

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

NOTICE AND AGENDA

Date: Thursday, February 22, 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 – 01/25/2024
7. Public comment on items not scheduled for Public Hearing or on this agenda.
8. Commissioners' Comments
9. Public Hearing
10. Unfinished Business
 - A. Master Plan 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
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, JANUARY 25, 2024

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

Members Absent: Tom Berger

Also Present: Township Planner Megan Masson-Minock, Township Planner Matteo Passalacqua, Recording Secretary Danielle Smith, one OCTV camera operator, and 1 resident.

APPROVAL OF AGENDA

Commissioner Spisz moved to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, January 25, 2024 as presented.

Motion died for lack of a second.

Commissioner Nold moved, Commissioner Spisz seconded, to remove item 9, Public Hearing, from the agenda.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Commissioner Spisz moved, Commissioner Turner seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, January 25, 2024 as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

None.

APPROVAL OF MINUTES

Planning Commission Regular Meeting – January 11, 2024

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

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

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

Public comment began at 7:03 p.m.

There being no public comment, public comment ended at 7:03 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 Glaspie Road and James Hunt Drive, the proposed development is to construct sixty-one (61) single family detached units and one-hundred-five (105) single family attached units.

(The Applicant has requested to be removed from this agenda)

UNFINISHED BUSINESS

Master Plan Update

Township Planners Masson-Minock and Passalacqua provided an update on the Master Plan, reviewing the Carlisle|Wortman memorandum dated January 18, 2024, the draft Introduction and Community Profile chapters of the proposed Master Plan, and the January 25, 2024 Update on Master Plan Activity.

Township Planners Masson-Minock and Passalacqua led the commissioners through a 15-minute group edit reviewing goals and objectives regarding the Master Plan.

The commissioners were instructed to write what they like, want improved, want changed and what is missing regarding the township. Planners Masson-Minock and Passalacqua collected the commissioners' feedback for future use.

Economic Development Committee of the Planning Commission (appointment to expire 12/31/2024)

Chair Bailey appointed the following members to the Economic Development Committee of the Planning Commission:

Commissioner Spisz, Planning Commission Representative
Commissioner Nold, Planning Commission Representative
Commissioner Ballard, Planning Commission Representative

Zoning Board of Appeals Liaison (appointment to expire 12/31/2024)

Chair Bailey appointed himself as Planning Commission representative to the Zoning Board of Appeals with the understanding that he will resign as chairperson of the Zoning Board of Appeals.

Chair Bailey confirmed the appointments made by acting Chair Spisz on 01/11/2024:

Ordinance Review Committee of the Planning Commission (appointment to expire 12/31/2024)

Commissioner Nold, Planning Commission Representative
Chair Bailey, Planning Commission Representative
Commissioner Turner, Planning Commission Representative

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

Commissioner Ballard, Planning Commission Representative (alternate)

Gravel Inspection Committee of the Planning Commission (appointment to expire 12/31/2024)

Commissioner Nold, Planning Commission Representative
Commissioner Berger, Planning Commission Representative

NEW BUSINESS

None.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

Trustee Nold provided a verbal update. The committee is reviewing solar, battery and wind regulations that are being considered at the state level.

PLANNER/ENGINEER REPORTS

Planner – Carlisle/Wortman

Planner Masson-Minock provided a brief update on ongoing and upcoming projects.

Engineer – Sharpe Engineering

None.

ADJOURNMENT

Chair Bailey adjourned the meeting at 8:39 p.m.

Korey Bailey, Chair

Tom Berger, Secretary

Date approved: _____

ds



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Oxford Charter Township Planning Commission

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

DATE: February 14, 2024

RE: Update on Master Plan Activity

Thank you for your contributions the Master Plan process! At your upcoming meeting on February 22, 2024, we will discuss the following:

- Results of group editing of Goals and Objectives: Please review the attached results of the exercise from your meeting in January.
- Design Guidelines: Please review the attached memo and examples. Come prepared to answer the questions at the start of the memo.
- Future Land Use Map: Please review the attached memo and examples. Come prepared to discuss which future land use approach you feel is best for the Master Plan update.
- Transportation: Please review the attached memo with questions, analysis and strategies for transportation in the Master Plan update.
- Master Plan Open House: We will have a dress rehearsal of the Open House to be held on Sunday, March 10, 2024 from noon to 3:00 p.m. at the Legacy Center.

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).

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*

February 14, 2024

- 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 25th Planning Commission packet.
- CWA has completed a rough draft of the Background Section which is included in the packet for the January 25th meeting. We will discuss the contents of the draft to determine if further edits are necessary.

Tasks In Progress

- The community survey was published December 19, 2023 and is scheduled to remain available until February 15, 2024. The goal is to reach 1,000 Township residents. As of February 14, 2024 there were 754 responses, of which 593 were Oxford Township residents.
- The Steering Committee members are facilitating a Like/Improve/Missing/Change Exercise with at least three groups each by mid-March.
- CWA is 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.
- A Community Open House has been scheduled for March 10, 2024. CWA will conduct a dress rehearsal of the event at the Planning Commission meeting on February 22, 2024.
- Planning Commission is developing goals, objectives, and strategies. This discussion began at the last Planning Commission on January 25, 2024 and will continue at the Planning Commission meetings on the fourth Thursday in February and March 2024.

Upcoming Tasks

- Planning Commission development of the Future Land Use map and chapter (February & March 2024 meetings).
- Planning Commission development of any design guidelines for the Master Plan, with an initial discussion in February and final versions for review in April.
- Planning Commission development of any small area plans (March & April 2024 meetings)
- Planning Commission development of the Implementation Chapter (May 2024 meeting)
- Draft Master Plan to be available to the Steering Committee in early April, the public in late April/early May, and for recommendation by the Planning Commission to begin the approval process in May. The Planning Commission will review draft chapters as CWA drafts them.
- "Master Plan Reveal" event to be held in early May 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.

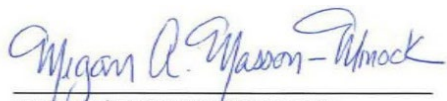
Budget

The CWA budget for the Master Plan is \$50,000. Through January 2024, invoices from CWA for the Master Plan total \$22,119, leaving \$27,881 (56%) of the budget remaining.

February 14, 2024

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

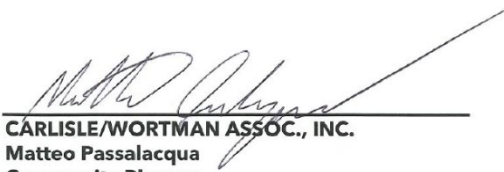
Respectfully submitted,



CARLISLE/WORTMAN ASSOC., INC

Megan Masson-Minock, AICP

Principal



CARLISLE/WORTMAN ASSOC., INC.

