

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JUNE 26, 2025

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, June 26, 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, Bob Turner, Korey Bailey**

Members Absent: Ryan Austin, Patti Durr (excused)

Also Present: Township Planner Matteo Passalacqua, Planning & Zoning Executive Assistant Cheryl Lotan, Recording Secretary Susan McCullough, one OCTV camera operator, and 16 attendees.

APPROVAL OF AGENDA

Commissioner Wagner moved, Commissioner Turner seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, June 26, 2025, as presented.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – May 8, 2025

Commissioner Wagner moved, Commissioner Turner seconded, to approve the minutes of the regular Planning Commission meeting for May 8, 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 6:32 p.m.

No one spoke during public comment.

There being no further public comment, public comment ended at 6:32 p.m.

COMMISSIONERS' COMMENTS

None.

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PETITIONS

Petition PC25-00

Petitioner: Forrest Jidas, 5284 Eastview Road, Clarkston, MI 48346

Public Hearing/Motion – The petitioner is requesting a zoning map amendment to rezone Parcel No. 04-07-300-009 from SF-2 Suburban Farms to R-3 Single Family. The vacant parcel is located on the northeast corner of Hummer Lake Road and N. Baldwin Road and is approximately 11 acres.

Chair Bailey reviewed the order of proceedings.

Information from Township Consultants

Information from The Kelly Firm was provided to the Commissioners.

Township Planner Passalacqua discussed the Carlisle|Wortman review letter dated June 12, 2025 and was available to answer any questions of the Commission regarding the application.

Presentation by the Petitioner

The petition was presented by Forrest Jidas, 5284 Eastview Road, Clarkston, MI 48346, who was available to answer any questions of the Commission.

Open Public Hearing

Commissioner Wagner moved, Commissioner Turner seconded, to open the public hearing at 6:49 p.m.

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

The following residents spoke in opposition of the petition for the reasons of increased density, noise, traffic, road conditions and water runoff concerns:

1. Ed Johnston, 2144 N. Baldwin, Oxford, MI
2. Darin Balinski, 2345 Hummer Lake Road, Oxford, MI
3. Rebecca Cox, 2096 N. Baldwin Road, Oxford, MI
4. Steven Manley, 2093 N. Baldwin Road, Oxford, MI
5. Erick Staszak, 2257 Hummer Lake Road, Oxford, MI
6. Wendy Dowd, 1425 Hummer Lake Road, Oxford, MI
7. Christine Balinski, 2345 Hummer Lake Road, Oxford, MI
8. William Cox, 2345 Miller Road, Lapeer, MI

Close Public Hearing

There being no further comment, Commissioner Wagner moved, Commissioner Turner seconded, to close the public hearing at 7:14 p.m.

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

Comments from Township Consultants & Staff

Additional comments from Township Consultants and Staff were received.

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Review of Correspondence

None.

Commission Discussion

The Commission discussed the application.

Action

Commissioner Wagner moved, Commissioner Blankenship seconded, to recommend denial to the Oxford Township Board of Trustees for a rezoning for the parcel located on North Baldwin Road in Oxford Township (approximately 11 acres), Parcel No. 04-07-300-009 from SF-2 Suburban Farms District (five acre minimum) to R-3 Single Family District (one acre minimum), based upon a finding that the Applicant does not meet all factors relevant to the petition pursuant to sec. 18.6 of the Township Zoning Ordinance, specifically the rezoning is not consistent with the goals, policies, and future land use map of the Township Master Plan.

Roll call:

Ayes: Wagner, Wloszek, Blankenship, Turner, Bailey

Nays: None

Absent: Durr, Austin

Motion Carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

Discussion of Industrial Setbacks Reviewed by ORC

The Commission discussed industrial district regulations as it relates to setbacks, lot coverage and adjacent uses. The intent of these changes is to allow industrial sites more efficient use of their property and reduce the need for variances due to small or odd shaped lots.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

Township Planner Passalacqua provided a verbal update on ongoing and upcoming projects.

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 June 2025 was included in the packet.

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ADJOURNMENT

Commissioner Wagner moved, Commissioner Blankenship seconded, to adjourn the meeting at 7:44 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Korey Bailey, Chair

Donald Wloszek, Secretary

Date approved: 07/24/2025

smm