

**CHARTER TOWNSHIP OF OXFORD
PLANNING COMMISSION REGULAR MEETING**

NOTICE AND AGENDA

Date: Thursday, June 26, 2025

Time: 6:30 p.m.

Place: Oxford Township Meeting Room, 300 Dunlap Road, Oxford, MI 48371

1. Call to order
2. Respects to the flag
3. Noting of roll
4. Approval of the agenda
5. Conflicts of Interest/Ex-Parte Contact
6. Approval of Minutes – Planning Commission Regular Meeting – May 8, 2025.
7. Public comment on items not scheduled for Public Hearing or on this agenda.
8. Commissioners’ Comments
9. Petitions
 - A. **Petition PC25-00** Petitioner –Forrest Jidas, 5284 Eastview Rd, Clarkston, MI 48346.
Public Hearing / Motion The petitioner is requesting a Zoning map amendment to rezone Parcel ID 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 Rd and N Baldwin Rd and is approximately 11 acres.
10. Unfinished Business
11. New Business.
 - A. Discussion of Industrial Setbacks reviewed by ORC
12. Communications and/or Committee Reports
 - A. Economic Development Committee
 - B. Ordinance Review Committee
13. Planner/Engineer Reports - Sharpe June Report attached.
14. Adjournment

The Charter Township of Oxford will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the

meeting/hearing. Individuals with disabilities requiring auxiliary aids or services shall contact the Charter Township of Oxford by writing or calling Curtis W. Wright, Township Clerk at 248-628-9787, ext. 108 as soon as possible to allow the Township sufficient time to have available the aids and services.

Korey Bailey, Chair
Planning Commission
Charter Township of Oxford
300 Dunlap Road
Oxford, MI 48371
(248) 628-9787

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.

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

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.

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

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.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
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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.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
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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

**CHARTER TOWNSHIP OF OXFORD
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

Thursday, June 26, 2025 at 6:30 pm

Notice is hereby given that, under the provisions of the Charter Township of Oxford Zoning Ordinance and the Michigan Zoning Enabling Act, the Charter Township of Oxford Planning Commission will conduct a public hearing at **Charter Township of Oxford Meeting Room at 300 Dunlap Rd., Oxford, MI 48371.**

The purpose of the public hearing is to receive public comments regarding:

- A petition to rezone Parcel ID 04-07-300-009 located east of N Baldwin Rd and north of Hummer Lake Rd from zoning district SF-2 Suburban Farms (5-acre min) to R-3 Single Family (1 acre min).

Documents related to the public hearing will be available for inspection at the Township Building Department, during normal business hours (9:00 am - 4:00 pm on weekdays, excluding holidays).

Members of the public are welcome to attend the public meeting in person or by counsel to express views on the petition. Written comments should be addressed to Korey Bailey, Commission Chair, 300 Dunlap Rd., Oxford, MI 48371, or may be sent by email to Cheryl Lotan, clotan@oxfordtownship.org. All correspondence must be received by 12:00 (noon) on Thursday, June 19 2025.

The Planning Commission will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon seven days' notice to the Planning Commission. Individuals with disabilities requiring auxiliary aids or services should contact Curtis W. Wright, Township Clerk at (248) 628-9787 extension 108, as soon as possible to allow the Township sufficient time to have available the aids and services.

Publication: Oxford Leader



Building Department
 Charter Township of Oxford
 300 Dunlap Road
 Oxford, MI 48371

Received

MAY 20 2025

Rezoning
 Application

Oxford Township

If rezoning request is associated with a specific project, completion of a Site Plan Application will be required.

Property Information

Street Address:	Parcel ID: 17-04-07-300-009
Legal Description: T5N, R10E, SEC 7, W 1/2 OF SW 1/4 1/4 EX 45 ACRES 11 AP 89H	
Property Dimensions: Width at Road Frontage (feet): 947.50 Depth (feet): 430	
Land Area: 9.33 ac.	Net Area:
Gross Area: 11 ac	

Rezoning Information

Site Current Land Use: VACANT
Current Zoning: SF 2 (five acre min)
Zoning of all parcels adjacent to the site and or within 300 feet of the site as listed below and shown on attached scaled drawings.
Neighboring Parcel ID: 04 07 300 008 / Zoning:
Neighboring Parcel ID: 04 07 300 007 / Zoning:
Neighboring Parcel ID: 04 07 300 013 / Zoning:
Neighboring Parcel ID: 04 18 100 028 / Zoning:
Neighboring Parcel ID: 04 18 100 027 / Zoning:
Neighboring Parcel ID: 04 18 100 026 / Zoning:
Write in if more listing is needed: 04 18 100 025 04 18 100 024 04 18 100 001 04 18 100 002 04 18 100 003 03 12 400 024 03 12 400 013 03 13 200 050
Proposed Rezoning Designation: R-3 (one acre min)
Master Plan Future Land Use Designation: acreage Estates 5Ac



Building Department
Charter Township of Oxford
300 Dunlap Road
Oxford, MI 48371

Rezoning Application

Additional Information

- Three (3) scaled drawings of the site in relation to surrounding parcels (within 300 feet).
- Has the rezoning request been previously submitted in the last year?
 - If yes, have conditions changed or is new information available regarding the rezoning request?
- Proof that all property taxes and special assessments have been paid.

