

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

NOTICE AND AGENDA

Date: Thursday, April 24, 2025

Time: 6:30 p.m.

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

1. Call to order
2. Respects to the flag
3. Noting of roll
4. Approval of the agenda
5. Conflicts of Interest/Ex-Parte Contact
6. Approval of Minutes – Planning Commission Regular Meeting – March 27, 2025.
7. Public comment on items not scheduled for Public Hearing or on this agenda.
8. Commissioners’ Comments
9. Public Hearing

The purpose of the public hearing is to receive public comments regarding petitions for zoning map amendments (rezoning).

Petition PC25-004 Applicant – Designhaus, 3300 Auburn Rd., Ste 300, Auburn Hills, MI 48326. The applicant is requesting a rezoning from C1, Local Commercial to R-1, Single -Family Residential – Parcel ID 04-21-200-005, located on Market Street, approximately 2.6 acres.

Petition PC 25-003 Applicant – Designhaus, 3300 Auburn Rd., Ste 300, Auburn Hills, MI 48325. The applicant is requesting a rezoning from C1, Local commercial to RM, Multiple-Family Residential – Parcel ID 04-21-200-002, located on Market Street, approximately 4.57 acres.

10. Unfinished Business
Master Plan - updates from Township Board
11. New Business.
ORC 2025 Workplan
12. Communications and/or Committee Reports
 - A. Economic Development Committee
 - B. Ordinance Review Committee
13. Planner/Engineer Reports
Sharpe Engineering April 2025 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, MARCH 27, 2025

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

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

RESPECTS TO THE FLAG

NOTING OF THE ROLL

Members Present: **David Wagner, Don Wloszek, Mark Blankenship, Patti Durr, Bob Turner, Korey Bailey**

Members Absent: Ryan Austin

Also Present: Township Planner Matteo Passalacqua, Township Attorney Morgan Martin, Ben Carlisle (Carlisle|Wortman), Recording Secretary Susan McCullough, one OCTV camera operator, and one attendee.

APPROVAL OF AGENDA

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

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – March 13, 2025

Commissioner Wagner moved, Commissioner Durr seconded, to approve the minutes of the regular Planning Commission meeting for March 13, 2025, as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

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

Public comment began at 6:32 p.m.

One person spoke during public comment.

There being no further public comment, public comment ended at 6:35 p.m.

COMMISSIONERS' COMMENTS

None.

UNFINISHED BUSINESS

Master Plan

Planner Passalacqua reviewed the draft Master Plan and the edits that were discussed at the February 27, 2025 Planning Commission meeting.

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

Commissioner Wagner moved, Commissioner Turner seconded, to recommend and send the draft Master Plan to the Township Board for their consideration at their next meeting.

Roll call:

Ayes: Wloszek, Blankenship, Durr, Turner, Wagner, Bailey

Nays: None

Absent: Austin

Motion Carried.

NEW BUSINESS

Planning Commission training conducted by Attorney Morgan Martin of The Kelly Firm, and Ben Carlisle and Matteo Passalacqua of Carlisle|Wortman Assoc.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

None.

PLANNER/ENGINEER REPORTS

Planner – Carlisle|Wortman

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

Engineer – Sharpe Engineering

A copy of Engineer Sharpe's written update for March 2025 was included in the March 13, 2025 packet.

ADJOURNMENT

Commissioner Wagner moved, Commissioner Turner seconded, to adjourn the meeting at 8:19 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Korey Bailey, Chair

Donald Wloszek, Secretary

Date approved: _____
smm



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

PA 25-0004

Rezoning
 Application

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

Property Information

Street Address: Not Established	Parcel ID: Parcel A: 04-21-200-005
Legal Description: see back	
Property Dimensions: 253' x 743'	
Width at Road Frontage (feet): 441'	Depth (feet): 215'
Land Area: +/- 2.60 Acres	
Gross Area: +/- 2.60 Acres	Net Area: +/- 2.60 Acres

Rezoning Information

Site Current Land Use: Vacant Land	
Current Zoning: C-1	
Zoning of all parcels adjacent to the site and or within 300 feet of the site as listed below and shown on attached scaled drawings.	
Neighboring Parcel ID:	/ Zoning: 04-21-101-019 / R-1A
Neighboring Parcel ID:	/ Zoning: 04-21-101-020 / R-1A
Neighboring Parcel ID:	/ Zoning: 04-21-101-021 / R-1A
Neighboring Parcel ID:	/ Zoning: 04-21-101-001 / R-1A
Neighboring Parcel ID:	/ Zoning: 04-21-101-002 / R-1A
Neighboring Parcel ID:	/ Zoning: 04-21-101-003 / R-1A
Neighboring Parcel ID:	/ Zoning: 04-21-101-006 / MF
Neighboring Parcel ID:	/ Zoning: 04-21-251-001 / R-1
Write in if more listing is needed:	04-21-200-005 / C-1
	04-21-200-004 / R
	04-21-200-006 / R
	04-21-200-001 / R
	04-21-200-002 / C-1
	04-21-101-026 / R-1A
	04-21-101-053 / R-1A
Proposed Rezoning Designation: Parcel A: R1	
Master Plan Future Land Use Designation: Residential	



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

Rezoning Application

Additional Information

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

Applicant Information

Name: <u>Designhaus</u>		
Address: <u>3300 Auburn Rd Ste 300 Auburn Hills, MI 48326</u>		
City:	State:	Zip code:
Phone: <u>248-601-4422</u>	Email: <u>mike@designhaus.com</u>	
Applicant's Legal Interest in Property <u>Architect</u>		

Property Owner Information

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

Name: <u>Lineage Homes</u>		
Address: <u>40950 Woodward Ave</u>		
City: <u>Bloomfield Hills, MI 48304</u>	State:	Zip code:
Phone: <u>248-530-9600</u>	Email: <u>david@contourcompanies.com</u>	



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

Rezoning
 Application

Applicant's/Property Owner's Signature

<p>I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.</p> <p>I (we) understand that if it is determined that the application is not complete, the Township shall identify in writing what is needed to make the application complete.</p> <p>I (we) authorize the employees and representatives of the Charter Township of Oxford to enter and conduct an investigation of the above referenced property.</p>		
Applicant's Signature	Applicant's Printed Name	Date
	Mike Pizzola	03.05.2025
Property Owner's Signature	Property Owner's Printed Name	Date

Payment of the following fees at time of submission:

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

OFFICE USE ONLY

Date Applied	PC File Number	Escrow / T & A Account
3/13/25	PR25-0004	BTA25-0003

PC 25-004

LEGAL DESCRIPTION

(Per ATA National Title Group, File No. 63--22857053--SCM, Dated November 28, 2022, Revision #1)

