

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, MAY 8, 2025

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, May 8, 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: **Ryan Austin, Don Wloszek, Mark Blankenship, Patti Durr, Korey Bailey**

Members Absent: David Wagner, Bob Turner

Also Present: Township Planner Matteo Passalacqua, Township Engineer Jim Sharpe, Building Official Tim London, Recording Secretary Danielle Smith, one OCTV camera operator, and 15 attendees.

APPROVAL OF AGENDA

Commissioner Wloszek moved, Commissioner Austin seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, May 8, 2025, as amended, adding item 11b. Safety Path Committee Appointment Discussion.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

None.

APPROVAL OF MINUTES

Planning Commission Regular Meeting – April 24, 2025

Commissioner Wloszek moved, Commissioner Durr seconded, to approve the minutes of the regular Planning Commission meeting for April 24, 2025, as presented.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

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

Public comment began at 6:33 p.m.

There being no public comment, public comment ended at 6:33 p.m.

COMMISSIONERS' COMMENTS

None.

PETITIONS

Zoning Ordinance Text Amendments

Petitioner: Charter Township of Oxford

Public Hearing/Motion – The petitioner is requesting to update Article 16, Section 8 regarding the requirement and use of performance guarantees.

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Chair Bailey reviewed the order of proceedings.

Information from Township Consultants

Information from The Kelly Firm was provided to the Commissioners.

Presentation by the Petitioner

The petition was presented by Township Planner Passalacqua, who was available to answer any questions of the Commission.

Open Public Hearing

Commissioner Wloszek moved, Commissioner Austin seconded, to open the public hearing at 6:38 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Close Public Hearing

There being no comment, Commissioner Wloszek moved, Commissioner Austin seconded, to close the public hearing at 6:39 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Comments from Township Consultants & Staff

No additional information was provided.

Review of Correspondence

The Commission received no correspondence.

Commissioner Discussion

The Commission discussed the application.

Action

Commissioner Blankenship moved, Commissioner Wloszek seconded, to recommend approval of the changes referred to in the attached redline revisions of Section 16.8 – Performance Guarantees of the Township Zoning Ordinance to the Board of Trustees, as presented.

Roll call:

Ayes: Bailey, Durr, Wloszek, Blankenship, Austin

Nays: None

Absent: Wagner, Turner

Motion Carried.

Petition PC25-005

Petitioner: VAQ-E, LLC, 29201 Telegraph Road, Suite 410, Southfield, MI 48034

Public Hearing/ Motion - The petitioner is requesting a zoning map amendment to rezone Parcel No. 04-22-151-015 from C-1, Local Commercial to C-2, General Commercial. The vacant parcel is located on the southwest corner of Market Street and Lapeer Road (M-24) and is approximately 8.39 acres.

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Chair Bailey reviewed the order of proceedings.

Information from Township Consultants

Township Planner Passalacqua discussed the Carlisle|Wortman review letter dated April 7, 2025 and was available to answer any questions of the Commission regarding the application.

Township Engineer Sharpe discussed the Sharpe Engineering review letter dated April 15, 2025, and was available to answer any questions of the Commission regarding the application.

Presentation by the Petitioner

The petition was presented by **Adam Steuer, Versa Real Estate, 29201 Telegraph Road, Suite 410, Southfield, MI 48034**, and **Larry Lax, OXI, LLC, 40900 Woodward Avenue, Suite 200, Bloomfield Hills, MI 48304**, who were available to answer any questions of the Commission.

Open Public Hearing

Commissioner Wloszek moved, Commissioner Austin seconded, to open the public hearing at 7:09 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Marianne Kainz, 149 Stony Lake Drive, expressed concern regarding the lot split and potential traffic issues since the applicant stated there would be no curb cutting on Lapeer Road.

Ned Zimmer, 611 Bay Pointe Drive, stated he does not believe the proposed location is a good choice and shared there are other vacant properties in the township that would better suit an Aldi.

Maria Karisny, 1390 Glass Lake Circle, expressed concern regarding potential traffic issues if the entrance to Aldi would be off Market Street. She further stated that there is vacant land and buildings throughout the township where an Aldi could go and won't change the aesthetic of a neighborhood.