Matteo Passalacqua

Community Planner

2019 Oxford Township Goals and Objectives
1/25/2024 Planning Commission Group Editing Results

If you like text, put a check over it or beside the line
If you do not like text, put a line through it (example)
If you want to change or add text, write it in

Community Character

Goal: Development and redevelopment activities should make a positive contribution to the Oxford community, preserving and enhancing the special characteristics of the Township while promoting a balanced approach to land use that is responsive to both demographic and economic factors.

✓ Objective #1: Preserve and promote the scenic rural character of the Township's ~~outlying areas~~.

Commented [MP1]: define

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

Commented [MP2]: downtown? define

✓ Objective #3: Capitalize on the opportunity offered by the reclamation of extractive sites to promote the lakefront, resort-style of development common to the Oxford area.

Objective #4: Ensure that the M-24 corridor puts forth an attractive appearance that adequately reflects the village, ~~resort~~, and rural character found throughout the Township.

Objective #5: Address existing concerns related to the ~~compatibility of adjacent land uses~~, and prevent conflicts between future land uses from occurring.

Commented [MP3]: define

Objective #6: ~~Establish urban service boundaries~~ which will ~~discourage the extension of public sewer or water service into areas of the Township ideally situated for open space, natural features, rural and equestrian uses, or large-lot residential.~~ Consider traffic impacts of new development and the cumulative impacts on roads.

Commented [MP4]: define

Commented [MP5]: ?????

Commented [MP6]: redundant

Residential Land Use

Goal: The density, ~~type and character of residential~~ development in Oxford should meet the housing needs of Township residents while maintaining and enhancing the traditional village and resort-style of development found in the Oxford area.

Commented [MP7]: ??????

Objective #1: Allow for a range of housing ~~opportunities~~ at different densities and styles while remaining consistent with the character of surrounding areas, and taking into consideration the availability of public utilities and the natural capacity of the land.

Commented [MP8]: Reduce density (2)

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

Commented [MP9]: ????

Commercial Land Use

✓ Goal: Commercial development within Oxford Township should meet the needs of Township residents, while promoting Oxford's ~~unique community~~ character.

✓ Objective #1: Commercial land uses in the Township should be compatible with those found in the ~~Village~~.

Commented [MP10]: not important

2019 Oxford Township Goals and Objectives
1/25/2024 Planning Commission Group Editing Results

If you like text, put a check over it or beside the line
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✓✓ Objective #2: Commercial and office uses should be located primarily along M-24 ~~and in proximity to the Village of Oxford~~; 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 that integrates with existing and future residential and commercial land uses within the Township and Village.

Commented [MP11]: ????

✓✓ Objective #4: Require street design that creates public space that is safe and welcoming for pedestrians.

✓✓ Objective #5: Encourage 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 make a positive ~~aesthetic contribution~~ community character to the Township.

✓ Objective #1: Industrial land uses in the Township should be located or ~~X~~relocated to minimize conflicts between incompatible land uses, while ~~remaining concentrated along the M-24 corridor~~.

✓ Objective #2: Industrial land uses in the Township should make a positive aesthetic contribution to the community.

Objective #3: Traffic and Utility considerations

Mixed Land Use

✓ Goal: Allow for a flexible mixture of land uses in appropriate areas of the Township to encourage the clustering of complementary uses, ~~discourage outdated strip development practices~~, promote economic development, ~~exercise economies of density~~, encourage pedestrian activity, and reduce vehicle miles traveled.

Commented [MP12]: !!!!

Commented [MP13]: ????

✓ Objective #1: Explore the development of a mixed-use commercial, ~~office~~, and light-industrial district on North Lapeer Road.

✓ Objective #2: Explore the development of a mixed-use residential, commercial, and ~~office~~ 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 agricultural areas.

Natural Resources and Environment

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

2019 Oxford Township Goals and Objectives
1/25/2024 Planning Commission Group Editing Results

If you like text, put a check over it or beside the line
If you do not like text, put a line through it (example)
If you want to change or add text, write it in

Objective #1: Protect Oxford’s natural resources from the adverse effects of development, for both ecological purposes and human enjoyment.

Objective #2: Prevent and clean up pollution throughout the Township and protect Township residents from exposure to hazardous material.

Objective #3: ~~Support the use of renewable energy technology, such as solar energy systems, throughout the Township.~~

Commented [MP14]: Regulate?

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: 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, ~~the Village of Oxford and other adjacent communities.~~

Commented [MP15]: ????

Transportation

Goal: Improve and expand the Township’s transportation system to allow safe and efficient travel for motorized, non-motorized and pedestrian users, while promoting important 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 and maintenance of roadways.

✓ 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: ~~Provide adequate routes for gravel mining operations and other heavy truck traffic while minimizing the impacts of such traffic on the Village downtown, residential neighborhoods, and other sensitive areas.~~

Commented [MP16]: Village controlled
Subdivision sidewalks
Safety path master plan

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

Commented [MP17]: How?

2019 Oxford Township Goals and Objectives
1/25/2024 Planning Commission Group Editing Results

If you like text, put a check over it or beside the line

*If you do not like text, put a line through it (*example*)*

If you want to change or add text, write it in

✓ 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 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 in an orderly fashion to support the Township's desired density/development pattern and to protect public health.

Objective #2: ~~Avoid burdening existing tax payers with the cost to extend public utilities~~ and other infrastructure to new development.

Commented [MP18]: Water/sewer plan

Commented [MP19]: ????



Carlisle | Wortman
ASSOCIATES, INC.

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

TO: Oxford Township Planning Commission

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

DATE: February 14, 2024

RE: Design Guidelines

Design Guidelines Questions

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

1. Do you think the Township should have Design Guidelines?
2. If so, where? (examples: North M-24 corridor, South M-24 corridor, Adjacent to the Village, Residential Districts, Industrial Districts)

What

Design guidelines help ensure that the community, municipality and developers stay focused on the aesthetic expectations for the area in which they are applied. The guidelines can be applied to district landscaping, parking, building orientation, signage, public art, architecture standards, building materials and open space. Most often, they are used in commercial districts. We have attached examples of design guidelines in Master Plans from Independence Township, Michigan to this memo.

Where

Design Guidelines can be applied in the following instances:

- Multiple abutting districts meant to provide complimentary transition from one area to the next. The Dixie Highway Area map from the Independence Township Master Plan (see attached) is an example.
- Separate districts with different requirements and characteristics (see attached example of the Downtown Subarea in the City of Lakewood, WA).
- A single set of guidelines for one district. For an example, see the attached map of the Capitol Boulevard Design Overlay in Boise, Idaho.