PARCEL A:

Commencing at a property controlling corner which is $S01^{\circ}49'06''E$ 8.43 feet from the West 1/4 corner of Section 21, Town 5 North, Range 10 East, Oxford Township, Oakland County, Michigan; thence $N01^{\circ}49'06''W$ 8.43 feet to the West 1/4 corner of said Section 21; thence along the West line of Section 21 and the centerline of Granger Road (width varies) $N01^{\circ}49'06''W$ 3106.40 feet to the Northwest corner of said Section 21; thence $N84^{\circ}28'42''E$ 3365.42 feet along the North line of said Section 21; thence $S35^{\circ}45'03''W$ 123.74 feet; thence $S54^{\circ}14'57''E$ 167.00 feet; thence $S35^{\circ}45'03''W$ 257.40 feet; thence $S54^{\circ}14'57''E$ 60.00 feet; thence $S35^{\circ}45'03''W$ 330.05 feet; thence 348.28 feet along the arc of a circular curve to the left, having a radius of 620.00 feet, central angle of $32^{\circ}11'06''$ and long chord bearing $S19^{\circ}39'30''W$ 343.71 feet; thence $S03^{\circ}33'57''W$ 126.23 feet; thence 401.56 feet along the arc of a circular curve to the right, having a radius of 1357.00 feet, central angle $16^{\circ}57'17$ seconds, and long chord bearing $S76^{\circ}41'24''E$ 400.10 feet to the Point of Beginning, said curve also being the South line of West Market Street (86 feet wide); thence 267.64 feet along the arc of a circular curve to the right, having a radius of 1357.00 feet, central angle $11^{\circ}18'01''$ and long chord bearing $S62^{\circ}33'45''E$ 267.21 feet, said curve also being the South line of said West Market Street; thence $S56^{\circ}54'44''E$ 174.25 feet along the South line of said West Market Street; thence $S33^{\circ}05'16''W$ 190.88 feet to a point on an intermediate traverse line along the Northerly shore of Waterstone Lake, said point lying $N33^{\circ}05'16''E$ 25.0 feet from the edge of water; thence along an intermediate traverse line the following three (3) courses: $N54^{\circ}11'22''W$ 117.26 feet; $S64^{\circ}34'07''W$ 189.93 feet; $N72^{\circ}05'20''W$ 90.48 feet to a point lying $N08^{\circ}36'22''W$ 26.0 feet from the water's edge; thence $N08^{\circ}36'22''W$ 84.91 feet; thence 125.74 feet along the arc of a circular curve to the right, having a radius of 260.00 feet, central angle $27^{\circ}42'32''$, and long chord bearing $N09^{\circ}11'59''E$ 124.52; thence $N23^{\circ}03'15''E$ 170.01 feet to the Point of Beginning, being apart of the Northeast 1/4 of said Section 21, Town 5 North, Range 10 East.

PUBLIC NOTICE

Because the People Want to Know

OXFORD

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION

NOTICE OF PUBLIC HEARING THURSDAY, APRIL 24, 2025 AT 6:30 PM

Notice is hereby given that, under the provisions of the Charter Township of Oxford Zoning Ordinance and the Michigan Zoning Enabling Act, the Charter Township of Oxford Planning Commission will conduct a public hearing at Charter Township of Oxford Meeting Room at 300 Dunlap Rd., Oxford, MI 48371.

The purpose of the public hearing is to receive public comments regarding:

- A petition to rezone Parcel ID 04-21-200-005 from C1, Local Commercial to R-1, Single-Family Residential.
- A petition to rezone Parcel ID 04-21-200-002 from C1, Local Commercial to RM, Multiple-Family Residential.

Properties are located north and south of Market Street, between Stony Lake Drive and Cedar Street. Applicant: Designhaus, 3300 Auburn Rd., Ste. 300 Auburn Hills, MI 48326 Documents related to the public hearing will be available for inspection at the Township Building Department, during normal business hours (9:00 am - 4:00 pm weekdays, excluding holidays). Members of the public are welcome to attend the public meeting in person or by counsel to express views on the petition. Written comments should be addressed to Korey Bailey, Commission Chair, 300 Dunlap Rd., Oxford, MI 48731-0003, or may be sent by email to Tim London, tlondon@oxfordtownship.org. All correspondence must be received by 12:00 (noon) on April 21, 2025. The Planning Commission 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, to individuals with disabilities at the meeting upon seven days' notice to the Planning Commission. Individuals with disabilities requiring auxiliary aids or services should contact Curtis W. Wright, Township Clerk at (248) 628-9787 extension 108, as soon as possible to allow the Township sufficient time to have available the aids and services. Published: Oxford Leader Posted: Oxford Township Village of Oxford



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: March 31, 2025

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

Applicant:	Designhaus
Project Name:	Market Street Rezoning
Location:	Southwest corner of Market Street and Stony Lake Drive
Parcel ID:	04-21-200-005 (Parcel A)
Parcel Size:	2.60 Gross Area/Net Area
Application Date:	March 5, 2025
Current Zoning:	C-1, Local Commercial
Action Requested:	Rezone to R1, Single Family (12,000 s.f. min.)

PROJECT DESCRIPTION

The applicant is requesting a zoning change for Parcel #04-21-200-005 to convert the permissible uses of the site from local commercial to single family residential. The rezoning application states that the purpose of the request is to erect four (4) single-family homes. The site is currently vacant with a paved trail located along the lake. The applicant has provided a conceptual plan. No formal site plan has been submitted.

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

Figure 1. below outlines the parcel requested for rezoning.

Figure 1. Aerial Photograph



Source: NearMap October, 2024

NEIGHBORING ZONING AND LAND USE

Figure 2. Zoning



Zoning Districts

- AG: Agricultural (20 ac. min.)
- SF-3: Suburban Farms (10 ac. min.)
- SF-2: Suburban Farms (5 ac. min.)
- SF-1: Suburban Farms (2.5 ac. min.)
- R-3: Single Family (1 ac. min.)
- R-2: Single Family (25,000 s.f. min.)
- R-1: Single Family (12,000 s.f. min.)
- R-1A: Single Family (6,000 s.f. min.)
- RM: Multiple Family
- MHC: Manufactured Housing Community
- PUD: Planned Unit Development
- C-1: Local Commercial**
- C-2: General Commercial
- O: Office
- PQP: Public/Quasi-Public
- I-1: Light Industrial
- I-2: General Industrial
- R: Recreation
- Gravel & Sand Overlay
- Wellhead Protection Area

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

Direction	Zoning	Existing Use
Subject Site	C-1, Local Commercial	Vacant
North	C-1, Local Commercial	Vacant
South	Lake / R1 - Single Family Residential	Lake / Single Family Home
East	R, Recreation	Vacant / Open Space
West	RM, Multiple Family	Elderly Housing

If approved, Parcel A (#04-21-200-005) would conform to the lot standards for the R1 district. Permitted and Special Land uses in the R1 zone are shown below.