Brian Janks, 672 Brooks Lane, expressed concern regarding potential traffic issues if the entrance to Aldi would be off Market Street and would rather see the entrance be off Lapeer Road. He further stated he would like to work together to preserve the trees and guard house located near the east side of the property.

Brian Pencak, 475 Franklin Lake Circle, expressed concern regarding potential traffic issues on Market Street and would like to know more information regarding rental agreements that other businesses near Waterstone have and if the same would apply to Aldi. Additionally, he inquired as to how an Aldi would fit the aesthetic of Waterstone.

Close Public Hearing

There being no further comment, Commissioner Blankenship moved, Commissioner Austin seconded, to close the public hearing at 7:20 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

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Comments from Township Consultants & Staff

Fire Marshal Frantz' review letter dated April 10, 2025 was included in the meeting packet.

Township Planner Passalacqua reminded the Commission that this petition is simply a request for rezoning and is not a site plan review. Additional details regarding any future development will be brought forward during the site plan review process. Approval of this petition is merely allowing the change of use. He further explained that the applicant can bring forward any site plan that complies with the permitted or special land uses allowed in the proposed zone.

Review of Correspondence

The Commission received no correspondence.

Commissioner Discussion

The Commission discussed the application.

Action

Commissioner Blankenship moved, Commissioner Austin seconded, to recommend approval of the rezoning request for the parcel located on Market Street in Oxford Township, Parcel No. 04-22-151-015 from C-1 Local Commercial District to C-2 General Commercial District, based on the findings of fact outlined in Section 18.6 of the Zoning Ordinance as set forth in the discussion of the Planning Commission on the record, which confirm that the request meets the eligibility requirements for rezoning.

Roll call:

Ayes: Austin, Blankenship, Durr, Bailey

Nays: Wloszek

Absent: Wagner, Turner

Motion Carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

PC 25-006 TNT Fireworks Extended Hours

Applicant: TNT Fireworks, c/o Charles Friese

The applicant is requesting to extend the hours of operation to 10:00 p.m. on an administratively approved temporary sales tent at 900 N. Lapeer Road (Meijer parking lot), Parcel No. 04-22-200-030, zoned C-2 General Commercial District.

Township Planner Passalacqua discussed the Carlisle|Wortman review letter dated April 29, 2025 and was available to answer any questions of the Commission regarding the application.

Fire Marshal Frantz' review letter dated April 21, 2025 was included in the meeting packet.

Charles Friese, TNT Fireworks, PO Box 7, Three Rivers, MI 49093, presented the request and was available to answer any questions of the Commission.

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Commissioner Blankenship moved, Commissioner Austin seconded, to approve the extended hours of operation until 10:00 p.m. for TNT Fireworks, 900 N. Lapeer Road (Parcel No. 04-22-200-030), zoned C-2 General Commercial District; Applicant: TNT Fireworks c/o Charles Friese. This approval is based upon the following findings:

1. The temporary sales permit has been administratively reviewed and approved, with the exception of the extended hours; and
2. The proposed later hours of operation, until 10:00 p.m., will not create unreasonable impacts on adjoining properties, due to the current zoning conditions and uses of those properties.

Further, this approval is conditioned upon the following:

1. This approval shall be valid in future years for this temporary use provided the temporary use is substantially similar to the proposed use, as it has been presently administratively approved. There are no substantial changes to the surrounding properties that require review of these extended hours, and the applicant does not have open violations with the Township.

Ayes: 5 Nays: 0 Absent: 2
Motion Carried.

Safety Path Committee Appointment Discussion

Discussion only. No action.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

Township Planner Passalacqua provided a verbal update regarding the committee's ongoing tasks.

PLANNER/ENGINEER REPORTS

Planner – Carlisle/Wortman

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

Engineer – Sharpe Engineering

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

ADJOURNMENT

Commissioner Blankenship moved, Commissioner Austin seconded, to adjourn the meeting at 7:50 p.m.

Ayes: 5 Nays: 0 Absent: 2
Motion Carried.

Korey Bailey, Chair

Donald Wloszek, Secretary

Date approved: _____
/ds