Considerations

Guidelines can aid in a community establishing expectations for development in specific areas. While details of this nature aid these efforts, a community must have a realistic sense of how effective these guidelines will be in garnering preferred development in their market. The more prescriptive the

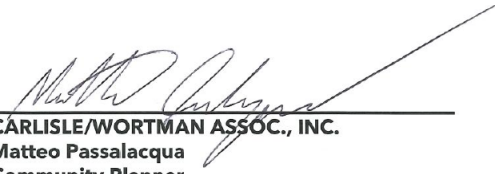
*Benjamin R. Carlisle, President John L. Enos, Vice President Douglas J. Lewan, Principal
David Scurto, Principal Sally M. Elmiger, Principal R. Donald Wortman, Principal Craig Strong, Principal
Paul Montagno, Principal, Megan Masson-Minock, Principal, Laura Kreps, Principal
Richard K. Carlisle, Past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

guidelines, the longer it may take for development to respond either via the cost of development, lack of demand for such spaces or the lack of creative alternatives allowed.

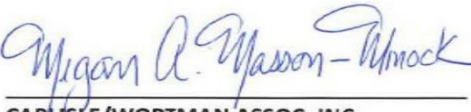
Contrary, guidelines that lack details necessary to determine if a proposed development meets the intent of the district leave Township staff, consultants, and Planning Commissioners in the position of making potentially subjective decisions. It is important to establish defined districts as well as use visual examples of desired outcomes to reduce confusion.

While guidelines can be great tools to shape different areas and fulfill different development goals, they can also be used to outline types of development or design that are not supported within their respective geographies. Some guidelines dedicate a portion of each section to outline what design elements, materials or stylers are not accepted in the district. Developers find these tools useful in preparing conceptual presentations for municipalities to consider.

Respectfully,



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



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

Examples of Design Principles from Independence Township 2016 Master Plan:

