

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, AUGUST 28, 2025

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, August 28, 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, Patti Durr, Mark Blankenship, Bob Turner, Korey Bailey**

Members Absent: David Wagner, Don Wloszek

Also Present: Township Planner Matteo Passalacqua, Township Engineer Jim Sharpe, Planning & Zoning Executive Assistant Cheryl Lotan, Recording Secretary Susan McCullough, and 4 attendees.

APPROVAL OF AGENDA

Commissioner Blankenship moved, Commissioner Durr seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, August 28, 2025, as presented.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – July 24, 2025

Commissioner Austin moved, Commissioner Durr seconded, to approve the minutes of the regular Planning Commission meeting for July 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 6:32 p.m.

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

COMMISSIONERS' COMMENTS

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

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THURSDAY, AUGUST 28, 2025

NEW BUSINESS

Final Site Plan: PC 24-004 Applicant – Wellbridge of Oxford (Parcel No. 04-34-200-025)

This parcel is located on the south side of W. Drahner Road, between Pontiac Road and Pathfinder. The applicant is Oxford Real Estate LLC, 10503 Citation Dr., Ste. 100, Brighton, MI 48116.

The applicant is seeking final site plan approved for the development of a skilled nursing home and rehabilitation facility on the 19-acre site.

This application is for a ninety (90) bed nursing home facility focused on physical therapy, rehabilitation, and long-term care. The proposed development will include a single-story fifty-one thousand five hundred fifty (51,550) square foot building located within the western half of the site.

John Savitski, Basic Design Co., 607 Shelby Street, Suite 703, Detroit, MI 48226 was available to answer any questions of the Commission.

Planner Passalacqua presented the Carlisle|Wortman review letter dated August 6, 2025.

Engineer Sharpe presented the Sharpe Engineering review letter dated August 6, 2025.

The Oxford Fire Department review letter dated August 8, 2025 was included in the packet.

One resident spoke during public comment.

Commissioner Blankenship moved, Commissioner Austin seconded, that the Planning Commission grants final site plan approval for PC 24-004, known as “Wellbridge of Oxford” on the basis that the Planning Commission finds that the applicant has met the requirements set forth under the Zoning Ordinance to be eligible for final site plan approval for the reasons set forth on the record and in Township consultant reports, and conditioned on the following conditions being fully satisfied by the applicant:

1. Applicant shall provide all information required by the Township Zoning Ordinance, as detailed in the reports of the Township consultants, the Township Fire Department, and the Township administration;
2. Applicant shall submit revised site plans that address every deficiency identified in those same reports;
3. Applicant shall secure final approval of a Development Agreement, including Oxford Township Board of Trustees’ authorization, to accept a payment-in-lieu of constructing the safety path along Pathfinder Trail and Iroquois Trail.

Roll call:

Ayes: Austin, Durr, Blankenship, Turner, Bailey

Nays: None

Absent: Wagner, Wloszek

Motion Carried.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

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Economic Development Committee

None.

Ordinance Review Committee

Planner Passalacqua provided an update on ongoing and upcoming work of the Committee.

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 August 2025 was included in the packet. He also provided an update regarding ongoing projects.

ADJOURNMENT

Commissioner Blankenship moved, Commissioner Turner seconded, to adjourn the meeting at 6:57 p.m.

Ayes: 5 Nays: 0 Absent: 2

Motion Carried.

Korey Bailey, Chair

Donald Wloszek, Secretary

Date approved: October 9, 2025

smm