

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, SEPTEMBER 28, 2023

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, September 28, 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

NOTING OF THE ROLL

Members Present: **Ed Hunwick, Michael Spisz, Jon Nold, Korey Bailey, Robert Turner, Tom Berger**

Members Absent: Justin Ballard

Also Present: Township Planner Megan Masson-Minock, Township Planner Matteo Passalacqua, Recording Secretary Susan McCullough, Planning and Zoning Coordinator Cheryl Lotan, one OCTV camera operator, and 7 residents.

APPROVAL OF AGENDA

Commissioner Spisz moved, Commissioner Nold seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, September 28, 2023 as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – June 22, 2023

Commissioner Nold moved, Commissioner Spisz seconded, to approve the minutes of the regular Planning Commission meeting for June 22, 2023 as presented.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Special Joint Meeting with Township Board and Zoning Board of Appeals – August 24, 2023

Commissioner Nold moved, Commissioner Spisz seconded, to approve the minutes of the special joint meeting with the Township Board and Zoning Board of Appeals for August 24, 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

PUBLIC HEARING(S)

Zoning Ordinance Text Amendment to exempt power generators from certain noise regulations during either weekly/monthly routine maintenance or power outages.

The purpose of this public hearing is to receive public comments regarding this petition for a zoning ordinance text amendment to exempt power generators from certain noise regulations during either weekly/monthly routine maintenance or power outages.

Presentation by the Petitioner

Megan Masson-Minock, Township Planner, presented the petition, and was available to answer any questions of the Commission.

Open Public Hearing

Commissioner Spisz moved, Commissioner Nold seconded, to open the public hearing at 7:04 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Marianne Kainz, Stony Lake Condos, requested that different zoning areas be assigned different decibel requirements, as well as requested that the time restrictions be changed for testing.

Close Public Hearing

There being no further comment, Commissioner Spisz moved, Commissioner Nold seconded, to close the public hearing at 7:09 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Comments from Township Consultants and Staff

Township Planner Masson-Minock was available to answer any questions of the Commission regarding the application and the proposed amendments.

Review of Correspondence

There was no correspondence received.

Commissioner Discussion

The Commission discussed the application.

Motion

Commissioner Nold moved, Commissioner Spisz seconded, to recommend approval of the zoning ordinance text amendment to the Township Board to exempt power generators from certain noise regulations during either weekly/monthly routine maintenance or power outages. It is further recommended that testing be allowed between 8:00 a.m. and 6:00 p.m.

Roll Call:

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

Nays: None

Absent: Ballard

Motion Carried.

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UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion of Sign Regulation

Discussion only. No action.

Discussion of Master Plan

Township Planners requested input on the following four areas:

What demographic or land use data do you feel is needed for this Master Plan update? What information are you interested in reviewing? No information was requested beyond the SEMCOG data previously provided.

What sub-areas should be further explored in the Master Plan update? The scope of work allows for two small area plans. No additional direction was provided by the Planning Commission.

Which of the items identified above should be discussed with the public? No additional specific direction was provided by the Planning Commission.

What “lessons learned” can you share from previous Master Plan updates? No specific information was provided by the Planning Commission.

Community Engagement Steering Committee of the Planning Commission

Commissioner Spisz moved, Commissioner Nold seconded, to approve the Community Engagement Steering Committee of the Planning Commission.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Commissioner Spisz moved, Commissioner Bailey seconded, to appoint Megan Masson-Minock, Carlisle|Wortman Associates, to serve as Chairperson of the Committee until 12/31/2024.

Roll Call:

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

Nays: None

Absent: Justin Ballard

Motion Carried.

Membership of the Steering Committee will be confirmed at the Planning Commission meeting on October 12, 2023.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

None.

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PLANNER/ENGINEER REPORTS

Planner – Carlisle|Wortman

None.

Engineer – Sharpe Engineering

None.

ADJOURNMENT

Chairman Berger adjourned the meeting at 8:13 p.m.

Tom Berger, Chairman

Ed Hunwick, Secretary

Date approved: October 12, 2023
smm