- Identify Pedestrian Nodes



Source: Independence Twp. 2016 Master Plan | Independence Twp. MI

- Establish the Character of Major Thoroughfares



Source: Independence Twp. 2016 Master Plan | Independence Twp. MI

- Promote Quality Facades and/or Improvements



Source: Independence Twp. 2016 Master Plan | Independence Twp. MI

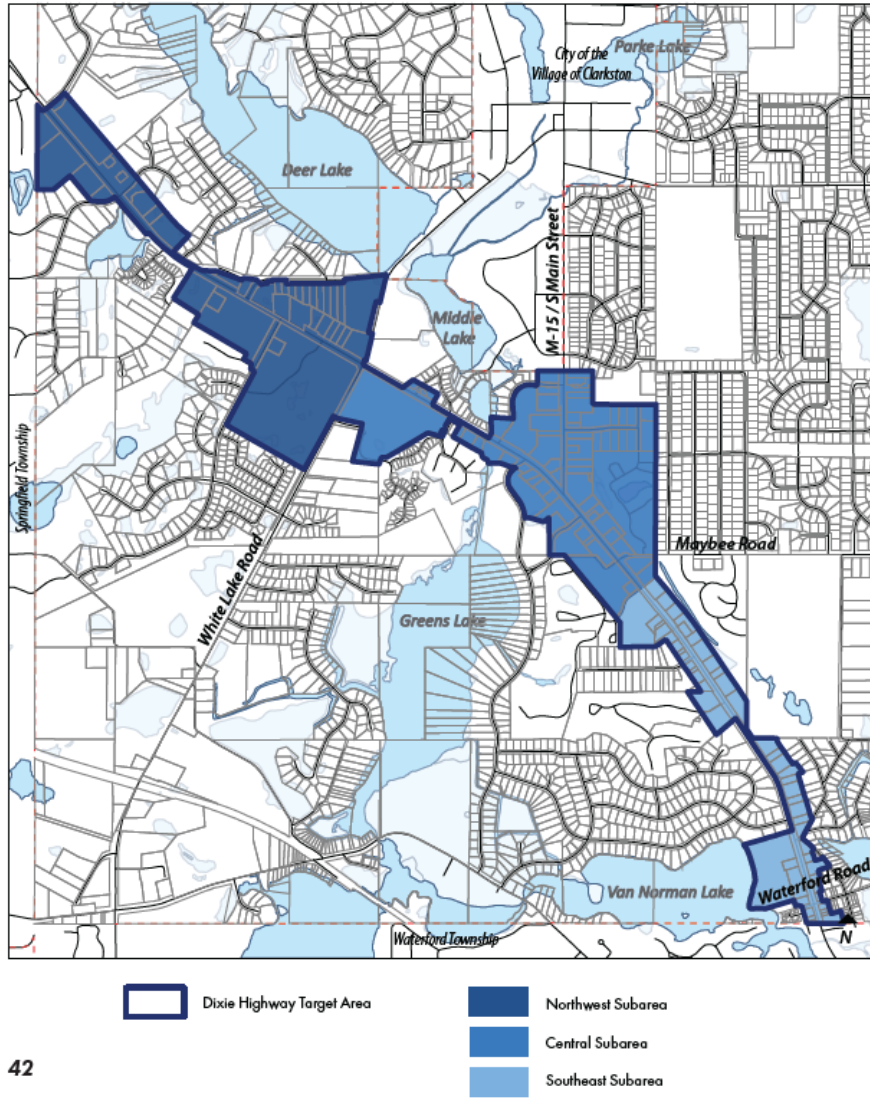
- Create Functional Public Space



Source: Independence Twp. 2016 Master Plan | Independence Twp. MI

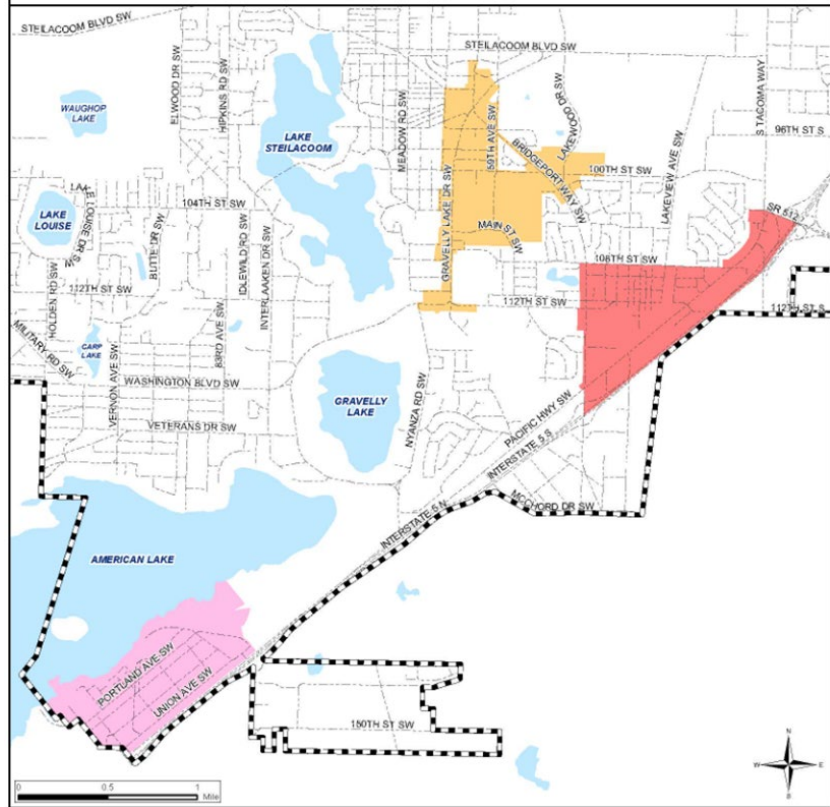
Examples of Location Approaches for Design Guidelines

MAP 5: DIXIE HIGHWAY CORRIDOR

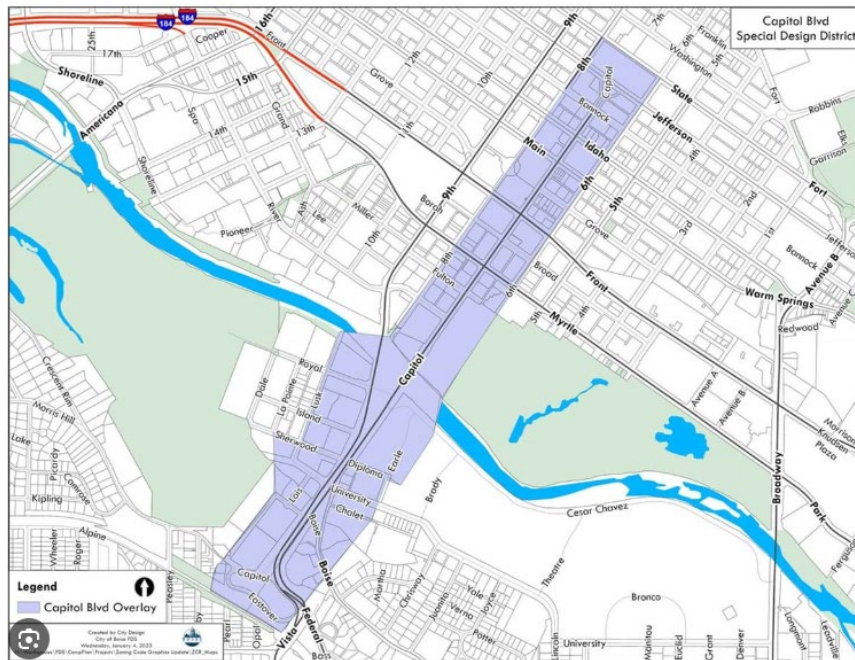


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Source: Independence Twp. 2016 Master Plan | Independence Twp. MI



Source: Downtown Subarea / City of Lakewood, WA



Source: Capitol Boulevard Design Overlay | City of Boise



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

TO: Oxford Township Planning Commission
FROM: Megan Masson-Minock, AICP, Principal, & Matteo Passalacqua, Community Planner
DATE: February 14, 2024
RE: Future Land Use Map in the Master Plan

Master Plan Future Land Use Map Questions

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

1. Of the three example future land use maps presented, which format do you think will best serve the Oxford Township Master Plan update?

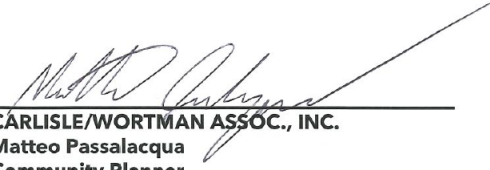
What

The Future Land Use map is an important part of any Master Plan. It designates what land uses go where but can also prescribe other design elements, such as landscaping, street design, building height, and/or utility service.


The map is frequently referred to by residents and businesses. Township staff, consultants, and elected and appointed officials use the Future Land Use Map when making determinations about development (rezonings), preservation, services and other resource allocations. To meet the needs of the community, the structure of a future land use map can vary to allow for prescriptive direction or flexible interpretation.

Attached are some examples of different future land use maps utilizing different formats to achieve the community's land use goals. The bullets above each map For reference, the current Oxford Township 2019 Master Plan Future Land Use Map is provided at the end of this document.

Respectfully,



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



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

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*

Ypsilanti Township 2020 FLU Map

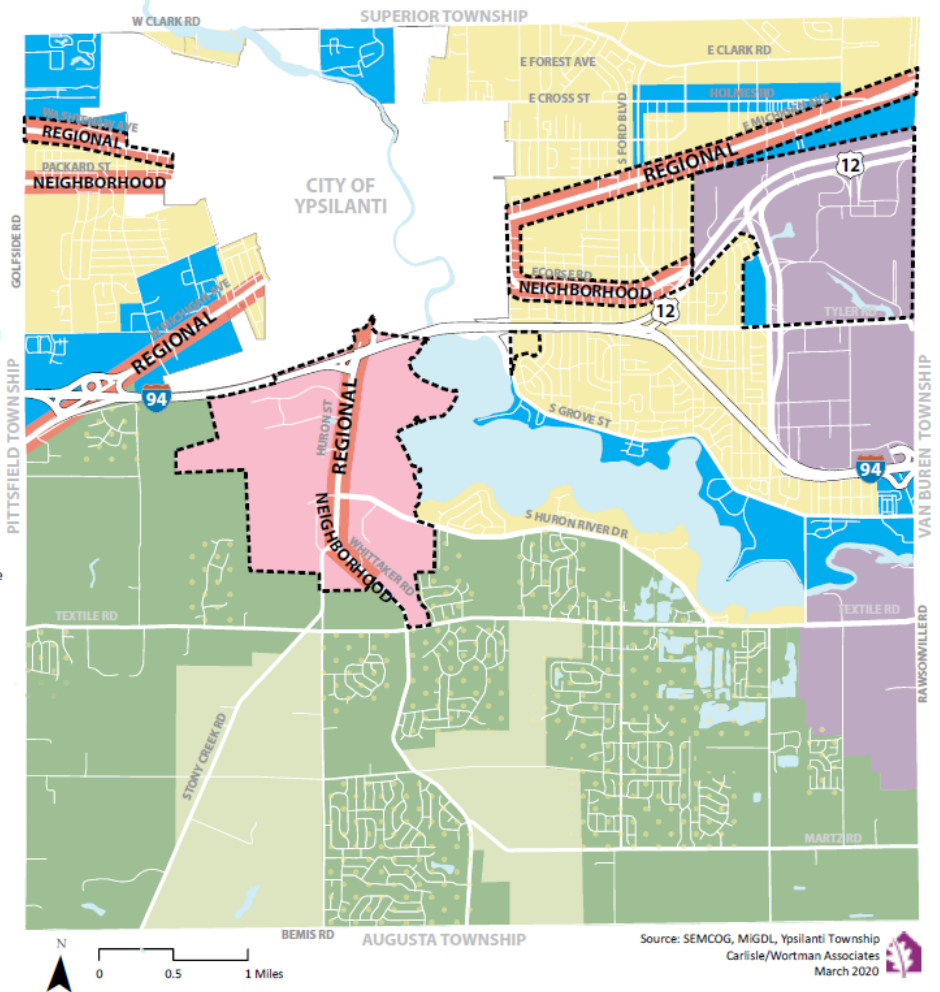
- Eight (8) designations
- Designations cover large geographies
- Four (4) special area plan
- Emphasis on preserving built environment
- No lot size references



