

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, MARCH 12, 2026

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, March 12, 2026, at the Clara J. Sanderson 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, Don Wloszek, Mark Blankenship, Patti Durr, David Wagner, Korey Bailey**

Members Absent: Ryan Austin

Also Present: Township Planner Matteo Passalacqua, Recording Secretary Susan McCullough, one OCTV camera operator, the applicant and three attendees.

APPROVAL OF AGENDA

Commissioner Wagner moved, Commissioner Blankenship seconded, to approve the Charter Township of Oxford regular Planning Commission agenda for Thursday, March 12, 2026, as presented.

Ayes: 6 Nays: 0 Absent: 1
Motion Carried.

CONFLICTS OF INTEREST/EX-PARTE CONTACT

APPROVAL OF MINUTES

Planning Commission Regular Meeting – February 26, 2026

Commissioner Wagner moved, Commissioner Blankenship seconded, to approve the minutes of the regular Planning Commission meeting for February 26, 2026 as presented.

Ayes: 6 Nays: 0 Absent: 1
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.

Public comment ended at 6:32 p.m.

COMMISSIONERS' COMMENTS

None.

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PUBLIC HEARING(S)

Special Land Use – 999 S. Lapeer Road

The applicant proposes to occupy the ten thousand five hundred (10,500) square foot building located at 999 S. Lapeer Road (former Rite Aid site) to operate a medical office and urgent care center. This use is a special land use in the General Commercial (C-2) zoning district. The medical office will provide twenty (20) exam rooms and two (2) lab areas. The applicant is proposing to operate primary care services Monday through Friday, 8:00 a.m. to 5:00 p.m., and urgent care services Monday through Friday, 8:00 a.m. to 10:00 p.m.; Saturday and Sunday, 8:00 a.m. to 8:00 p.m.

Comments from Township Consultants and Staff

Township Planner Passalacqua discussed the Carlisle|Wortman review letter dated 02/24/2026 and was available to answer any questions of the Commission regarding the proposed special land use.

The review from the Fire Marshal BJ Frantz, Oxford Fire Department, dated 02/16/2026 was included in the Commission packet.

Information from The Kelly Firm dated 02/23/2026 was included in the Commission packet.

Presentation by the Petitioner

The petition was presented by **Lowell Sprague, Trinity Health of Michigan** and **D. Jason McIntyre, Lindhout Associates Architects, 10465 Citation Drive, Brighton, MI**. They were available to answer any questions of the Commission.

Open Public Hearing

Commissioner Wagner moved, Commissioner Blankenship seconded, to open the public hearing at 6:58 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

The following residents spoke during the public hearing:

1. Mark Smith, property owner to the east of the site and resident of Addison Township, stated that he feels that it will be wonderful use of the building for residents of both Oxford and Addison.

Close Public Hearing

Commissioner Wagner moved, Commissioner Turner seconded, to close the public hearing at 7:00 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Review of Correspondence

No correspondence was received regarding the proposed special land use.

Commissioner Discussion

The Commission discussed the proposal.

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Motion

Commissioner Wagner moved, Commissioner Blankenship seconded, to approve the Special Land Use for Trinity Health-Oxford, located at 999 S. Lapeer Road, parcel no. 04-26-354-015, as required for a medical building located in the C-2 District, based on the following findings of fact as required by Sec. 4.5 and Sec. 8.6(C)4. of the Township's Zoning Ordinance:

1. The proposed use is compatible with adjacent uses of land and will not negatively impact the surrounding neighborhood.
2. The proposed use is consistent with the intent and purpose of the Township Zoning Ordinance and Master Plan.
3. Adequate measures have been proposed to protect the natural environment and public services.
4. The use will not create excessive public costs or be detrimental to the economic welfare of the Township.
5. The proposed use is compatible with adjacent uses in terms of location, size, and character, and will not negatively impact the surrounding neighborhood.
6. It is consistent with the intent and purpose of the Township Zoning Ordinance and Master Plan and will enhance the immediate vicinity and the Township as a whole.
7. Adequate measures are proposed to protect the natural environment, and the use will not place unreasonable demands on public services or create excessive public costs.
8. The use is designed to ensure public health, safety and welfare, with no adverse impacts on traffic or infrastructure.

Roll call:

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

Nays: None

Absent: Austin

Motion Carried.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

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.

Engineer – Sharpe Engineering

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

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ADJOURNMENT

Commissioner Wagner moved, Commissioner Turner seconded, to adjourn the meeting at 7:00 p.m.

Ayes: 6 Nays: 0 Absent: 1

Motion Carried.

Korey Bailey

Korey Bailey, Chair

David Wagner

David Wagner, Secretary

Date approved: March 26, 2026
smm