R1 Zoning District	
Permitted Land Uses	Special Land Uses
Child or adult family day care home	Adult foster care small or large group home, serving 7 or more residents
Single-family dwelling, detached	Child or adult group day care home
State-licensed residential facility	Library, museum, or similar noncommercial cultural facility
Recreational facility for residents of a development	Public or private park, recreation activity, or conservation area
Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures	Transient, temporary amusement
Municipal water treatment facility	Place of worship
Polling place	Police, fire, or emergency medical services station
Bed and breakfast residence	Private elementary, middle, or secondary school
Home occupation	Day care center
Accessory buildings, structures, or uses that are customarily incidental to permitted or special land uses	Private airport or heliport

Items to be addressed: None

NATURAL FEATURES

The site is vacant and comprised of open space and natural foliage. No natural feature information was provided in the application. Below is our observed condition of the site.

Topography: The site appears relatively flat.

Wetlands: Potential wetlands are noted throughout the site per EGLE wetland mapper.

Woodland: Scattered trees and foliage are found across the site.

Soils: Predominant soils are Droughty with earthy major components

Water: Waterstone Lake abuts the southern boundary line of the site.

Items to be addressed: None.

MASTER PLAN

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

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

The proposed rezoning relates to the 2019 Master Plan Goals listed below:

2019 Master Plan Goals

Residential Land Use:

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.

CWA Comment:

Rezoning this site from Commercial to Single-Family Residential follows a common theme presented in the 2019 Master Plan Residential Goals which is to promote thoughtful residential growth management. The site proposed for rezoning is nearby other single family residencies and a senior living center.

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

CWA Comment:

Rezoning from Local Commercial to Single-Family Residential encourages development that is more consistent with the surrounding residential and open space uses, providing opportunities to incorporate appropriate architectural styles and preserve natural features.

2019 Future Land Use

Under the current Master Plan, the site is located in the Village Commercial district shown below:



The description for the Village Commercial is:

Village Commercial: *The Village Commercial designation includes sites for existing or future commercial development compatible with the character of the Village of Oxford. To achieve this, commercial buildings should have a strong relationship to the sidewalk and road; parking should generally be placed at the side or rear. Village 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.*

The current Master Plan draft Future Land Use map designates this area as Multi Family Residential. This designation indicates a potential shift in the Township's consideration for the future uses in the surrounding neighborhood and encourages commercial development along M-24.

Items to be addressed: *Planning Commission to consider the current need for residential and commercial uses as it relates to the site's current zoning, 2019 future land use designations, and the 2019 Residential Goals & Objectives.*

DEVELOPMENT POTENTIAL

If rezoned, the lot will allow for various residential uses noted earlier in this report regarding permitted and special land uses. Other standards related to the R1 district are outlined in Section 3.7 of the Zoning Ordinance. The applicant has indicated their intent to construct four (4) single family homes should rezoning be approved. Accounting for current housing market conditions and infrastructure, the proposed use has development potential at this location.

Items to be addressed: *None*

REZONING STANDARDS

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

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

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

CWA Comment: As noted earlier in this review, the current 2019 Master Plan Future Land Use map designates this area as Village Commercial. However, the current Master Plan draft designates the site as Multi Family Residential. Current interest in commercial development has focused on M-24 and not necessarily within neighborhoods.

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

CWA Comment: The site contains potential wetlands throughout. The existing zoning of Local Commercial (C1) allows for more intensive uses than the proposed Single Family Residential zoning which could impact environmental features of the site.

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

CWA Comment: Properties located around the site are currently zoned for multi family and recreation, with single family nearby. The proposed site appears to be conducive to the potential use of the site as a location for several single family homes. Additionally, the uses permitted in the C1 district are more intensive than the uses permitted in the R1 district as it relates to existing surrounding development and infrastructure.

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

CWA Comment: Public water and sewer service is available in the area. We defer to the Township Engineer on the capacity of utilities to accommodate permitted uses in the R1 district.

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

CWA Comment: Permitted and Special Land Uses of the site would generate different levels of traffic. However, the proposed zoning allows for less intensive uses than that of the current zoning or future land use designation. The site's location has two curb cuts along Market Street which have been planned to accommodate development.

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

CWA Comment: R1 and R1-A zoning is prevalent within this area of the township. The area is able to meet the demand of R1 as it's current zoning allows for several more intensive uses. The region and Township have strong housing demand indicating that R1 would accommodate this need.

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

CWA Comment: Parcel A (04-21-200-005) currently conforms to lot dimensional standards for R1. The site appears to be able to have lot splits, however, an official land division application would be required to confirm this.

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

CWA Comment: Uses in the R1 designation are in demand in areas not directly located on a major thoroughfare. Commercial, industrial, and multi family residential would be more intensive than the uses permitted in R1. Small scale commercial would be suitable in this location, however, there has been no viable application to pursue this land use. Multiple family zoning may be appropriate from the Township's perspective however lot size may restrict the marketability of developing the site as such.

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

CWA Comment: The surrounding areas are compatible with residential, or are zoned residential. The requested rezoning would not create an isolated or unplanned spot zone.

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

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

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

CWA Comment: R1 would increase private investment and would complement the surrounding area. We do not anticipate a negative impact on public health and safety related to most R1 uses.

Items to be addressed: None

SUMMARY

The proposed rezoning is compatible with market demands and the proposed location is conducive with uses in residential neighborhoods. The proposed rezoning is not compatible with the 2019 Master Plan Future Land Use map. However, the proposed rezoning is compatible with the surrounding uses and is less intense than the current zoning of C1.

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

Respectfully,



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



CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner



OXFORD FIRE DEPARTMENT

96 N. Washington St. • Oxford, Michigan, 48371
Ph. (248) 969-9483 • Fax. (248) 969-9489

March 25, 2025

Re: Rezoning Desinghaus / Lineage Homes
Parcel #04-21-200-005,
Market St. Between Stony Lake Dr. & Cedar Street
Oxford, MI. 48371

The Oxford Fire Department has no objection or concerns to the proposed Rezoning of parcel 04-21-200-005.