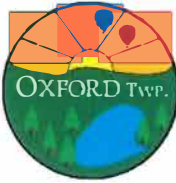
Applicant Information

Name: <u>Forrest P Jidas</u>		
Address: <u>5284 Eastview</u>		
City: <u>Clarkston</u>	State: <u>MI</u>	Zip code: <u>48362</u>
Phone: <u>248 931 8142</u>	Email: <u>JCHINC@SBCGLOBAL.net</u>	
Applicant's Legal Interest in Property <u>OWNER</u>		

Property Owner Information

- Property owner is the same as applicant (do not fill out property owner information)
- Property owner is different than the applicant (information immediately below required)

Name:		
Address:		
City:	State:	Zip code:
Phone:	Email:	



Building Department
 Charter Township of Oxford
 300 Dunlap Road
 Oxford, MI 48371

Rezoning
 Application

Applicant's/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans and attachments are complete and accurate to the best of my (our) knowledge.

I (we) understand that if it is determined that the application is not complete, the Township shall identify in writing what is needed to make the application complete.

I (we) authorize the employees and representatives of the Charter Township of Oxford to enter and conduct an investigation of the above referenced property.

Applicant's Signature <i>Farrest Jidas</i>	Applicant's Printed Name Farrest Jidas (SON)	Date 5-28-25
Property Owner's Signature <i>Farrest Jidas</i>	Property Owner's Printed Name Farrest Jidas FATHER	Date 5-28-25

Payment of the following fees at time of submission:

- Oxford Township Review Non-Refundable - \$1,300
- Fire Department - \$100
- Consultant Review Escrow - \$4,800
- Additional Fee's (if applicable)
 - Parks and Rec - \$50
 - Police - \$100

Received
 MAY 28 2025

Oxford Township

OFFICE USE ONLY

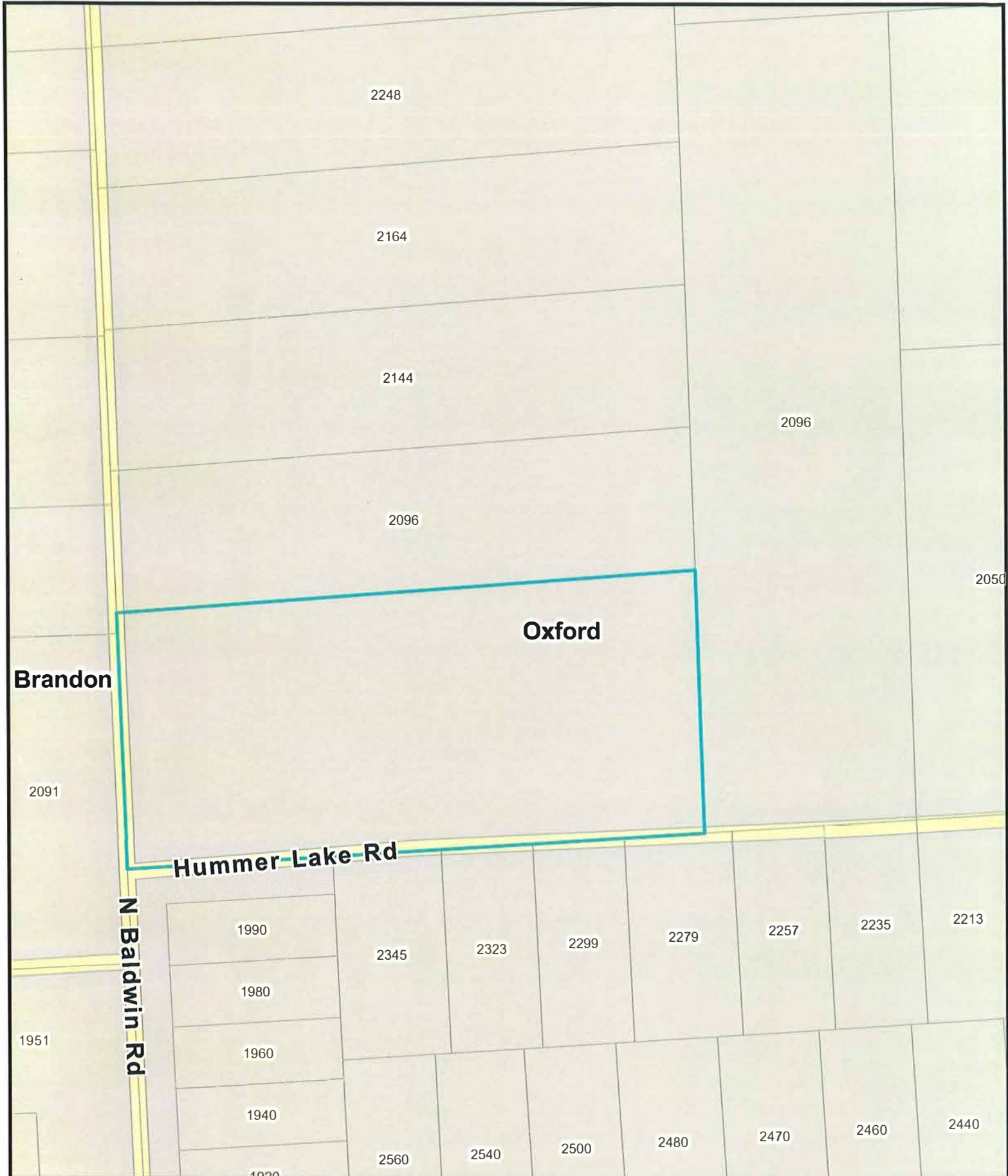
Date Applied 05/28/2025	PC File Number PC 25-007	Escrow / T & A Account BTA 25-008
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P -04-07-300-009
Property Address:
JIDAS, PETE
JIDAS, JOY
5284 EASTVIEW RD
CLARKSTON MI 48346-4102

