the adjacency to current and potential residential development, an emphasis on non-motorized connections to these residential areas is encouraged.

### **Design Objectives**

- Develop commercial areas to complement new and existing residential.
- Establish multi-family and dense housing options in close proximity to new developments. Designs can be townhomes, attached residential, and rental housing that meets modern standards and economic needs for missing middle housing.
- Create pedestrian connectivity between uses.
- Ensure quality streetscaping with desirable building materials and landscaping to provide pleasing viewsheds.
- Allow for flexible building and parking layouts.

### **Visual Examples**



*Source: Reynoldsburg OH Zoning Ordinance*

## **M-24 Highway View District (HVD) / Dunlap - Thomas**

(INSERT MAP WITH SHADED DISTRICT)

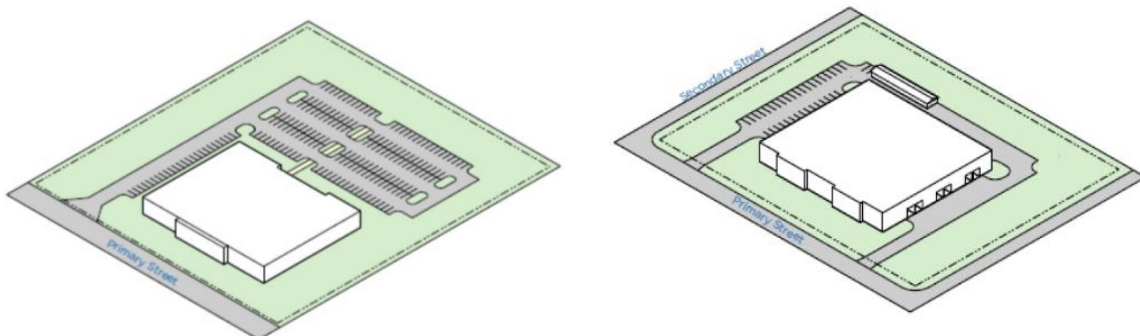
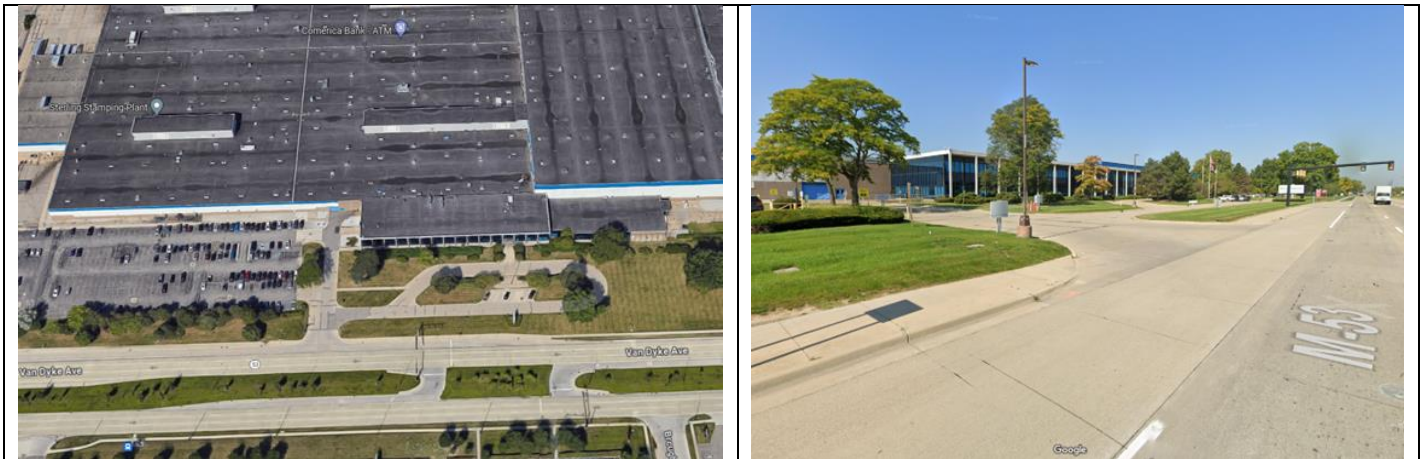
### **Intent**

The HVD area is intended to provide guidance on the development and redevelopment of commercial and industrial lots with limited access to M-24. Standards include building materials and landscaping improvements as well as structure and parking orientation to provide for streetscaping that reduces parking lot view dominance.