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





Project Name: Market Street Rezoning - 005
Review Phase: Rezoning

Date Received: **March 17, 2025**
Date of Review: **March 20, 2025**

SE Project # **014.57.20**
Oxford Twp T&A Acct: **BTA25-0003**

Parcel: 04-21-200-005

Drawings Reviewed: Designhaus Rezoning & Parcel Plan – AS1.0

Review Action: No Objections

Dear Ms. Lotan,

We are in receipt of the documents submitted for the proposed rezoning of the above-noted parcels from C-1 to R-1. The property is located on the south side of Market Street between Waterstone Drive and the Independence Village senior living complex.

Along with the rezoning application, the applicant has submitted a conceptual site layout plan. No floor plans, building renderings, or engineering information has been provided, nor are they required at this time. Our office has no objections to the submitted rezoning information, but we do offer comments that will be pertinent to the parcel from an engineering perspective should this progress into a development project.

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

Respectfully,

Jim Sharpe
President

cc (via email): Korey Bailey – Oxford Twp PC Chairman
Matt Majestic – Oxford Fire Chief
Matteo Passalacqua – Carlisle/Wortman Assoc, Inc.
Brittney Ellis – The Kelly Firm

GENERAL INFORMATION

The project consists of the rezoning of parcel 04-21-200-005 from C-1 (Local Commercial) to R-1 (Single Family Residential). The parcel being considered is a vacant 2.6 acre parcel on the south side of Market Street adjacent to the Independence Village senior living facility and abutting Waterstone Lake. The parcel is generally open with no existing buildings and no apparent wetland areas.

SITE ELEVATIONS

- The parcel is relatively flat and appears conducive for residential home construction without the need for significant land balancing.

SANITARY SEWER

- The parcel proposed for rezoning is located within Oxford Township's sanitary sewer district. If the zoning change is approved, the existing sanitary sewer system does have capacity to support single family homes similar to the submitted Rezoning and Parcel plan.

WATER DISTRIBUTION

- The parcel proposed for rezoning is located within Oxford Township's water district. If the zoning change is approved, the existing water supply system does have capacity to support single family homes similar to the submitted Rezoning and Parcel plan.
- An existing water main and associated easement runs in an east-west direction across the parcel. If allowed to remain, the water main and easement will be located between future homes and Waterstone Lake. We recommend that this water main be relocated to the front yards along Market Street to better accommodate Township accessibility and layouts of the future residential homes.

STORM SEWER

- The parcel may require an independent storm sewer system that would discharge to Waterstone Lake. Stormwater aspects would be assessed in more detail during the site plan and engineering review phases.

PAVEMENTS, SIDEWALKS, AND CURBING

- There are existing drive approaches and on-street parking to access and support the parcel. Market Street is under the jurisdiction of the Road Commission for Oakland County (RCOC), so any proposed construction and/or modifications within the Market Street right-of-way will require approval and a permit from the RCOC.
- Existing sidewalks providing connectivity between the Independence Village complex, West Bayshore Drive, and Waterstone Park currently exist on the parcel. These sidewalks should be relocated, removed, or placed in an easement if continued pedestrian access to utilize the sidewalks is required.

PROJECT SUMMARY

In our opinion, the Township has sufficient infrastructure to service the proposed single family residential development at the proposed rezoning location based on the Rezoning and Parcel Plan provided. Site plan and engineering drawings in accordance with the Township's engineering standards and related ordinance requirements will be required if the rezoning is approved and progresses into a development project.



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

PC 25-003

Rezoning
 Application

Additional Information

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

Applicant Information

Name: <u>Designhaus</u>		
Address: <u>3300 Auburn Rd Ste 300 Auburn Hills, MI 48326</u>		
City:	State:	Zip code:
Phone: <u>248-601-4422</u>	Email: <u>mike@designhaus.com</u>	
Applicant's Legal Interest in Property <u>Architect</u>		

Property Owner Information

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

Name: <u>Lineage Homes</u>		
Address: <u>40950 Woodward Ave</u>		
City: <u>Bloomfield Hills, MI 48304</u>	State:	Zip code:
Phone: <u>248-530-9600</u>	Email: <u>david@contourcompanies.com</u>	



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

Rezoning
 Application

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the Township shall identify in writing what is needed to make the application complete.

I (we) authorize the employees and representatives of the Charter Township of Oxford to enter and conduct an investigation of the above referenced property.

Applicant's Signature 	Applicant's Printed Name Mike Pizzola	Date 03.05.2025
Property Owner's Signature 	Property Owner's Printed Name David Dedvukaj	Date 03.12.2025

Payment of the following fees at time of submission:

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

OFFICE USE ONLY

Date Applied

3/13/25

PC File Number

PR2 25-0002

Escrow / T & A Account

BTA 25-0003

PC 25-003

PARCEL B:

Commencing at a property controlling corner which is $S01^{\circ}49'06''E$ 8.43 feet from the West $1/4$ corner of Section 21, Town 5 North, Range 10 East, Oxford Township, Oakland County, Michigan; thence $N01^{\circ}49'06''W$ 8.43 feet to the West $1/4$ corner of said Section 21; thence along the West line of Section 21 and the centerline of Granger Road (width varies) $N01^{\circ}49'06''W$ 3106.40 feet to the Northwest corner of said Section 21; thence $N84^{\circ}28'42''E$ 3365.42 feet along the North line of said Section 21; thence $S35^{\circ}45'03''W$ 123.74 feet; thence $S54^{\circ}14'57''E$ 167.00 feet; thence $S35^{\circ}45'03''W$ 257.40 feet; thence $S54^{\circ}14'57''E$ 60.00 feet; thence $S35^{\circ}45'03''W$ 330.05 feet; thence 134.60 feet along the arc of a circular curve to the left, having a radius of 620.00 feet, central angle $12^{\circ}26'19''$ and long chord bearing $S29^{\circ}31'54''W$ 134.33 feet to the Point of Beginning; thence $S66^{\circ}41'16''E$ 93.29 feet; thence 704.96 feet along the arc of a circular curve to the right, having a radius of 1668.00 feet, central angle $24^{\circ}12'55''$ and long chord bearing $S69^{\circ}01'12''E$ 699.72 feet; thence $S56^{\circ}54'44''E$ 129.20 feet; thence 91.92 feet along the arc of a circular curve to the left, having a radius of 280.00 feet, central angle $18^{\circ}48'30''$, and long chord bearing $S42^{\circ}29'31''W$ 91.50 feet; thence $S33^{\circ}05'16''W$ 134.73 feet; thence $N56^{\circ}54'44''W$ 114.25 feet along the North line of West Market Street (86 feet wide); thence 713.51 feet along the arc of a circular curve to the left, having a radius of 1443.00 feet, central angle $28^{\circ}19'51''$ and long chord bearing $N71^{\circ}04'39''W$ 706.27 feet, said arc also being the North line of said West Market Street; thence $N03^{\circ}33'57''E$ 40.21 feet thence 213.68 feet along the arc of a circular curve to the right, having a radius of 620.00 feet, central angle $19^{\circ}44'47''$; and long chord bearing $N13^{\circ}26'21''E$ 212.62 feet to the Point of Beginning, being a part of the Northeast $1/4$ of said Section 21, Town 5 North, Range 10 East.