FUTURE LAND USE MAP

Ypsilanti Township, Washtenaw County

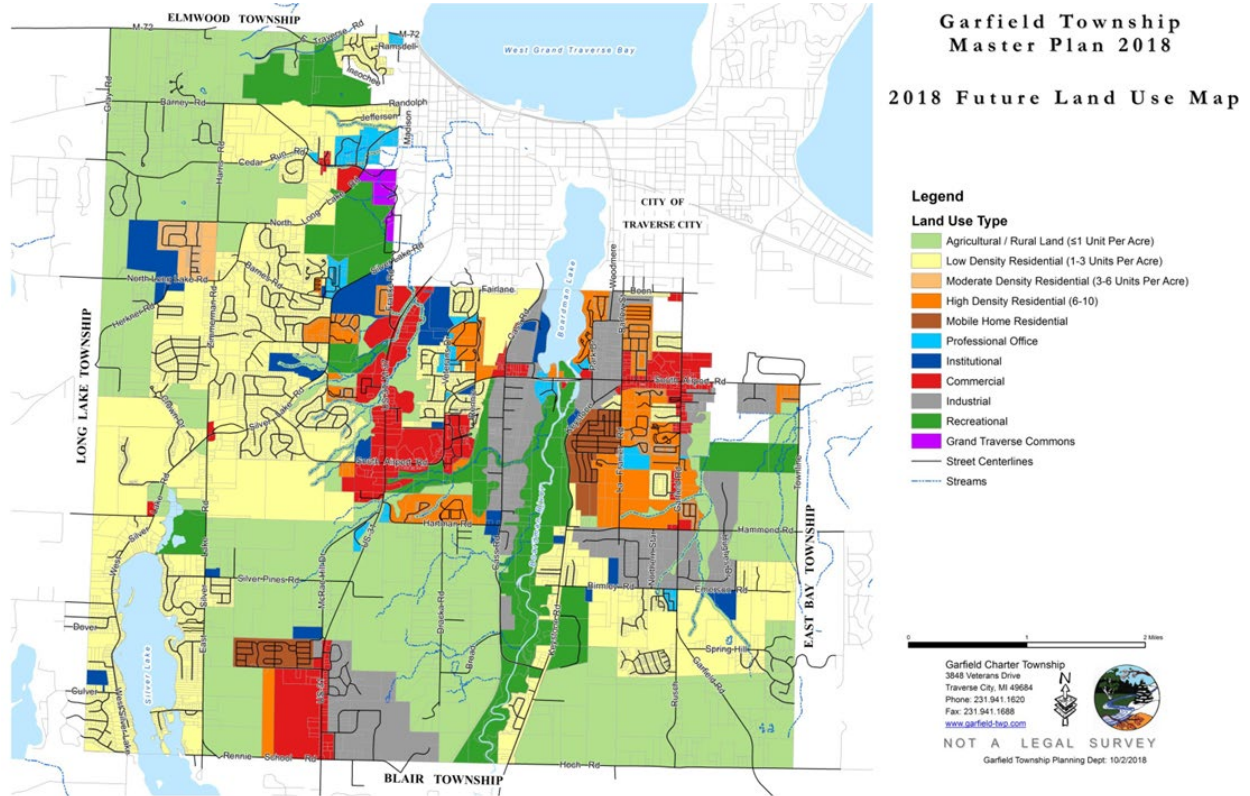
- NEIGHBORHOOD PRESERVATION:**
Neighborhood Preservation areas are established residential neighborhoods primarily north of Ford Lake and I-94. The intent is to preserve and strengthen the neighborhoods through investment, rehabilitation and infill.
- INNOVATION & EMPLOYMENT DISTRICT:**
The Innovation and Employment District is intended to be the major employment area of the township. The area is targeted for companies at the cutting edge of innovation with a combination of technology, office, craft manufacturing or light industrial uses.
- OPEN SPACE, NEIGHBORHOOD PRESERVATION, & CLUSTER DEVELOPMENT:**
Open Space, Neighborhood Preservation, and Cluster Neighborhood areas are in the southern part of the township. These areas can accommodate smaller scale specialized agricultural uses and low density/cluster single-family residential while preserving open spaces, natural features and existing neighborhoods.
- AGRICULTURAL PRESERVATION:**
Agriculture Preservation is clustered in the south-central portion of the township, where farming operations are active. The category conserves agricultural lands for small, medium and larger farms, and provides stability for the agricultural economy while creating a sense of place.
- NEIGHBORHOOD TRANSITION DISTRICTS:**
Neighborhood transition districts are multiple family housing, commercial and office uses, but can include single-family homes and institutional/civic uses and spaces. Uses shall be compatible with the existing areas and respect adjacent neighborhoods. The district is intended to serve as a sensible transition from Neighborhood Preservation Areas to more intense uses.
- TOWNSHIP CORE:**
The Township Core is intended to be the central core of the township. It includes the governmental center of the township with the Civic Center, County Courthouse, and the district library. Huron Street and the immediately surrounding area is meant to host a mix of uses from multiple-family residential to commercial to light industrial.
- MIXED USE CORRIDORS:**
Mixed Use Corridors are developed transportation arteries, with a mixture of residential, commercial, office and employment uses. The intent is to improve the function, investment value and aesthetics of corridor. There are two types of Mixed Use Corridors: Neighborhood and Regional.
- SPECIAL AREA PLANS:**
These areas have special area plans either in this document or recently adopted by Ypsilanti Township.
- EXISTING NEIGHBORHOODS:**
The intent is to preserve and strengthen these neighborhoods through investment, maintenance and preservation of surrounding open space.