TAX HISTORY

	2024	2023	2022	2021	2020
TAXABLE	28,800	27,430	26,130	25,300	24,960
BOR/MTT	28,800	27,430	26,130	25,300	24,960
ASSESSED	48,970	44,520	35,610	32,380	29,810
BOR/MTT	48,970	44,520	35,610	32,380	29,810
PRE/MBT %	0.0000	0.0000	0.0000	0.0000	0.0000
BOR/MTT	0.0000	0.0000	0.0000	0.0000	0.0000
SCHOOL	63110	63110	63110	63110	63110
SUM TAXES	1,149.79	1,095.95	1,062.78	1,034.66	1,024.83
SUM INTRST	0.00	0.00	21.26	0.00	0.00
SUM PAID	1,149.79	1,095.95	1,084.04	1,034.66	1,024.83
SUM PMT DATE	09/09/2024	07/12/2023	10/28/2022	09/14/2021	09/14/2020
SUM RECPT NO	00005656	00000161	00007727	00007214	00006463
WIN TAXES	436.02	380.54	357.78	324.28	335.05
WIN INTRST	0.00	0.00	0.00	0.00	0.00
WIN PAID	436.02	380.54	357.78	324.28	335.05
WIN PMT DATE	01/10/2025	12/06/2023	12/09/2022	12/10/2021	12/16/2020
WIN RECPT NO	00005251	00000201	00000182	00000181	00000508
VIL TAXES	0.00	0.00	0.00	0.00	0.00
VIL INTRST	0.00	0.00	0.00	0.00	0.00
VIL PAID	0.00	0.00	0.00	0.00	0.00
VIL PMT DATE	/ /	/ /	/ /	/ /	/ /
VIL RECPT NO					

Baldwin Rd



Brandon

Oxford

Hummer Lake Rd

N Baldwin Rd

-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 5/20/2025

NORTH
 1 inch = 200 feet



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: June 12th, 2025

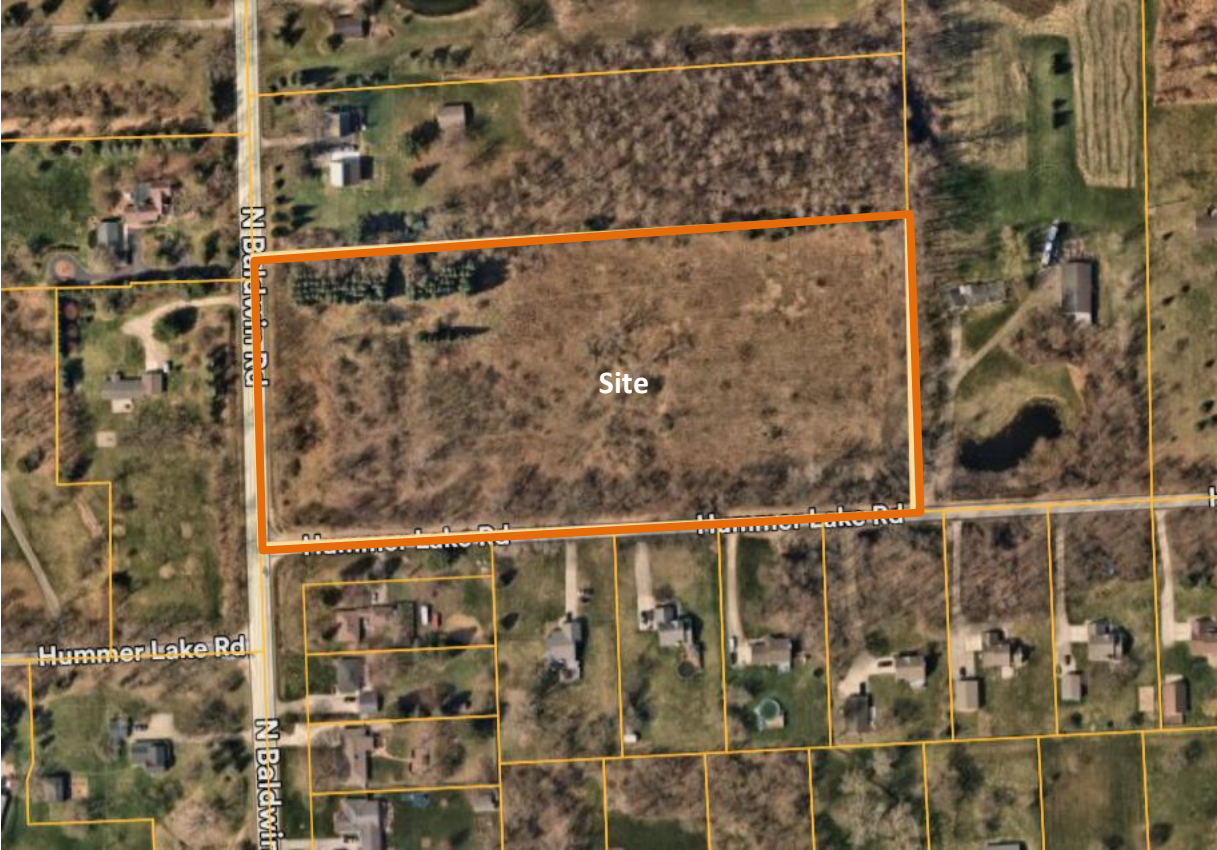
**Rezoning Review
For
Oxford Charter Township, Michigan**

Applicant:	Forrest Jidas
Project Name:	Baldwin Road / Hummer Lake Road Rezone
Location:	Northeast corner of Baldwin Road and Hummer Lake Road.
Parcel ID:	04-07-300-009
Parcel Size:	9.33 acres
Application Date:	May 20 th , 2025
Current Zoning:	Suburban Farms 2, SF-2, (5 acre lot minimum)
Action Requested:	Rezone to Single Family, R-3, (1 acre lot minimum)

PROJECT DESCRIPTION

The applicant is requesting a zoning change for one parcel located at the northeast corner of Baldwin Road and Hummer Lake Road to allow for one (1) acre single lots as opposed to five (5) acre lots. The lot is vacant and contains no structures. The rezoning application includes a conceptual lot spilt showing seven (7) lots. No formal land division application or site plan has been submitted to the Township.