PUBLIC NOTICE

Because the People Want to Know

OXFORD

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION

NOTICE OF PUBLIC HEARING THURSDAY, APRIL 24, 2025 AT 6:30 PM

Notice is hereby given that, under the provisions of the Charter Township of Oxford Zoning Ordinance and the Michigan Zoning Enabling Act, the Charter Township of Oxford Planning Commission will conduct a public hearing at Charter Township of Oxford Meeting Room at 300 Dunlap Rd., Oxford, MI 48371.

The purpose of the public hearing is to receive public comments regarding:

- A petition to rezone Parcel ID 04-21-200-005 from C1, Local Commercial to R-1, Single-Family Residential.
- A petition to rezone Parcel ID 04-21-200-002 from C1, Local Commercial to RM, Multiple-Family Residential.

Properties are located north and south of Market Street, between Stony Lake Drive and Cedar Street. Applicant: Designhaus, 3300 Auburn Rd., Ste. 300 Auburn Hills, MI 48326 Documents related to the public hearing will be available for inspection at the Township Building Department, during normal business hours (9:00 am - 4:00 pm weekdays, excluding holidays). Members of the public are welcome to attend the public meeting in person or by counsel to express views on the petition. Written comments should be addressed to Korey Bailey, Commission Chair, 300 Dunlap Rd., Oxford, MI 48731-0003, or may be sent by email to Tim London, tlondon@oxfordtownship.org. All correspondence must be received by 12:00 (noon) on April 21, 2025. The Planning Commission 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, to individuals with disabilities at the meeting upon seven days' notice to the Planning Commission. Individuals with disabilities requiring auxiliary aids or services should contact Curtis W. Wright, Township Clerk at (248) 628-9787 extension 108, as soon as possible to allow the Township sufficient time to have available the aids and services. Published: Oxford Leader Posted: Oxford Township Village of Oxford



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: March 31, 2025

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

Applicant:	Designhaus
Project Name:	Market Street Rezoning
Location:	Market Street from Stony Lake Dr. to Cedar St.
Parcel ID:	04-21-200-002 (Parcel B)
Parcel Size:	4.57 Gross Area/Net Area
Application Date:	March 5, 2025
Current Zoning:	C-1, Local Commercial
Action Requested:	Rezone to RM, Multiple Family

PROJECT DESCRIPTION

The applicant is requesting a zoning change for Parcel #04-21-200-002 to convert the permissible uses of the site from Local Commercial (C-1) to Multiple Family Residential (RM). The rezoning application states that the purpose of the request is to erect eight (8) attached single family homes totaling sixteen (16) units. The site is currently vacant and abuts a golf course to the north. The applicant has provided a conceptual plan. No formal site plan has been submitted.

Figure 1. below outlines the parcel requested for rezoning.

Figure 1. Aerial Photograph



Source: NearMap October, 2024

NEIGHBORING ZONING AND LAND USE

Figure 2. Zoning



Zoning Districts

- AG: Agricultural (20 ac. min.)
- SF-3: Suburban Farms (10 ac. min.)
- SF-2: Suburban Farms (5 ac. min.)
- SF-1: Suburban Farms (2.5 ac. min.)
- R-3: Single Family (1 ac. min.)
- R-2: Single Family (25,000 s.f. min.)
- R-1: Single Family (12,000 s.f. min.)
- R-1A: Single Family (6,000 s.f. min.)
- RM: Multiple Family
- MHC: Manufactured Housing Community
- PUD: Planned Unit Development
- C-1: Local Commercial**
- C-2: General Commercial
- O: Office
- PQP: Public/Quasi-Public
- I-1: Light Industrial
- I-2: General Industrial
- R: Recreation
- Gravel & Sand Overlay
- Wellhead Protection Area

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

Direction	Zoning	Existing Use
Subject Site	C-1, Local Commercial	Vacant
North	Recreation	Golf Course
South	C-1, Local Commercial	Vacant
East	R, Recreation	Golf Course
West	R-1A, Single Family (6,000 sf min)	Single Family Residences

If approved, Parcel B (#04-21-200-002) would conform to the lot standards for the RM district. Permitted and Special Land uses in the RM zone are shown on the following page.

RM Zoning District	
Permitted Land Uses	Special Land Uses
Child or adult family day care home	Adult foster care congregate facility
Multiple family dwelling	Adult foster care small or large group home, serving 7 or more residents
Single family dwelling attached	Child caring institution, serving 7 or more children
State-licensed residential facility	Child or adult group day care
Recreational facility for residents of a development	Convalescent or nursing home
Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures	Golf course or driving range
Municipal buildings not requiring outdoor storage	Municipal equipment or material storage yard
Municipal water treatment facility	Place of worship
Polling place	Police, fire, or emergency medical services station
Bed and breakfast residence	Private elementary, middle, or secondary school
Home occupation	Day care center
Accessory buildings, structures, or uses that are customarily incidental to permitted or special land uses	
Administration building for residential developments	

Items to be addressed: None

NATURAL FEATURES

The site is vacant and comprised of open space and natural foliage. No natural feature information was provided in the application. Below is our observed condition of the site.

- Topography:** The site appears relatively flat.
- Wetlands:** Potential wetlands are noted in small areas of the site per EGLE wetland mapper.
- Woodland:** Scattered trees and foliage are found across the site.
- Soils:** Predominant soils are Aridisols with high infiltration and low runoff rates.
- Water:** No water is on site. Stony Lake, Lake Dewis, and Waterstone Lake are nearby.

Items to be addressed: None.

MASTER PLAN

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

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

The proposed rezoning relates to the 2019 Master Plan Goals listed below:

2019 Master Plan Goals

Residential Land Use:

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.

CWA Comment:

Rezoning this site from Commercial to Multiple Family Residential follows the direction of the 2019 Master Plan to explore the creation of several multi-family zoning districts with varying densities where appropriate.

Commercial Land Use:

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.*

CWA Comment:

Rezoning this site from Commercial to Multiple Family Residential aligns with the objective of limiting retail and service operations in areas which are not located along major thoroughfares. Given the site's proximity to a major thoroughfare, the proposed rezoning is appropriate and supports the goal of concentrating commercial uses in more suitable locations.

