

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 23, 2025

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, October 23, 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: **Robert Turner, Ryan Austin, Don Wloszek, Patti Durr, Mark Blankenship, David Wagner, Korey Bailey**

Members Absent: None.

Also Present: Township Planner Matteo Passalacqua, Township Engineer Jim Sharpe, Recording Secretary Susan McCullough, one OCTV camera operator, and 20 attendees.

APPROVAL OF AGENDA

Commissioner Wagner moved, Commissioner Durr seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, October 23, 2025, as presented.

Ayes: 7 Nays: 0 Absent: 0

Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – October 9, 2025

Commissioner Wagner moved, Commissioner Durr seconded, to approve the minutes of the regular Planning Commission meeting for October 9, 2025 as presented.

Ayes: 7 Nays: 0 Absent: 0

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.

UNFINISHED BUSINESS

None.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
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NEW BUSINESS

PC-25-010 – ALDI #152 Preliminary Site Plan

This preliminary site plan proposes construction of a 20,213 sq. foot ALDI grocery store, parking area and associated infrastructure at 101 Market Street, parcel identification number P04-21-151-020 in the C-2 zoning district. The applicant is ALDI, Inc. 2625 N. Stockbridge Road, Webberville, MI 48892.

Planner Passalacqua presented the Carlisle|Wortman review letter dated October 13, 2025.

Engineer Sharpe presented the Sharpe Engineering review letter dated October 13, 2025.

The Oxford Fire Department review letter dated October 15, 2025 was included in the packet.

Adam Steuer, Versa Real Estate, 24655 Southfield Road, #131, Southfield, MI 48075 and Christopher Grzenkowicz, Desine, Inc., 2183 Pless Drive, Brighton, MI 48114 were available to answer any questions of the Commission.

Eight residents spoke during public comment.

Commissioner Wagner moved, Blankenship seconded, to approve the Preliminary Site Plan, PC File No. PC25-010, known by the project name “ALDI #152,” based on a finding that Applicant’s site plan meets the requirements of Sec. 12.10 of the Zoning Ordinance to be eligible for preliminary site plan approval and conditioned upon the following being furnished to the Township by Applicant within 30 days of this approval:

1. Proof of a valid property interest in the Project Area; and
2. Proof that all property taxes are fully paid.

In addition, the following must be submitted as part of Applicant’s Final Site Plan approval application package:

1. Applicant providing the information required by the Township Zoning Ordinance as set forth in the reports submitted by Township consultants, the Township Fire Department, and Township administration; and
2. Applicants’ submittal of revised Plans, addressing stated deficiencies in Reports submitted by Township consultants, the Township Fire Department, and Township administration.

Roll Call:

Ayes: Wagner, Blankenship, Durr, Turner, Austin, Bailey

Nays: Wloszek

Absent: None

Motion Carried.

Commissioner Wagner moved, Commissioner Blankenship seconded, to grant the three waivers as outlined in the Planning Consultant review letter dated October 13, 2025.

Roll Call:

Ayes: Austin, Turner, Durr, Blankenship, Wagner, Bailey

Nays: Wloszek

Absent: None

Motion Carried.

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COMMUNICATIONS AND/OR COMMITTEE REPORTS

Economic Development Committee

None.

Ordinance Review Committee

None.

PLANNER/ENGINEER REPORTS

Planner – Carlisle|Wortman

None.

Engineer – Sharpe Engineering

None.

ADJOURNMENT

Commissioner Wagner moved, Commissioner Turner seconded, to adjourn the meeting at 8:32 p.m.

Ayes: 7 Nays: 0 Absent: 0

Motion Carried.

Korey Bailey, Chair

Donald Wloszek, Secretary

Date approved: November 13, 2025
smm