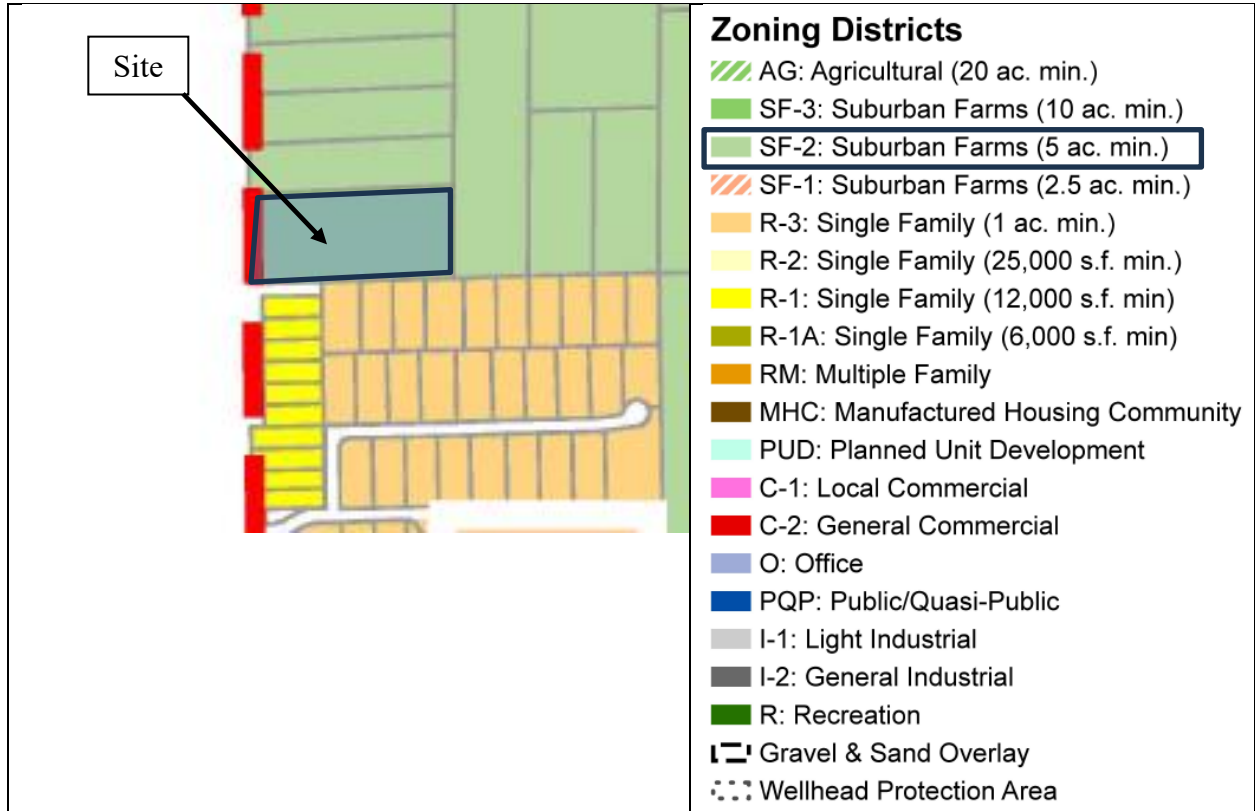
Aerial Photograph



Source: NearMap April 2025

NEIGHBORING ZONING AND LAND USE

Zoning



The zoning and existing land uses for the subject site and surrounding parcels are identified in the following table:

Direction	Zoning	Existing Use
Site	SF -2	Vacant
North	SF -2	Single Family Home
South	R1 & R3	Single Family Homes
East	SF -2	Single Family Home
West	Re – Rural Estate (Brandon Twp)	Single Family Home

If approved, the lot would conform to the lot standards for the R3 district. Permitted and Special Land uses in the R3 zone are shown on the following page.

R3 Zoning District	
Permitted Land Uses	Special Land Uses
Child or adult family day care home	Adult foster care congregate facility
Single-family dwelling, detached	Adult foster care small or large group home, serving 7 or more residents
State-licensed residential facility	Child caring institution, serving 7 or more children
Recreational facility for residents of a development	Child or adult group day care home
Essential services and structures, transmission and distribution lines, pipelines, telephone repeaters and related structures	Convalescent or nursing home
Municipal water treatment facility	Library, museum, or similar noncommercial cultural facility
Polling place	Public or private park, recreation activity, or conservation area
Bed and breakfast residence	Transient, temporary amusement
Home occupation	Place of worship
Accessory buildings, structures, or uses that are customarily incidental to permitted or special land uses	Police, fire, or emergency medical services station
	Private elementary, middle, or secondary school
	Bed and breakfast inn
	Day care center

Items to be addressed: None

NATURAL FEATURES

No natural feature information was provided in the application. Below is our observed condition of the site. It should be noted that the proposed district will allow for additional residential uses.

- Topography:** The site appears relatively flat.
- Wetlands:** No wetlands appear to be present onsite.
- Woodland:** A small woodland clusters is present in the northwest corner of the site. The remainder of the site is covered with brush.
- Soils:** Predominant soils are Marlette sandy loam and Dixboro loamy fine sand.
- Water:** No major waterbodies exist onsite or nearby.

Items to be addressed: None.