2019 Future Land Use

Under the current Master Plan, the site is located in the Village Commercial district shown below:



The description for the Village Commercial is:

Village Commercial: *The Village Commercial designation includes sites for existing or future commercial development compatible with the character of the Village of Oxford. To achieve this, commercial buildings should have a strong relationship to the sidewalk and road; parking should generally be placed at the side or rear. Village 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.

The current Master Plan draft Future Land Use map designates this area as Private Recreation/Conservation. This designation indicates a potential shift in the Township’s consideration for the future uses in the surrounding neighborhood.

Items to be addressed: *Planning Commission to consider the current need for residential and commercial uses as it relates to the site’s current zoning, 2019 future land use designations, and the 2019 Residential Goals & Objectives.*

DEVELOPMENT POTENTIAL

If rezoned, the lot will allow for various residential developments as noted earlier in this report regarding permitted and special land uses. Other standards related to the RM district are outlined in Section 3.7 of the Zoning Ordinance. The applicant has indicated their intent to construct eight (8) single family attached homes should the rezoning be approved. Accounting for current housing market conditions and infrastructure, the proposed use has development potential at this location.

Items to be addressed: *None*

REZONING STANDARDS

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

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

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

CWA Comment: As noted earlier in this review, the current 2019 Master Plan Future Land Use map designates this area as Village Commercial. However, the current Master Plan draft designates the site as Private Recreation/Conservation. Current interest in commercial development has focused on M-24 and not necessarily within neighborhoods.

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

CWA Comment: Portions of the site contain potential wetlands. The existing zoning of Commercial (C1) has the ability to allow for more intensive uses than the proposed Multiple Family zoning which could impact environmental features of the site.

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

CWA Comment: Properties located around the site are currently zoned for multi family, recreation, and single family. The proposed site appears to be conducive to the potential use of the site as a location for several attached single family homes. Additionally, there are uses permitted in the C1 district which allow for more intensive uses than those permitted in the RM district as it relates to existing surrounding development and infrastructure.

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

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

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

CWA Comment: Permitted and Special Land Uses of the site would generate different levels of traffic. However, the uses allowed in the RM district would likely not increase the traffic load more than the currently permitted zoning district. The site's location currently has one curb cut along the main road and Market Street has been planned to anticipate development.

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

CWA Comment: RM zoning is prevalent within this area of the township. The area is well-suited to accommodate the proposed RM zoning. The region and Township have strong housing demand indicating that RM would accommodate this need.

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

CWA Comment: Parcel B (04-21-200-002) currently conforms to lot dimensional standards for RM.

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

CWA Comment: Uses in the RM designation are in demand in areas which are not directly located on a major thoroughfare. Commercial and industrial uses would be more intensive than the uses permitted in RM. Small scale commercial would be feasible in this location, however, there has been no viable application to pursue this land use. Single family zoning may be appropriate from the Township's perspective as it could potentially limit the density.

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

CWA Comment: The surrounding areas are compatible with residential, or are zoned residential. The requested rezoning would not create an isolated or unplanned spot zone.

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

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

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

CWA Comment: RM would increase private investment and allow the opportunity for residents to potential utilize nearby recreation. RM zoning would complement the surrounding area and is not anticipated to have a negative impact on public health and safety.

Items to be addressed: None

SUMMARY

The proposed rezoning is compatible with market demands and the proposed location is conducive with uses in residential neighborhoods. The proposed rezoning is not compatible with the 2019 Master Plan Future Land Use map. However, the proposed rezoning is compatible with the surrounding uses and is less intense than the current zoning of C1.

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

Respectfully,



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



CARLISLE/WORTMAN ASSOC., INC.
Grayson Moore
Community Planner



OXFORD FIRE DEPARTMENT

96 N. Washington St. • Oxford, Michigan, 48371
Ph. (248) 969-9483 • Fax. (248) 969-9489

March 25, 2025

Re: Rezoning Desinghaus / Lineage Homes
Parcel #04-21-200-002,
Market St. Between Stoney Lake Dr. & Cedar Street
Oxford, MI. 48371

The Oxford Fire Department has no objection or concerns to the proposed Rezoning of parcel 04-21-200-002

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





Project Name: Market Street Rezoning - 002
Review Phase: Rezoning

Date Received: **March 17, 2025** SE Project # **014.57.25**
Date of Review: **March 20, 2025** Oxford Twp T&A Acct: **BTA25-0003**

Parcel: 04-21-200-002

Drawings Reviewed: Designhaus Rezoning & Parcel Plan – AS1.0

Review Action: No Objections

Dear Ms. Lotan,

We are in receipt of the documents submitted for the proposed rezoning of the above-noted parcel from C-1 to RM. The property is located on the north side of Market Street between Stony Lake Drive and Cedar Street.

Along with the rezoning application, the applicant has submitted a conceptual site layout plan. No floor plans, building renderings, or engineering information has been provided, nor are they required at this time. Our office has no objections to the submitted rezoning information, but we do offer comments that will be pertinent to the parcel from an engineering perspective should this progress into a development project.

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

Respectfully,

Jim Sharpe
President

cc (via email): Korey Bailey – Oxford Twp PC Chairman
Matt Majestic – Oxford Fire Chief
Matteo Passalacqua – Carlisle/Wortman Assoc, Inc.
Brittney Ellis – The Kelly Firm

GENERAL INFORMATION

The project consists of the rezoning of parcel 04-21-200-002 from C-1 (Local Commercial) to RM (Multiple Family). The parcel being considered is a vacant 4.6 acre parcel on the north side of Market Street between Stony Lake Drive and Cedar Street and abuts the Boulder Pointe golf course. The parcel is generally open with no existing buildings and no apparent wetland areas.

SITE ELEVATIONS

- The parcel is relatively flat and appears conducive for development without the need for significant land balancing.

SANITARY SEWER

- The parcel proposed for rezoning is located within Oxford Township's sanitary sewer district. If the zoning change is approved, the existing sanitary sewer system does have capacity to support a multi-family development similar in scope to the submitted Rezoning and Parcel plan.

WATER DISTRIBUTION

- The parcel proposed for rezoning is located within Oxford Township's water district. If the zoning change is approved, the existing water supply system does have capacity to support a multi-family development similar in scope to the submitted Rezoning and Parcel plan.

STORM SEWER

- A storm sewer stub exists near Stony Lake Drive. Previous information indicates that this parcel was included in the design of the Stony Lake condominium development, so sufficient capacity should exist to accommodate the proposed onsite storm water.