See full plan at [Ypsilanti-Township-Master-Plan-2020.pdf](https://www.ypsitownship.org/Files/2020%20Master%20Plan%20-%20ADOPTED%20MARCH%202020.pdf) ([ypsitownship.org](https://www.ypsitownship.org))

Garfield Township 2018 Future Land Use Map

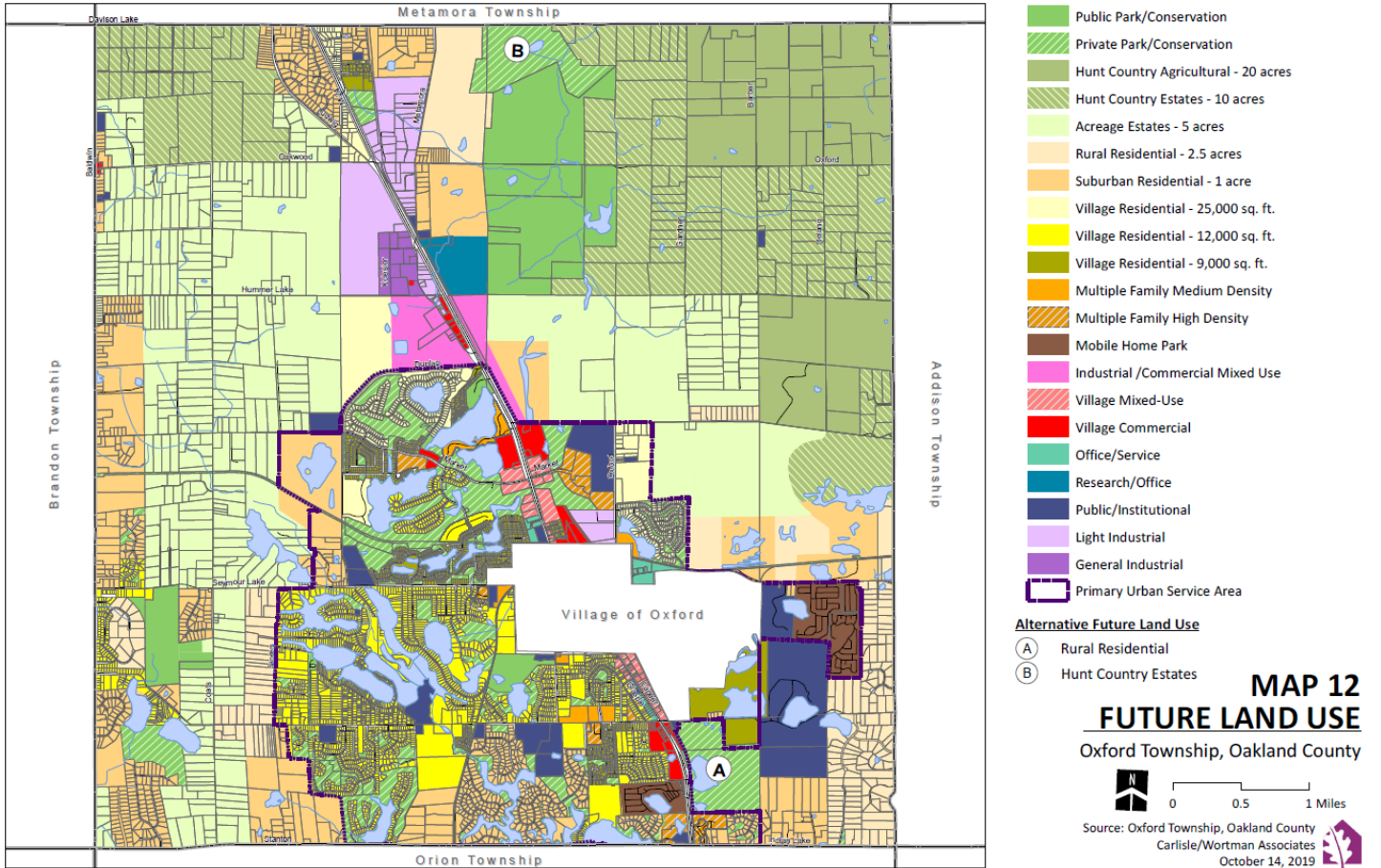
- Eleven (11) designations
- Designations cover medium to large geographies
- No special area plans
- Emphasis on de-escalation of density
- Residential density is determined by units per acre



See full plan at [2018 adopted garfield township master plan with bgnp.pdf \(garfield-twp.com\)](http://2018_adopted_garfield_township_master_plan_with_bgnp.pdf(garfield-twp.com))

Oxford Township 2019 FLU Map

- Twenty-One (21) designations
- Designations cover varying geographies
- Two (2) sub areas
- Emphasis on varying single-family housing
- Prescriptive lot size





Carlisle | Wortman
ASSOCIATES, INC.

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TO: Oxford Township Planning Commission

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

DATE: February 14, 2024

RE: Transportation in the Master Plan

Master Plan Transportation Questions

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

1. Do you think the current state and capacity of Township roads is sufficient to accommodate natural or desired growth?
2. What modes of transportation and or strategies should be researched to address future needs?

What

Oxford Township traffic is defined by personal vehicle use and commercial transportation. While east/west collectors are utilized in the Township, most commuting, goods delivery and retail consumers must gain access to, and travel along M-24. At peak rush hours, multiple backups and slow speeds are standard without the impediment of unforeseen accidents or potential road construction.

Within the Township, M-24 functions as a divided highway, downtown thoroughfare and four lane road. Congested traffic is more prevalent south of, and through, the Village. While the northern half of M-24 is less susceptible to traffic flow issues, anticipated utility expansion will facilitate more development which will lead to more personal vehicles and commercial trucks.

Why

Some leading factors for the current and anticipated traffic issues are cited below:

- Lack of Multi Modal Transit: According to 2021 American Community Survey data, no resident workers 16 years or older used transit to commute to work.
- Lack of Resident Employment Centers: Per U.S. Census Bureau data, most residents (9,527) commute out of Oxford Township for work. According to the same data set, 4,370 individuals commute into the Township for work, while 927 residents stay within the Township to work.