### **Design Objectives**

- Develop and redevelop commercial and industrial areas to provide economic growth opportunities while improving the visual optics of the corridor.
- Work with RCOC and MDOT to ensure site design allows for limited access to M-24 to provide for safe transportation and maintained speed limits.
- Create pedestrian connectivity between uses.
- Establish multi-family and dense housing options in close proximity to new developments. Designs can be townhomes, attached residential, and rental housing that meets modern standards and economic needs for missing middle housing.
- Ensure quality streetscaping with desirable building materials and landscaping to provide pleasing viewsheds.
- Orient majority of parking to side or rear yards.

### **Visual Examples**



*Source: Reynoldsburg OH Zoning Ordinance*



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

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**TO:** Oxford Township Planning Commission

**FROM:** Megan Masson-Minock, AICP, Principal & Matteo Passalacqua, Community Planner

**DATE:** May 2<sup>nd</sup>, 2024

**RE:** Update on Master Plan Activity

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Thank you for your contributions the Master Plan process! The following information is formatted to allow for a review of what tasks have been completed, are underway and are upcoming.

Completed Tasks

- Plan-to-Plan meeting with Township Board, Planning Commission and Zoning Board of Appeals members (August 2023).
- Review of SEMCOG Community Profiles, Community 360 Report and Void Analysis to help establish important economic, demographic and housing information (Planning Commission Review October and November 2023).
- The Community Engagement Steering Committee was formed in September and has met in October 2023, November 2023, December 2023, and January 2024 to design a community engagement plan, draft a community survey, and outline a community open house.
- Formalization of the Master Plan Draft layout regarding information to be removed, edited or relocated within the Plan (Planning Commission Review November 2023).
- Review of draft Natural Features, Water and Sewer Districts, Community Facilities, and Existing Land Use Maps (Planning Commission Review November 2023).
- CWA completed a build out analysis for the purposes of determining how many dwelling units are possible if the Township were entirely built out under current zoning. The analysis and our findings are in the January 25<sup>th</sup> Planning Commission packet.
- CWA has completed a rough draft of the Background Section which is included in the packet for the January 25<sup>th</sup> meeting. We will discuss the contents of the draft to determine if further edits are necessary.
- The community survey was available December 19, 2024 to February 15, 2024. The goal was to reach 1,000 Township residents. Of 814 respondents, 644 identified themselves as Oxford Township residents. A report on the survey results is included.
- A Community Open House was held on March 10, 2024.
- Steering Committee members have facilitated Like/Improve/Missing/Change exercises. A complete report will be included in the packet for the April Planning Commission Master Plan workshop.

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

April 2, 2024

Tasks In Progress

- CWA has been conducting interviews and focus groups as well as visiting regular meetings of the groups listed in the community engagement plan in February and March 2024.
- The Planning Commission has been developing goals and objectives as well as a vision statement. This discussion began at the Planning Commission meeting on January 25, 2024, continued at the February 22nd and March 28th Planning Commission meetings, and will continue at the May 9<sup>th</sup>, Planning Commission meeting with a goal of finalizing this section.
- The Planning Commission is developing the Future Land Use map and designations (February, March, April 2024 meetings). A draft of the Future Land Use map will be available May 2024.
- Planning Commission development of any design guidelines for the Master Plan, with an initial discussion in February and final versions for review in May.
- CWA has commenced drafting of the Implementation section with a draft being prepared for the May Planning Commission meetings.

Upcoming Tasks

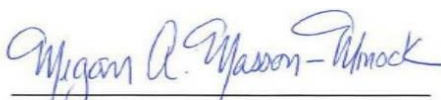
- Planning Commission development of any small area plans (May/June 2024 meetings)
- Draft Master Plan to be available to the Steering Committee in early June, the public in late July, and for recommendation by the Planning Commission to begin the approval process in early August. The Planning Commission will review draft chapters as CWA drafts them.
- "Master Plan Reveal" event to be held in June 2024. The goal of the event is to share a draft with the public that can be changed before starting the approval process.
- Master Plan Adoption (June-October 2024). See the revised schedule for the steps, per State Law, for approval.