PAVEMENTS, SIDEWALKS, AND CURBING

- There is an existing drive approach and on-street parking to access and support the parcel. New drive approaches from Stony Lake Drive and Cedar Street are also being proposed for improved site accessibility. Market Street, Stony Lake Drive, and Cedar Street are roadways under the jurisdiction of the Road Commission for Oakland County (RCOC), so any proposed construction and/or modifications within these right-of-ways will require a permit from the RCOC.
- An existing portion of the Boulder Pointe golf course cart path is located on the parcel. The cart path will need to be relocated onto the golf course property or an easement to allow the path to continue to exist over the parcel will be required.

PROJECT SUMMARY

In our opinion, the Township has sufficient infrastructure to service the proposed multi-family development at the proposed rezoning location based on the submitted Rezoning and Parcel Plan. Site plan and engineering drawings in accordance with the Township's engineering standards and related ordinance requirements will be required if the rezoning is approved and progresses into a development project.



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

DATE: April 17, 2025

RE: Draft Master Plan Changes

The table below lists the edits made to the attached draft Master Plan. Please review the changes and come prepared to your upcoming meeting to vote on recommending to the Township Board that the draft Master Plan be released to adjacent communities for review, per the Michigan Planning Enabling Act.

Edits	Pages
Fixed formatting issues	
Changed “%” to “percent” spelled out throughout the document	
Removed hyphens in Polly Ann Trail throughout the document	
Put current Trustees and Planning Commissioners in alphabetical order.	4
Added Maps, Figure, and Tables to the Table of Contents	7
Reworded the references sentence to say “The reports listed below were referenced for this Master Plan update. The reports were cited when used.”	11
Changed “Polly Ann Trail Committee” to “Polly Ann Trailway Management Council”	13
Removed “dense” from the Residential Land Use Goal	16
Changed photo on top right	17
Swapped out photos to show mixed-uses	19
Changed Objective 1 from “Protect Oxford’s natural resource and areas by limiting development” to “Protect Oxford’s natural resources by limiting development”	20 and 99
Removed “Required” from Objective 1	21 and 101

Edits	Pages
Added a sentence to the Transportation Goal to say, “While the Township does not have authority to improve the roads, they should work with RCOC to make the transportation system more efficient.”	22 and 101
Changed a sentence under Regional Context from “The Township is approximately 35 square miles in area, excluding the Village of Oxford.” To “The Township is 33.9 square miles in area, excluding the Village of Oxford.”	25
Removed property 41, Tullamore Development from the Map and Table	31 and 33
Changed parcel id for parcels 8 and 12	32
Changed property 17 to DTE	32
Added the missing parcels that make up Property 5 in Table 1	32
Changed parcels 21 and 22 as Extractive and changed parcel numbers for parcels 40 and 42.	33
Changed “2024 Master Plan update” to “2025 Master Plan Update”	34
Reworded the last sentence in the employment paragraph to say “The Township’s largest employment industries are concentrated in manufacturing, educational services and health care and social assistance. Retail trade, professional management, and administrative services follow.”	36
Changed 21 to Duck Lake and 24 to Indianwood Lake on the Natural Features Map. Added 2 on the map for the Paint Creek Drain.	37
Changed the last sentence in transportation and traffic to say “The RCOC has scheduled Dunlap Road for paving from the end of pavement to M-24 in 2027.”	38
Changed Map 5 to make it easier to distinguish paved and gravel roads.	39
Removed table 3 and renumbered the tables.	40
Updated the existing Land Use Map to show the single-family development by Handsome Lake, the multiple-family development by Oxford and Ray Roads, and Kellog Lake being vacant.	41
Changed “Oakwood Park” to “Oakwood Lake Township Park”	45

Edits	Pages
Rewrote the last sentence under Fire to say, "There are two (2) firefighting divisions including the Fire Suppression Division and the Fire Prevention Division."	45
Changed the elementary schools in the Township from five (5) to two (2), and the total from seven (7) to four (4).	45
Changed "Seymour Lake Park" to "Seymour Lake Township Park"	45 and 46
Removed Scripter Village Park from Table 5	46
Changed the Community Facilities Map to show 15 as municipality.	47
Changed Stony Lake Park in Table 5 from 35 acres to 13 acres.	48
Changed Squaw Lake to Paint Lake and added acreage to Horseshoe Lake and Paint Lake	48
Added "Township" to all park names on Table 5	48
Removed "Oxford" from "Oxford Centennial Park"	48
Changed Goal 2 to say "Consider the future recreational needs of the community and develop a vision for the community parks and recreation. This will lead to future parkland dedication and development."	49
Changed Water/Sewage Districts Map to not include the homes on Mill Pond Drive that are not connected to water and sewer.	50
Added (see Map 11) to the first paragraph	53
Changed number 2 to American Aggregates of Michigan. Change Sandman site to number 8 on Extractive Sites Map.	57
Added (Map 11, p. 64) next to Future Land Use Map on top paragraph.	58
Changed Lakeland to Lakeville on Map 12	65
Changed Table 6 to Table 7 as there is a Table 6 on page 58	66
Changed the title of Map 13 to Safety Path Master Plan	67
Added Village of Oxford to the Polly Ann Trail council with representatives	68
Changed the Open Space within Developments sentence from "Although not explicitly identified within the Open Space and Greenway Plan map, the importance of open space within private developments deserves consideration. While these private open	70

Edits	Pages
<p>spaces may not be the largest or contain the most sensitive environmental areas. Private open space often represents the closest natural areas to residents within residential developments. Thus, these areas may make the greatest difference in Township residents' everyday lives. Corridors of undeveloped land through otherwise developed areas also provide critical wildlife sanctuary." To "Although not explicitly identified on the Open Space and Greenway Plan map, open space within private developments deserves consideration. Open space is important because they represent a close natural area for residents within the private developments. While these private open spaces may not be the largest or contain the most sensitive environmental areas, they can make a positive impact on residents' everyday lives. "</p>	
<p>Corrected Lake names from Map 20 to Map 4</p>	<p>82</p>
<p>Removed water from the Future Land Use and Vacant Land Comparison Table</p>	<p>88</p>
<p>Reworded the sentence in the first paragraph to say, "The Planning Commission should annually evaluate whether zoning ordinance updates are needed for the following zoning techniques with the assistance of the Ordinance Review Committee, a subcommittee of the Planning Commission."</p>	<p>89</p>
<p>Added more information on form based codes under Create a Contemporary Mixed-Use District saying "The district should incorporate "form-based" elements that focuses on the form of the building and its relationship to the public realm by regulating building heights, setbacks, massing, and design elements on the front facade. The district could also establish design standards, encourage side/rear-yard parking, promote pedestrian connectivity and pedestrian amenities, and allow for flexible setbacks smaller and/or oddly-shaped lots."</p>	<p>90</p>
<p>Changed continue to renew "The Township should renew its membership with Automation Alley and maintain a close alliance with Oakland County Planning and Economic Development Services."</p>	<p>91</p>
<p>Added "from 2010-2020" to the sentence "Oxford Township has the second-highest projected population growth rate percentage in the area trailing only Oakland Township from 2010 - 2020 as seen in Table 9."</p>	<p>111</p>

Edits	Pages
Reworded the sentence under principal arterials from “Examples include interstates like and other freeways, as well as state routes between larger cities.” To “Examples include interstates, freeways, and state routes between larger cities.”	122
Changed Granger to Dunlap under Traffic and Crash Counts	122

Some comments made by the Township Board relating to technical data and minor discrepancies are currently being addressed but will not alter the intent of the information provided in those sections. They will be remedied prior to Township Board review.