MASTER PLAN

The Township’s Master Plan is a comprehensive document that includes many elements that should be considered when determining rezoning requests. Pertinent sections to review include future land uses, as well as goals, objectives and strategies of the site(s) proposed for rezoning.

The Township is currently undergoing a comprehensive update to the Master Plan. While not adopted at this time, reference to the draft Future Land Use map is made as it relates to a similar sentiment regarding the future land use of this area.

2019 Future Land Use

Under the current Master Plan, the site is located in the Acreage Estates (5 acre lots) district shown on the next page:



The description for the Acreage Estates district is:

Acreage Estates (5 acre lots): The Acreage Estates designation seeks to maintain low residential densities that continue to be conducive to hobby-farming and the equestrian lifestyle. As with the Hunt Country Agriculture and Estates designations, large lot sizes, deep setbacks, clustering and preservation of key scenic features should be maintained. Minimum lot size should be 5 acres. Land located within this designation will most likely be served by well and septic.

The 2019 Master Plan Future Land Use map does not envision denser residential uses under the R3 zoning in this area.

The current Master Plan draft Future Land Use map designates this area as Acreage Estates (5 acre lots) as well. This designation indicates consistency in the Township's consideration for the future uses in this area of the community.

Items to be addressed: Planning Commission to consider the 2019 Master Plan in determining the appropriateness of the rezoning request.

DEVELOPMENT POTENTIAL

If rezoned, the lot will allow for denser single family residential uses on the site. Under current zoning, the lot could be developed with one single family detached home. If rezoned to R3, the lot could be divided and potentially developed into six to eight lots with one single detached home per lot. Other standards related to the R3 district are outlined in Section 3.7 of the Zoning Ordinance. Accounting for current market conditions and infrastructure, this proposed use has development potential at this location.

REZONING STANDARDS

In reviewing any petition for a zoning amendment, the Planning Commission shall evaluate the petition based on the criteria in Section 18.6 for map amendments and Section 18.7 for text amendments and shall make its recommendations for disposition of the petition to the Township Board following the public hearing.

Section 18.6 criteria for a proposed map amendment (rezoning) are reviewed below.

- A. *Consistency with the goals, policies, and future land use map of the Township Master Plan, including any sub-area or corridor plans. If conditions have changed since the master plan was adopted, the rezoning may be found to be consistent with recent development trends in the area.*

CWA Comment: The 2019 Master Plan provides goals for a variety of housing. The future land use designation does not contemplate denser residential uses on this site however such zoning and uses are present adjacent to the lot.

- B. *Compatibility of the site's physical, geological, hydrological, and other environmental features with all uses permitted in the proposed zoning district compared to uses permitted under current zoning.*

CWA Comment: The site does not contain any major environmental features and appears to be compatible with the uses permitted in the R3 district.

- C. *The compatibility of all uses permitted in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential influence on property values compared to uses permitted under current zoning.*

CWA Comment: Properties located around the intersection are currently zoned SF-2, R3, and R1. All nearby uses are similar in nature with lot sizes varying between approximately 27,000 square feet and 10.3 acres. The proposed site appears to be conducive to the potential use of multiple single family homes. Uses permitted under the R3 zoning designation are similar in nature and are in high demand in the current market.

- D. *The capacity of Township utilities and services sufficient to accommodate all the uses permitted in the requested district without compromising the health, safety, and welfare of the Township.*

CWA Comment: Public water and sewer service is not available in the area. The lot is large enough that if spilt under the R3 lot requirements, well and septic could be utilized with approval from the Oakland County Health Department. We defer to Township Engineering and Public Safety on any other concerns.

- E. *The capacity of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.*

CWA Comment: As stated earlier, the lot could potentially be split and be developed into an additional six to eight homes. It is not foreseen that the R3 designation would have an adverse effect on traffic in the area.

- F. *The apparent demand for the types of uses permitted in the requested zoning district in the Township, and surrounding area, in relation to the amount of land in the Township, and surrounding area, currently zoned, and available to accommodate the demand.*

CWA Comment: The majority of the Township is zoned for residential uses however the single family home market in the community is strong.

- G. *The boundaries of the requested zoning district are sufficient to meet the dimensional regulations for the zoning district listed in Section 3.7, Schedule of Regulations.*

CWA Comment: If rezoned, the lot would meet the dimensional standards for R3 lots.

- H. *The requested zoning district shall be more appropriate from the Township's perspective than another zoning district.*

CWA Comment: Uses in the R3 designation are in high demand. The area is predominantly residential with varying lot sizes. The lack of water/sewer service in the area would make zoning to R2, R1 or R1-A difficult. Though Baldwin Road is a minor arterial road, there does not appear to be a strong demand for commercial or industrial in this area.

- I. *The requested rezoning will not create an isolated and unplanned spot zone.*

CWA Comment: R3 would not create a spot zone.

- J. *The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.*

CWA Comment: No request has been made in the past year.

- K. *Other criteria as determined by the Planning Commission or Township Board which would protect the health and safety of the public, protect public and private investment in the Township, and enhance the overall quality of life in Charter Township of Oxford.*

CWA Comment: There appear to be no threats to the health, safety, welfare, or investment associated with the rezoning.

Items to be addressed: None

SUMMARY

The proposed rezoning is compatible with market demands and the proposed location is conducive with uses in the area. The proposed rezoning is somewhat compatible with the 2019 Master Plan Future Land Use map and offers the possibility of additional housing in the community.

The Planning Commission recommends the approval or denial of the rezoning to the Township Board during a public hearing. The Township Board shall have the final approval/denial decision on the rezoning petition.

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

Subject: Opposition to Rezoning from SF-2 to R-3 – Parcel-04-07-300-009

Dear Charter Township of Oxford Planning Commission,

I am writing to formally oppose the proposed rezoning of the property located at P-04-07-300-009 from **SF-2 (Suburban Farms 5 acres)** to **R-3 (Single Family 1 acre)**.