**Budget**

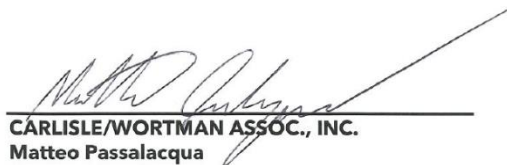
An updated budget will be prepared once April accounting is completed.

Thank you again for the opportunity to assist with your Master Plan!

Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC  
Megan Masson-Minock, AICP  
Principal



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



## Oxford Township Project Activity Report – May 2024

### Oxford Township Municipal Projects

1. North Area Sanitary Sewer Special Assessment District:
  - Project bids were received on 8/31/23 in the amount of \$2,962,997.
  - Sewer construction anticipated to begin last week of May 2024.
2. Camp Oakland Pump Station:
  - Contract awarded to Trojan Development at bid price of \$768,283.00
  - Construction work to upgrade the existing pump station has begun.
  - DTE & Consumers Energy work in process.
  - Completion scheduled for June 2024.
3. Lakeville Road Safety Path Project:
  - Contract awarded to Jacklyn Contracting at bid price of \$147,535.00
  - Safety path has been paved and is available for pedestrian use.
  - Restoration to be completed in Spring 2024.
4. Brabb-Dewey Engineering Design Grant:
  - Survey and design work related to a proposed sanitary sewer project in the Brabb-Dewey subdivision is complete.
  - Awaiting final grant funds before finalizing bid specifications.
5. Seymour Lake Safety Path Project:
  - Survey and engineering design of Seymour Lake Road safety path (Sanders to Seymour Lake Park) is in process. Design completion expected by June 1.
6. 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 in process.
  - Design completion expected May 2024.
  - Permitting and bidding to occur during the summer of 2024.
  - Construction anticipated in the late fall of 2024.
7. Seymour Lake Water Main Project:
  - Design work for a new 16" water main from Dunlap to Sanders approved by Twp Board at February meeting.
  - Design completion expected by August 1.
  - Permits to be submitted and obtained in fall of 2024.
  - Bidding and construction dates to be determined based on funding (likely in 2025).
8. 2024 Safety Path Maintenance Project:
  - Repair existing safety paths on Pontiac Street, North Oxford Road, and Lakeville Road
  - Construction anticipated to begin 2<sup>nd</sup> week of May 2024.



## **Oxford Township Private Development Projects**

1. 653 S. Lapeer Road:
  - Development of new marijuana dispensary.
  - Construction of underground utilities and base asphalt complete.
  - Building interior being completed with anticipated Grand Opening in June 2024.
2. 280 N. Lapeer Road (Frequency Wellness):
  - Development of new marijuana dispensary.
  - Construction of final asphalt surface to be completed 1<sup>st</sup> week of May.
  - Building interior being completed with anticipated Grand Opening in May 2024.
3. McLaren Urgent Care:
  - Redevelopment of the existing McLaren site with new 2-story, 50k square foot building.
  - Phase 1 site utilities have been completed.
  - Remaining infrastructure to be completed following demolition of existing building.
  - Building interior being completed with anticipated Grand Opening in Fall 2024.
4. 411 N. Oxford Road:
  - Upgrades to existing building and site at 411 N. Oxford Rd.
  - Construction of underground utilities and parking lot complete.
  - Building interior being completed with anticipated Grand Opening in June 2024
5. Sanctuary Hills:
  - Residential project consisting of 85 single family homes on south side of E. Drahner.
  - Applicant is currently in the final engineering design process.
  - Clearing of trees on the property has been completed.
  - Infrastructure construction anticipated to begin in summer 2024.
6. 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.
  - Engineering design and permit process forthcoming.
  - Infrastructure construction scheduled to begin in fall 2024.