Thank you for time and assistance.

Respectfully,



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

Oxford Township Ordinance Review Committee 2025 Workplan

- Priorities are subject to amendment once 2025 Master Plan is adopted

ZONING ITEM	ORC Meeting for Initial Discussion	CWA Drafting	ORC Review Complete	Other Agency Review (Engineering, Legal, Public Safety, etc)	ORC Review Final	PC Public Hearing	BOT Meeting to Approve Readings	BOT 1 st and 2 nd Readings	BOT Meeting to Adopt / Deny	Effective Date	Comments
High Priority											
Industrial Setbacks	3/13/25	4/2/25									<i>Consideration should be given to the timeline in which future industrial zones will be added to the map and size of the lots in question.</i>
Mixed Use Zoning											<i>Due to complexity of mixed use zoning, this may require a separate budget and coordination with the Township attorney earlier in the process.</i>

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Medium Priority											
Accessory Solar Uses											<i>Current ordinance language provides regulations for large scale renewable energy systems but does not speak to small scale accessory uses.</i>

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Low Priority											
Murals											<i>Sign ordinance does not permit for the consideration or review of murals.</i>
Landscaping Standards											<i>Examine the potential for developing lists of appropriate and inappropriate species.</i>
Accessory Dwelling Units											<i>Current ordinance does not allow for accessory dwelling units, however there has been consistent interest in accessory structures on residential lots that allow for dwelling amenities.</i>

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Contingency											
Zoning Board of Appeals											<i>This has been a lower-priority item since 2022 because there are few cases heard by the Zoning Board of Appeals at this time. ZBA and CWA will monitor variance requests to identify potential patterns.</i>
Zoning Map Maintenance											<i>Significant map maintenance has been conducted in late 2022 and 2024. Map maintenance in 2025 is likely to focus more on areas to be developed in the near future and is reliant on finalization of the Master Plan.</i>



Oxford Township Project Activity Report – April 2025

Oxford Township Municipal Projects

1. North Area Sanitary Sewer Special Assessment District:
 - Sewer installation between Harriett and Dunlap is complete.
 - Project was substantially completed on 11/20/24.
 - Contact to remain open into 2025 until restoration can be verified.
2. Camp Oakland Pump Station:
 - The major construction work to upgrade the existing pump station is complete.
 - Valve vault work and installation of the new sewage pumps is complete.
 - Project is fully functional and was deemed substantially complete on 12/19/24.
 - Contact to remain open into 2025 until restoration items are completed.
3. Brabb-Dewey Engineering Design Grant:
 - Survey and design work related to a proposed sanitary sewer project in the Brabb-Dewey subdivision is complete.
 - Permit applications have been submitted to RCOC and WRC.
 - Awaiting deposit of grant funds before beginning bidding and construction processes.
4. Willow Lake PRV Project:
 - Design work related to an existing Pressure Reducing Valve (PRV) at the southeast corner of Willow Lake Drive & State Street is complete.
 - EGLE and RCOC permits have been received.
 - Notice to proceed issued to Trojan Development via Township Board approval.
 - Construction anticipated in spring of 2025.
5. Seymour Lake Water Main Project:
 - Design for a new 16" water main from Dunlap to Sanders is complete.
 - Permit applications submitted to RCOC and WRC have been approved.
 - Permit application submitted to EGLE on 3/11. Roughly 4-6 month approval process.
 - Bidding and construction dates to be determined based on permit timing & funding.
6. Seymour Lake Road Safety Path Project (Dunlap – Sanders):
 - Survey and engineering design of Seymour Lake Road safety path is complete.
 - Permit applications submitted to RCOC and WRC have been approved.
 - Engineering design of concrete bridge abutments on 4/9 TB agenda
7. 2024 Cemetery Paving Project:
 - Paving portion of project has been completed.
 - Contact to remain open into 2025 until restoration can be verified.
8. Sanitary Sewer Master Plan:
 - Sharpe Engineering is in process of compiling necessary data, preparing maps, and preparing a written report pertaining to the Township's sanitary sewer system.
 - Draft report to be presented to W/S Committee in spring 2025.



Oxford Township Project Activity Report – April 2025

Oxford Township Private Development Projects

1. McLaren Urgent Care:
 - Redevelopment of the existing McLaren site with new 2-story, 50k square foot building.
 - Phase 1 & Phase 2 infrastructure has been completed and accepted.
 - Record drawings and final documentation in process of being completed.
2. Sanctuary Hills:
 - Residential project consisting of 85 single family homes on south side of E. Drahner.
 - Final site plan was approved by the PC on 12/14/23.
 - Project is currently in the final engineering design phase.
 - The infrastructure construction has no estimated start date.
3. The Villages and Peninsula of Tullamore:
 - Residential project consisting of 61 single family homes and 105 condominium units located at the northeast corner of E. Drahner and Oxford Lakes Drive.
 - Project received preliminary site plan approval on 4/25/24.
 - Project is currently in the final engineering design phase.
 - The infrastructure construction has no estimated start date.
4. Enclaves of Woodbridge – Phase 3:
 - Residential condo project off Market Street consisting of 11 buildings (20 units total).
 - Project has received final site plan, engineering, and all permit approvals.
 - **Underground infrastructure construction and as-builts have been completed.**
 - **Completion of roadways expected in May.**
5. Barron Industries:
 - 17,600 SF commercial building expansion on Oakwood Road.
 - Project received final site plan approval at 12/12/24 PC meeting.
 - Project is currently in the final design and permitting phase.
6. Wellbridge of Oxford:
 - A proposed 90-bed skilled nursing and rehabilitation facility on Drahner Rd near Pontiac Street.
 - **Project received preliminary site plan approval from Planning Commission in February.**
 - **Project is currently in the final engineering design phase.**
7. Northwest corner of M24 & Drahner (Old Chase Bank):
 - **PC approved request to rezone property from O (Office) to C-2 (General Commercial) at their 3/13 meeting. Forthcoming on future TB agenda for rezoning consideration.**