I have lived in this neighborhood for 39 **years**. I purchased my property with the understanding that the surrounding area was zoned **SF-2**, which offers space, privacy, and a quiet rural character. This was a **deliberate decision**, especially because I wanted to avoid dense development and the kind of crowded living that comes with multifamily zoning.

My Concerns:

- **Loss of Intended Land Use:** One of the reasons I chose to live here was so I could **hunt** on and enjoy the open land. Rezoning to R-3 threatens that. Dense housing means more people, more restrictions, and less safety and privacy for activities like responsible hunting, which are still legal and valued in our area under current zoning.
- **Changed Community Character:** The shift from SF-2 to R-3 would permanently change the feel of the neighborhood—from quiet, rural, and open to busier and crowded. That's **not what we moved here for**, and not what we were promised under the current zoning.
- **Absentee Owner's Interests vs. Longtime Residents:** The person requesting this re-zoning has **never lived here**. I've been part of this community for decades. It doesn't sit right that someone with no connection to the land or the people here could push through a change that negatively affects those of us who have built our lives here.

This rezoning does **not serve the public interest**, only private profit. Please uphold the original zoning and protect the character of this neighborhood and the rights of long-term property owners.

Sincerely,

Edward and Dawn Johnston
2144 N. Baldwin Road, Oxford, MI 48371
248-202-7641 or 248-856-5385

Cheryl Lotan

From: Kristine Balinski <kristinebalinski@gmail.com>
Sent: Monday, June 16, 2025 2:38 PM
To: Cheryl Lotan
Subject: Petition to Rezone Parcel 04-07-300-009

Hello,

We received notice of the upcoming public hearing on June 26 regarding the petition to rezone parcel id 04-07-300-009 at Baldwin & Hummer Lake roads.

We plan to attend the meeting but would like to know if there is any additional information we can preview, such as a site plan or schematics. Is it a small subdivision? Will they be individually sold? Will there be 5 new driveways or one new street?

We live across the street from the lot and have enjoyed the quiet country setting for 21 years. 10 new houses being built would mean that we would likely move. So, any additional information you can provide would be greatly appreciated.

Thank you,
Kristine and Darin Balinski
2345 Hummer Lake Rd, Oxford, MI 48371

To Whom it may concern:

This letter is in regard to my objection of rezoning Parcel 04-07-300-009 from SF-2 to R-3.

Devastation is the first word that comes to mind when I opened the letter and found out that there was a petition to rezone the parcel next to me. I unfortunately share the 950' of property line with that parcel.

I am a lifelong resident of Oxford and the whole reason I purchased this property 17 years ago was for the land, location, and zoning. The house/utilities were dilapidated and in need of major repairs. I have invested countless hours and finances to make this my forever home. And did everything possible to keep it during the recession. I recently spent my savings on building a garage last year. And I never would have made such an investment if I knew that rezoning was a possibility.

I am extremely concerned about many things if the zoning were to change:

-Property values of this area.

-The effect this will have on the neighborhood and the beauty of all our land. The whole intent of Suburban farms is to have a low population and development density for preservation of being more open and rural.

-Additional houses and the topographical changes that would impact mine and others land, now and over a prolonged period. Such as drainage issues and run off.

-How the utilities will be run and if it will disrupt mine and my neighbors' properties.

-The influx of people it will yield. The intersection at Hummer Lake and Baldwin has already had numerous accidents and a fatality within the last year.

-This rezoning would in turn change easements, putting homes even closer to property lines, etc. I also worry about the changes in "Schedule of Use Regulations" and what is allowed under the zoning of R-3 single family. And what domino effect this will have on our neighborhood now and in the future.

Please do not allow the rezoning of our beautiful neighborhood. I appreciate you taking the time to read this letter, thank you.

Sincerely,

Rebecca Cox- (248-202-7033)

2096 N Baldwin Rd. Oxford, MI 48371



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

TO: Oxford Township Planning Commission
FROM: Matteo Passalacqua, Associate Planner
DATE: June 12th, 2025
RE: ORC Update: Industrial Schedule of Regulations

PC members, please come to the June meeting prepared to discuss the following item.

Industrial Setbacks

- The ORC is reviewing industrial district regulations as it relates to setbacks, lot coverage and adjacent uses. Provided in your packet tonight is the final draft of the proposed changes. These changes were influenced by comparison to similar community standards and staff review. 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. The next step in this process will be to either prepare a public hearing to begin the official review and adoption of the proposed revisions or send back to the ORC with comments for consideration.

Thank you for your time.
Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Community Planner

Benjamin R. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Vice President*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal*
Paul Montagno, *Principal*, Megan Masson-Minock, *Principal*, Laura Kreps, *Senior Associate*
Richard K. Carlisle, *Past President/Senior Principal*