- Lack of Retail: The Community 360 Void Analysis indicated that residents leave the Township to purchase goods and services. The following retail losses were estimated in that report: 1-5 minute travel retail loss = \$63,000,000; 5-10 minute travel retail loss = \$430,000,000; and 10-15 minute travel retail loss = \$1,000,000,000.

2019 Master Plan


The section on Future Roads and Rights-of-Way from the 2019 Master Plan is attached. The plan recognizes that the Township does not have direct jurisdiction over the roads but can influence the policies of RCOC and/or MDOT. The plan lists seven planned road extensions, some of which have been planned since 2004: Thomas Road, Hummer Lake Road, M-24-Oxford Road Connector, two connectors between Ray Road and Lakeville Road, an extension of Barr Road, and Westlake at Waterstone. The plan does not document or plan for road surfacing (i.e., conversion of dirt or gravel roads to paved streets).

Strategies

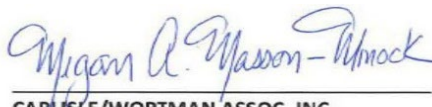
Strategies could include:

- Other means of transportation: An option to alleviate traffic is to create the infrastructure for residents, workers and visitors to use transportation other than a vehicle. The Township has a safety paths program and is committed to non-motorized infrastructure. Transit is a much less realistic option as the Regional Transit Authority of Southeast Michigan does not plan to extend service north of Pontiac in Oakland County.
- Decreasing the number of vehicle trips through land use and infrastructure: The Township can plan for additional acres for job centers and commercial use to allow residents to shop and work in the Oxford community. However, municipal water and sewer will likely be needed to attract development of these types. Also, the Township could plan for more affordable types of housing – attached single-family and multi-family – to create opportunities for those working in retail or service jobs in the Township to live in the community, as well.
- Creating multiple north-south vehicle options: Traffic filters to Lapeer Road because it is one of the few paved north-south road connections in the Township. If other paved connections existed, the traffic could disperse more widely amongst those roads. However, the Township would likely need to be more active than in the past in advocating for and, perhaps, contributing financially to roadway improvements or new roads.

Respectfully,



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



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

Road System Capacity

As with other forms of infrastructure, road capacity directly impacts future land use locations. As illustrated within the Urban Service Area Map and the Future Land Use Map, outlying areas of the Township are planned to remain primarily rural-residential and agricultural in nature. The gravel road systems found in these portions of the Township warrant existing and planned low-density land use patterns. Properties located adjacent to major paved roads (such as M-24, Drahner, Seymour Lake, and Lakeville) are generally anticipated to accommodate more intensive land uses, including non-residential and moderate to high-density residential uses. To enhance future vehicular circulation, locations for potential future road extensions have been determined. Please refer to the *Future Roads and Rights-of-Way Plan* later in this chapter for a more detailed discussion of this topic.

Natural Capacity of the Land

In addition to man-made infrastructure, the natural landscape can be favorable to certain land uses, yet unfavorable to others. The most dense or intensive land uses are typically limited to areas along M-24 and current extractive sites where land disturbance has already interrupted natural systems. Very low densities are planned to be maintained in the northwestern and northeastern quadrants of the Township in response to soil constraints and a desire to minimize impervious surfaces and reduce stormwater runoff. In addition to the arrangement and intensity of land uses prescribed in the Future Land Use Plan, the Safety Path, Open Space and Greenway Plan section identifies several measures meant to balance the Township's development objectives with its desire to preserve its natural resources and scenic character.

Proximity to the Village of Oxford

In recognition of the significant value offered by the Village of Oxford, areas within the Township adjacent to the Village should complement and be consistent with the Village's traditional character in terms of density, mix of uses, building placement, and architecture. This Master Plan recognizes the importance of the Village of Oxford as a prime commercial and office center.

Adequacy of Commercial and Industrial Land

While it is important to ensure that adequate commercial and industrial land is available to provide needed services, jobs, and tax revenue, it is equally important to avoid setting aside excessive acreage for future commercial and industrial uses. Excessive areas planned for commercial or industrial uses (beyond that which could be supported by the market) are likely to remain vacant or underutilized, and may negatively impact the overall character of the Township. For this reason, the Future Land Use Plan anticipates only the limited expansion of commercial uses outside of

areas presently planned for commercial/industrial uses. Additionally, the planned flexible Industrial/Commercial Mixed-Use and Village Mixed-Use future land use designations intend to accommodate a variety of land uses to respond to the ebb and flow of the market, while ensuring consistency with adjacent land uses.

Management of the M-24 Corridor

Because M-24 serves as the main corridor through Oxford Township and presents motorists with a “first glance” of the Township, this Master Plan recognizes the importance of managing both the functional and aesthetic aspects of the M-24 corridor. The Future Land Use map generally assumes that M-24 is capable of handling traffic generated by commercial and industrial development. However, without careful access management standards, Oxford Township risks the aesthetic degradation commonly associated with strip commercial development and haphazard growth. For these reasons, commercial and office uses along M-24 are intended to be consistent with the development pattern and style of the Village, while office, research, industrial, and mixed-use uses located farther north are envisioned to be buffered from the roadway using landscape screening and setbacks.

Maintenance of Outlying Rural and Agricultural Areas

Equestrian living and productive agricultural farmland are long-lived in the Charter Township of Oxford, particularly in association with the historic Metamora Hunt. Rural uses of this nature continue to thrive in the Township’s northeastern and (to a somewhat lesser degree) northwestern quadrants. Because of the important contribution made by the equestrian/agricultural lifestyle to the overall character of the Township, it is imperative to protect these areas from the encroachment of incompatible development. For these reasons, the outlying areas of the Township are planned for low-density residential and agricultural land uses. The Master Plan also calls for additional land use preservation techniques such as deep setbacks, clustering, and preservation of productive farmland and scenic features.

