

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, FEBRUARY 26, 2026

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, February 26, 2026, at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371.

The meeting was called to order by Vice-Chair Turner at 6:30 p.m.

**RESPECTS TO THE FLAG**

**NOTING OF THE ROLL**

Members Present: **Robert Turner, Mark Blankenship, Ryan Austin, Patti Durr, David Wagner**

Members Absent: Korey Bailey, Don Wloszek

Also Present: Township Planner Matteo Passalacqua, Township Planner Benny Bono, Township Engineer Jim Sharpe, Recording Secretary Susan McCullough, one OCTV camera operator, and 33 attendees.

**APPROVAL OF AGENDA**

Commissioner Wagner moved, Commissioner Blankenship seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, February 26, 2026, as presented.

Ayes: 4      Nays: 1      Absent: 2  
Motion Carried.

**CONFLICTS OF INTEREST/EX-PARTE CONTACT**

**APPROVAL OF MINUTES**

**Planning Commission Regular Meeting – January 22, 2026**

Commissioner Wagner moved, Commissioner Austin seconded, to approve the minutes of the regular Planning Commission meeting for January 22, 2026 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 6:35 p.m.

One person spoke during public comment.

Public comment ended at 6:38 p.m.

**COMMISSIONERS' COMMENTS**

None.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, FEBRUARY 26, 2026

**PUBLIC HEARING(S)**

**Zoning Ordinance Text Amendments to Update Article 3, Section 3.5 and add Article 5, Section 5.40**

The purpose of the public hearing is to receive public comments regarding updating Article 3, Section 3.5 and adding Section 5.40 to make mixed-use developments a special land use in the C1 Local Commercial, C2 General Commercial and O Office zoning districts. This would allow for upper story residential in these districts as well as first floor residential for interior buildings. Adding Section 5.40 “Mixed-Use Development” to the Zoning Ordinance will provide specific development standards for mixed-use developments including, but not limited to, design requirements, modified setback requirements, and the allowance of four (4) story mixed-use buildings.

Presentation by the Petitioner

The petition was presented by **Matteo Passalacqua, Carlisle|Wortman Associates, Inc., 117 North First Street, Suite 70, Ann Arbor, MI.**

Open Public Hearing

Commissioner Wagner moved, Commissioner Blankenship seconded, to open the public hearing at 6:44 p.m.

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

The following residents spoke during the public hearing:

1. Brian Pencak, 475 Franklin Lake Circle, asked questions regarding the process for text amendment adoption. Planner Passalacqua explained the process.
2. Marianne Kainz, 149 Stony Lake Drive, expressed concern with the addition of Section 5.40, and stated she would prefer that it be removed from consideration.
3. Deb Bisschop, 1537 Glass Lake Circle, spoke in opposition to the proposed amendments.
4. Kittie Pugliese, 1032 Cedar Street, spoke in opposition to the proposed amendments.
5. Sarah Conlin, business owner at 850 S. Lapeer, spoke in support of this change in the Office district.

Close Public Hearing

Commissioner Wagner moved, Commissioner Blankenship seconded, to close the public hearing at 6:52 p.m.

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

Comments from Township Consultants and Staff

Township Planner Passalacqua was available to answer any questions of the Commission regarding the proposed amendments.

Review of Correspondence

No correspondence was received regarding the proposed text amendments.

Commissioner Discussion

The Commission discussed the proposed text amendments.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, FEBRUARY 26, 2026

Motion

Commissioner Wagner moved, Commissioner Durr seconded, to recommend approval to the Oxford Township Board of Trustees of the above-referenced proposed amendments to update Article 3, Section 3.5 and to add Article 3, Section 5.40 of the Township Zoning Ordinance to make mixed-use developments a special land use in the C1 Local Commercial, C2 General Commercial, and O Office zoning districts.

Roll call:

Ayes: Austin, Durr, Wagner, Blankenship, Turner

Nays: None

Absent: Wloszek, Bailey

Motion Carried.

**Zoning Ordinance Text Amendments to update Article 3, Section 3.4 and 3.5**

The purpose of the public hearing is to receive public comments regarding Zoning Ordinance text amendments to update Article 3, Section 3.4 and Section 3.5 to allow retail use of up to 10,000 square feet in gross floor area in the Office (O) zoning district. This will allow for a limited number of retail stores and personal service establishments to complement and support office uses and nearby residential neighborhoods.