Article 3 Zoning District Regulations

3.7 Schedule of District Regulations.

District	Minimum Lot Area ^{A, B}	Min. Lot Width ^{C, D}	Minimum Yard Setback ^E			Maximum Bldg. Height ^{F, G}		Maximum Lot Coverage ^H	Additional Regulations
			Front ^{L, J}	Side ^J	Rear	Feet	Stories		
AG, Agriculture	20 acres	600 ft.	50 ft.	60 ft.	75 ft.	35 ft. ^K	2½	10%	See §3.8(A)
SF-3, Suburban Farms	10 acres	330 ft.	50 ft.	50 ft.	60 ft.	35 ft.	2½	15%	See §3.8(A)
SF-2, Suburban Farms	5 acres	300 ft.	40 ft.	50 ft.	50 ft.	35 ft.	2½	15%	See §3.8(A)
SF-1, Suburban Farms	2.5 acres	200 ft.	40 ft.	50 ft.	50 ft.	35 ft.	2½	20%	See §3.8(A)
R-3, Single-Family Residential	1 acre	150 ft.	35 ft.	15 ft.	30 ft.	35 ft.	2½	25%	See §3.8(A)
R-2, Single-Family Residential	25,000 s.f.	120 ft.	30 ft.	12.5 ft.	25 ft.	35 ft.	2½	30%	See §3.8(A)
R-1, Single-Family Residential	12,000 s.f.	80 ft.	25 ft.	10 ft. ^N	20 ft.	35 ft.	2½	35%	See §3.8(A)
R-1A, Single-Family Residential	6,000 s.f.	60 ft.	25 ft.	7.5 ft. ^N	20 ft.	35 ft.	2½	40%	See §3.8(A)
RM, Multiple-Family Residential	See §3.8(B)	200 ft.	35 ft.	20 ft.	40 ft.	45 ft. ^L	3	40%	See §3.8(B)
MHC, Manufactured Housing Community	<u>10 acres</u>	330 ft.	40 ft.	20 ft.	35 ft.	25 ft. ^L	2	35%	See §3.8(C)
C-1, Local Commercial	10,000 s.f.	100 ft.	35 ft.	20 ft. ^M	25 ft.	35 ft.	2	30%	-
C-2, General Commercial	1 acre	150 ft.	35 ft.	30 ft. ^M	30 ft.	35 ft.	2	30%	-
O, Office	10,000 s.f.	100 ft.	35 ft.	20 ft.	25 ft.	45 ft.	3	30%	-
RO, Research Office	1 acre	150 ft.	50 ft.	25 ft.	50 ft.	40 ft.	2	30%	-
I-1, Light Industrial	1 acre	150 ft.	40 50 ft.	25 ft.	25 50 ft. ^O	40 ft.	2	50 35%	-
I-2, General Industrial	2 acres	200 ft.	50 75 ft.	40 50 ft.	50 75 ft. ^O	50 ft.	2	60 40%	-
R, Recreation	5 acres	330 ft.	50 ft.	50 ft.	50 ft.	35 ft.	2½	10%	-
PQP, Public/Quasi-Public	-	-	35 ft.	20 ft.	20 ft.	45 ft.	3	40%	-
G, Gravel and Sand Overlay	See §5.25								

O. Exceptions for Industrial buildings when adjacent to Residential Zones. When adjacent to R1-A, R-1, R-2 and R-3 zoning districts, rear setbacks shall be 50 feet for I-1 zoned sites, and 75 feet for I-2 zoned sites.

Oxford Township Ordinance Review Committee 2025 Workplan

- Priorities are subject to amendment once 2025 Master Plan is adopted

ZONING ITEM	ORC Meeting for Initial Discussion	CWA Drafting	ORC Review Complete	Other Agency Review (Engineering, Legal, Public Safety, etc)	ORC Review Final	PC Public Hearing	BOT Meeting to Approve Readings	BOT 1 st and 2 nd Readings	BOT Meeting to Adopt / Deny	Effective Date	Comments
High Priority											
Industrial Setbacks	3/13/25	4/2/25	5/15/25	6/12/25	6/12/25						Consideration should be given to the timeline in which future industrial zones will be added to the map and size of the lots in question.
Mixed Use Zoning	6/12/25										Due to complexity of mixed use zoning, this may require a separate budget and coordination with the Township attorney earlier in the process.

ZONING ITEM	ORC Meeting for Initial Discussion	CWA Drafting	ORC Review Complete	Other Agency Review (Engineering, Legal, Public Safety, etc)	ORC Review Final	PC Public Hearing	BOT Meeting to Approve Readings	BOT 1 st and 2 nd Readings	BOT Meeting to Adopt / Deny	Effective Date	Comments
Medium Priority											
Accessory Solar Uses	6/12/25										Current ordinance language provides regulations for large scale renewable energy systems but does not speak to small scale accessory uses.

ZONING ITEM	ORC Meeting for Initial Discussion	CWA Drafting	ORC Review Complete	Other Agency Review (Engineering, Legal, Public Safety, etc)	ORC Review Final	PC Public Hearing	BOT Meeting to Approve Readings	BOT 1 st and 2 nd Readings	BOT Meeting to Adopt / Deny	Effective Date	Comments
Low Priority											
Murals											Sign ordinance does not permit for the consideration or review of murals.
Landscaping Standards											Examine the potential for developing lists of appropriate and inappropriate species.
Accessory Dwelling Units											Current ordinance does not allow for accessory dwelling units, however there has been consistent interest in accessory structures on residential lots that allow for dwelling amenities.

Oxford Township Ordinance Review Committee 2025 Workplan

- Priorities are subject to amendment once 2025 Master Plan is adopted

ZONING ITEM	ORC Meeting for Initial Discussion	CWA Drafting	ORC Review Complete	Other Agency Review (Engineering, Legal, Public Safety, etc)	ORC Review Final	PC Public Hearing	BOT Meeting to Approve Readings	BOT 1 st and 2 nd Readings	BOT Meeting to Adopt / Deny	Effective Date	Comments
Contingency											
Zoning Board of Appeals											<i>This has been a lower-priority item since 2022 because there are few cases heard by the Zoning Board of Appeals at this time. ZBA and CWA will monitor variance requests to identify potential patterns.</i>
Zoning Map Maintenance											<i>Significant map maintenance has been conducted in late 2022 and 2024. Map maintenance in 2025 is likely to focus more on areas to be developed in the near future and is reliant on finalization of the Master Plan.</i>



Oxford Township Project Activity Report – June 2025

Oxford Township Municipal Projects

1. North Area Sanitary Sewer Special Assessment District:
(Authorized Amount - \$3,050,025.60 : Paid to Date - \$2,549,828.90)
 - Sewer installation between Harriett and Dunlap was substantially completed on 11/20/24.
 - Contact to remain open into 2025 until restoration can be verified.

