

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 11, 2023

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, May 11, 2023 at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371.

The meeting was called to order by Chairman Berger at 7:00 p.m.

RESPECTS TO THE FLAG

ROLL CALL

Members Present: **Jon Nold, Korey Bailey, Justin Ballard, Robert Turner, Ed Hunwick, Tom Berger**

Members Absent: Michael Spisz

Also Present: Township Attorney Morgan McAtamney, Township Planner Megan Masson-Minock, Township Engineer Jim Sharpe, Recording Secretary Susan McCullough, one OCTV camera operator, the applicant and 32 residents.

APPROVAL OF AGENDA

Commissioner Hunwick moved, Commissioner Turner seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, May 11, 2023 as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF THE MINUTES

Planning Commission Regular Meeting – April 13, 2023

Commissioner Nold moved, Commissioner Ballard seconded, to approve the regular Planning Commission meeting minutes for April 13, 2023 as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

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

Public comment began at 7:02 p.m.

There being no public comment on non-agenda items, public comment ended at 7:02 p.m.

COMMISSIONERS' COMMENTS

None.

PUBLIC HEARING(S)

Applicant: M/I Homes of Michigan, LLC, with a proposed zoning map amendment (rezoning) of two vacant parcels (04-21-200-002 and 04-21-200-005) from Local Commercial (C-1) to Multiple Family (RM) .

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The purpose of this public hearing is to receive public comments regarding this petition for zoning map amendment from Local Commercial (C-1) to Multiple Family (RM). The properties are located on the north and south sides of Market Street, east of Cedar Street and west of Stony Lake Drive.

Presentation by the Petitioner

The petition was presented by **Mike Kennedy, VP of Land Acquisition, M/I Homes, 40950 Woodward Ave., Ste. 203, Bloomfield Hills, MI 48304** and **John Thompson, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326.**

Open Public Hearing

Commissioner Nold moved, Commissioner Ballard seconded, to open the public hearing at 7:15 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

The following residents spoke in opposition to the application:

1. Alex Lomasney, 621 Eastlake Trail
2. Joseph Bigelow, 612 Eastlake Trail
3. Larry Evans, 641 W. Bayshore Drive
4. Jason Klingensmith, 472 Southshore Drive
5. Ed Rumsas, 457 Southshore Drive
6. Marianne Kainz, 149 Stony Lake Drive
7. Paul Schihl, 1010 Woodside Court
8. Greg Graham, 821 Cross Circle
9. Don Wloszek, 569 Southshore Drive
10. Anthony Burdua, 568 Southshore Drive
11. Igor Baseski, 596 Southshore Drive
12. Linda Evans, 641 W. Bayshore Drive
13. Dan Lomasney, 621 Eastlake Trail

Close Public Hearing

There being no further comment, Commissioner Nold moved, Commissioner Ballard seconded, to close the public hearing at 7:50 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Comments from Township Consultants and Staff

Township Attorney McAtamney was available to answer any questions of the Commission regarding the application.

Township Planner Masson-Minock was available to answer any questions of the Commission regarding the application and her review letter dated 04/26/2023.

Fire Marshal Frantz' review letter dated 01/04/2023 was included in the meeting packet.

Township Engineer Sharpe was available to answer any questions of the Commission regarding the application and his review letter dated 12/29/2022.

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Review of Correspondence

The Commission received correspondence objecting to the petition from the following, which were read into the record by Recording Secretary McCullough:

1. John Huff and the Board and Residents of the Shores of Waterstone HOA, dated 05/09/2023;
2. Jeff Felten 597 Southshore Drive, dated 05/08/2023;
3. David and Sharye Verbeke, 1138 Cross Street, dated 05/05/2023.

Commissioner Discussion

The Commission discussed the application.

Motion

Commissioner Nold moved, Commissioner Bailey seconded, to recommend denial to the Oxford Township Board of Trustees for a rezoning from C-1 (local commercial) to RM (multiple family) for parcel numbers 04-21-200-002 and 04-21-200-005 based upon a finding that the Applicant does not meet all factors relevant to the petition pursuant to Sec. 18.3 of the Township Zoning Ordinance.

Roll Call:

Ayes: Ballard, Bailey, Nold, Turner, Hunwick, Berger

Nays: None

Absent: Spisz

Motion Carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

The next meeting will be held on May 18, 2023.

PLANNER/ENGINEER REPORTS

Planner – Carlisle/Wortman

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

Engineer – Sharpe Engineering

Engineer Sharpe provided a brief update regarding ongoing and upcoming projects.

ADJOURNMENT

Chairman Berger adjourned the meeting at 8:30 p.m.

Tom Berger, Chairman

Ed Hunwick, Secretary

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Date approved: May 25, 2023
smm