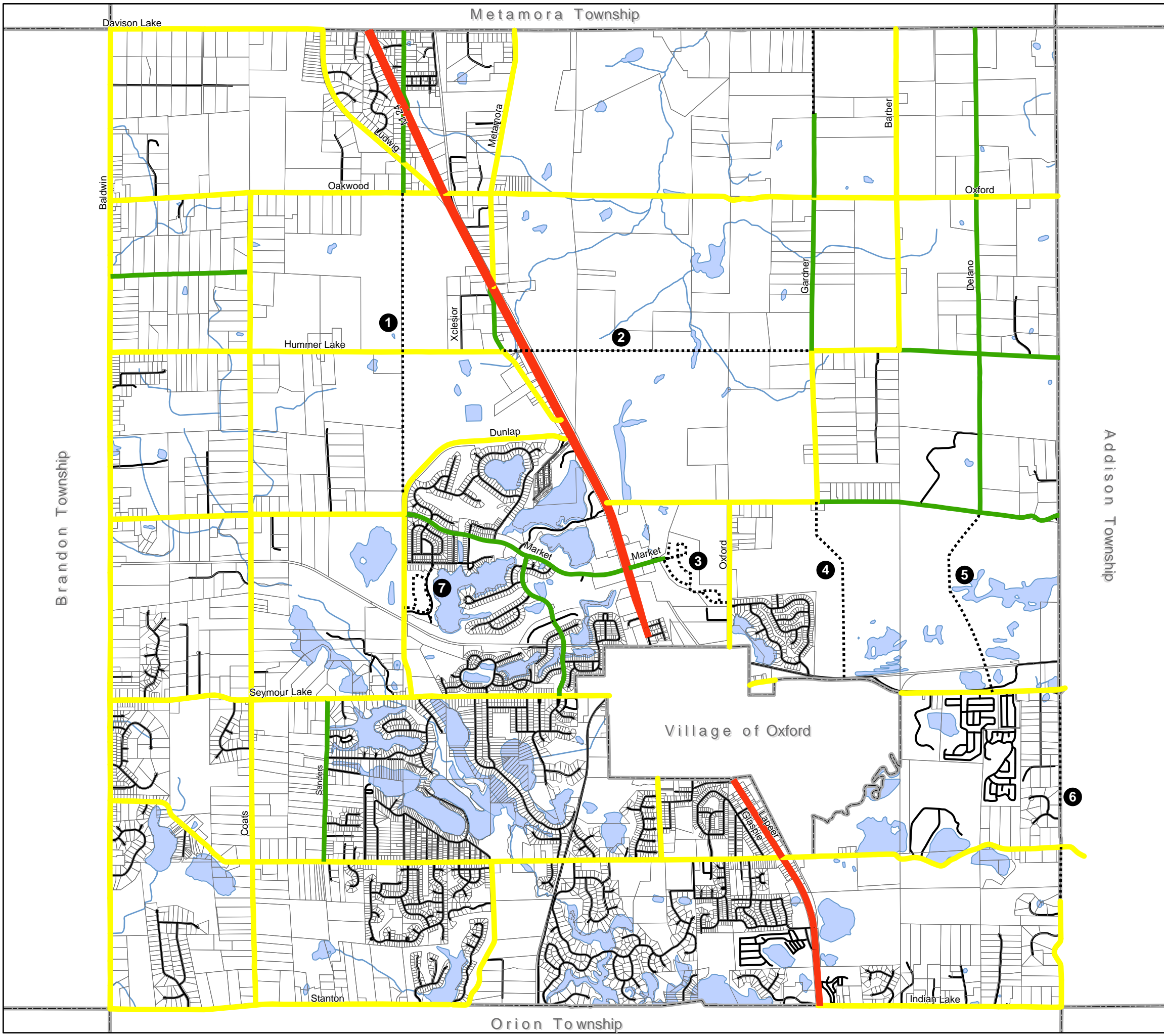
Reclamation of Extraction Sites






A large quantity of land within the Township is currently utilized for extractive purposes. By directing development pressure toward these extraction areas, disturbed land can be redeveloped into viable land uses while simultaneously maintaining the Township’s outlying equestrian and agricultural landscape. In many cases, extractive site reclamation results in the creation of man-made lakes suited for waterfront, resort-style residential development. For these reasons, the most intensive future land uses identified on the Future Land Use map occur either within the Primary Urban Service Area or Secondary Urban Service Area, which contains hundreds of acres of extractive property. Table 15 summarizes the status of all extractive sites located in the Charter Township of Oxford, while **Map 11** denotes their location.








The pace at which the Township's various extractive sites are depleted will have a significant bearing on the timing and location of future development. Several important conclusions can be reached by comparing the future land uses depicted on the Future Land Use Map with the location and number of years remaining for each of the Township's extractive sites. In general, much of the developed portion (Primary Urban Service Area) of the Township is bounded by extractive property. The Koenig Property, east of the Primary Urban Service Area, is the extractive site with the most imminent development potential, followed by the site known as Mickelson South.

Table 15. - Status of Township Extractive Sites

Map Number	Site	Status
1	Koenig Sand and Gravel	Near completion
2	Sandman	Mining complete.
3	lafrate/Great Lakes (Levy)	Work has not begun
4	American Aggregates (Levy)	At least 40 years left
5	Mickelson South (Levy)	Mining finished
6	Mickelson North (Levy)	At least 5 more years of excavation
7	American Aggregates (Levy)	Future reserves

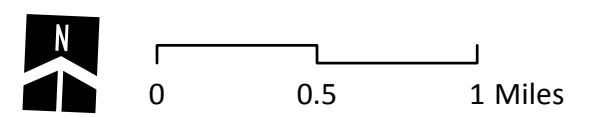


-  Variable State Route
-  120' Right-of-Way
-  86' Right-of-Way
-  60'-66' Right-of-Way
-  Future Roads

-  Thomas Rd. Extention
-  Hummer Lake Rd. Extention
-  M-24 - Oxford Rd. Connector
-  Ray Rd. - Lakeville Rd. Connector #1
-  Ray Rd. - Lakeville Rd. Connector #2
-  Barr Rd, Extention
-  Westlake at Waterstone

MAP 13 FUTURE ROADS AND RIGHT-OF-WAY

Oxford Township, Oakland County



Source: Oxford Township, Oakland County
Carlisle/Wortman Associates
October 18, 2017





Oxford Township Private Development Projects

1. 1225 S. Lapeer Road (Kurativ):
 - Development of new marijuana dispensary.
 - Construction of underground utilities and final paving completed.
 - Building interior being completed with anticipated Grand Opening in February.
2. 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 March 2024.
3. 280 N. Lapeer Road (Frequency Wellness):
 - Development of new marijuana dispensary.
 - Construction of underground utilities and base asphalt complete.
 - Building interior being completed with anticipated Grand Opening in March 2024.
4. 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.
5. 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 May 2024
6. Enclaves of Woodbridge – Phase 2:
 - Residential project consisting of 11 duplex buildings (22 units total)
 - Construction of site utilities and roadway paving complete.
 - Building construction to begin in February 2024.
7. 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.
 - Construction of infrastructure anticipated to begin in summer 2024.
8. 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.
 - Applicant is currently in the site planning process.
 - Construction of infrastructure scheduled to begin in fall 2024.