2. Camp Oakland Pump Station:
(Authorized Amount - \$961,768.97 : Paid to Date - \$799,465.32)
 - The major construction work to upgrade the existing pump station is complete.
 - Project is fully functional and was deemed substantially complete on 12/19/24.
 - Contact to remain open into 2025 until restoration items are completed.

3. Brabb-Dewey Sanitary Sewer:
(Estimated Amount - \$2,400,000 : Paid to Date - \$0)
 - Survey and design work related to a proposed sanitary sewer project in the Brabb-Dewey subdivision is complete.
 - **RCOC permit application has been approved.** EGLE permit review in process.
 - Awaiting deposit of grant funds before beginning bidding and construction processes.

4. Willow Lake PRV Project:
(Authorized Amount - \$768,283.00 : Paid to Date - \$0.00)
 - Design work related to an existing Pressure Reducing Valve (PRV) is complete.
 - EGLE and RCOC permits have been approved.
 - Notice to proceed issued to Trojan Development via Township Board approval.
 - Construction anticipated in June 2025.

5. Seymour Lake Water Main Project:
(Authorized Amount - \$70,000.00 : Paid to Date - \$59,850.00)
 - Design for a new 16" water main from Dunlap to Sanders is complete.
 - Permit applications submitted to RCOC and WRC have been approved.
 - Permit application was submitted to EGLE on 3/11. Roughly 4-6 month approval process.
 - Bidding and construction dates to be determined based on permit timing & funding.

6. Seymour Lake Road Safety Path Project (Dunlap – Sanders):
(Authorized Amount - \$21,000.00 : Paid to Date - \$0.00)
 - Survey and engineering design of Seymour Lake Road safety path is complete.
 - Permit applications submitted to RCOC has been approved.
 - **Engineering design of concrete bridge abutments to be completed 6/15.**

7. 2024 Cemetery Paving Project:
(Authorized Amount - \$106,430.94 : Paid to Date - \$101,109.39)
 - Paving portion of project has been completed.
 - Contact to remain open into 2025 until restoration can be verified.



8. Sanitary Sewer Master Plan:

(Authorized Amount - \$15,000 : Paid to Date - \$7,500.00)

- Sharpe Engineering is in process of compiling necessary data, preparing maps, and preparing a written report pertaining to the Township's sanitary sewer system.
- Draft report to be presented to W/S Committee in spring 2025.



Oxford Township Project Activity Report – June 2025

Oxford Township Private Development Projects

1. McLaren Urgent Care:
 - Redevelopment of the existing McLaren site with new 2-story, 50k square foot building.
 - Phase 1 & Phase 2 infrastructure has been completed and accepted.
 - Record drawings and final documentation in process of being completed.
2. Sanctuary Hills:
 - Residential project consisting of 85 single family homes on south side of E. Drahner.
 - Final site plan was approved by the PC on 12/14/23.
 - Project is currently in the final engineering design phase.
 - The infrastructure construction has no estimated start date.
3. The Villages and Peninsula of Tullamore:
 - Residential project consisting of 61 single family homes and 105 condominium units located at the northeast corner of E. Drahner and Oxford Lakes Drive.
 - Project received preliminary site plan approval on 4/25/24.
 - Project is currently in the final engineering design phase.
 - The infrastructure construction has no estimated start date.
4. Enclaves of Woodbridge – Phase 3:
 - Residential condo project off Market Street consisting of 11 buildings (20 units total).
 - Project has received final site plan, engineering, and all permit approvals.
 - Underground infrastructure construction and as-builts have been completed.
 - **Completion of roadway expected in June.**
5. Barron Industries:
 - 17,600 SF commercial building expansion on Oakwood Road.
 - Project received final site plan approval at 12/12/24 PC meeting.
 - **Engineering plans were approved on 5/19.**
 - **Once permits are provided from contractor, pre-construction meeting can be scheduled.**
6. Wellbridge of Oxford:
 - Proposed 90-bed skilled nursing and rehabilitation facility on Drahner Rd near Pontiac Street.
 - Project received preliminary site plan approval from Planning Commission in February.
 - Project is currently in the final engineering design and permitting phase.
7. **Camp Oakland Water Main:**
 - **Design for a new 8" water main extension on Camp Oakland property is complete.**
 - **Permit application was submitted to EGLE on 2/19. Roughly 4-6 month approval process.**
 - **Construction date to be determined based on permit timing & funding.**
 - **Water services for existing buildings have been applied for by contractor.**



8. Northwest corner of M24 & Drahner (Old Chase Bank):
 - TB approved request to rezone property from O (Office) to C-2 (General Commercial) at the 5/14 meeting.
9. Southwest corner of Market Street & Waterstone Drive:
 - PC approved request to rezone property from C-1 (Local Commercial) to R-1 (Single Family Residential). 2nd reading scheduled for rezoning consideration at 6/11 TB meeting.
10. Northwest corner of Market Street & Stony Lake Drive:
 - PC approved request to rezone property from C-1 (Local Commercial) to RM (Multi-Family Residential). 2nd reading scheduled for rezoning consideration at 6/11 TB meeting.
11. Southwest corner of M24 & Market Street:
 - PC approved request to rezone property from C-1 (Local Commercial) to C-2 (General Commercial) at the 5/8 meeting. 1st reading scheduled for rezoning consideration at 6/11 TB meeting.