Presentation by the Petitioner

The petition was presented by **Matteo Passalacqua, Carlisle|Wortman Associates, Inc., 117 North First Street, Suite 70, Ann Arbor, MI.**

Open Public Hearing

Commissioner Wagner moved, Commissioner Blankenship seconded, to open the public hearing at 6:57 p.m.

Ayes: 5                      Nays: 0                      Absent: 2

Motion Carried.

The following residents spoke during the public hearing:

1. Marianne Kainz, 149 Stony Lake Drive, clarified her opinion on changing zoning in residential areas.
2. Kittie Pugliese, 1032 Cedar Street, asked for clarification on the changed zoning designation from C1 to C2 on the Aldi property. Planner Passalacqua shared the history of the zoning in that area and the areas that are currently zoned Office.

Close Public Hearing

Commissioner Wagner moved, Commissioner Blankenship seconded, to close the public hearing at 7:08 p.m.

Ayes: 5                      Nays: 0                      Absent: 2

Motion Carried.

Comments from Township Consultants and Staff

Township Planner Passalacqua was available to answer any questions of the Commission regarding the proposed amendments.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, FEBRUARY 26, 2026

Review of Correspondence

No correspondence was received regarding the proposed text amendments.

Commissioner Discussion

The Commission discussed the proposed text amendments.

Motion

Commissioner Wagner moved, Commissioner Blankenship seconded, to recommend approval to the Oxford Township Board of Trustees of the above-referenced proposed amendments to update Article 3, Section 3.4 and Section 3.5 of the Township Zoning Ordinance to allow retail use of up to 10,000 square feet in gross floor area in the Office (O) zoning district.

Roll call:

Ayes: Wagner, Durr, Austin, Blankenship, Turner

Nays: None

Absent: Wloszek, Bailey

Motion Carried.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**Final Site Plan - 101 Market Street, ALDI #152 (Parcel P-04-22-151-020)**

The applicant (Aldi, Inc., 2625 N. Stockbridge Road, Webberville, MI 48892) is seeking final site plan approval to construct a 20,213 sq. ft. Aldi grocery store on a 3.94-acre lot located at the southwest corner of Market Street and M-24.

Planner Passalacqua presented the Carlisle|Wortman review letter dated January 30, 2026.

**Christopher Grzenkowicz, Desine, Inc., 2183 Pless Drive, Brighton, MI 48114** was available to answer any questions of the Commission.

Engineer Sharpe presented the Sharpe Engineering review letter dated January 30, 2026.

Twelve residents spoke during public comment.

Commissioner Wagner moved, Commissioner Blankenship seconded, to approve the Final Site Plan for PC-25-010, known by the project name "Aldi #152" based on a finding that applicant's site plan meets the requirements of Section 12.10 of the Zoning Ordinance to be eligible for final site plan approval and conditioned upon submission of a Development Agreement to the Township by applicant within 30 days of this approval. In addition, the following must be submitted for applicant to obtain final site plan approval: 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) applicant's submittal of revised plans, addressing stated deficiencies in reports submitted by Township consultants, the Township Fire Department and Township administration.

Roll call:

Ayes: Blankenship, Durr, Austin, Wagner, Turner

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, FEBRUARY 26, 2026

Nays: None  
Absent: Wloszek, Bailey  
Motion Carried.

**COMMUNICATIONS AND/OR COMMITTEE REPORTS**

**Ordinance Review Committee**

Planner Passalacqua provided an update on ongoing and upcoming projects.

**PLANNER/ENGINEER REPORTS**

**Planner – Carlisle|Wortman**

Nothing additional.

**Annual Gravel Report**

None.

**Engineer – Sharpe Engineering**

A copy of Engineer Sharpe's written update for February 2026 was included in the packet.

**ADJOURNMENT**

Commissioner Blankenship moved, Commissioner Austin seconded, to adjourn the meeting at 8:17 p.m.

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

Robert Turner  
Robert Turner, Vice-Chair

David Wagner  
David Wagner, Secretary

Date approved: March 12, 2026  
smm