

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

NOTICE AND AGENDA

Date: Thursday, March 12, 2026

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 Public Hearing Meeting – February 26, 2026
7. Public comment on items not scheduled on this agenda.
8. Commissioners’ Comments
9. Public Hearing(s)
 - A. The applicant proposes to occupy the ten thousand five hundred (10,500) square foot building located at 999 S. Lapeer Road (former Rite Aid) to operate a medical office and urgent care center, excluding veterinarian establishments and medical facilities permitting overnight patients. 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 site is proposing to operate primary care services Monday through Friday, 8:00 AM to 5:00 PM, and urgent care services Monday through Friday, 8:00 AM to 10:00 PM; Saturday and Sunday, 8:00 AM to 8:00 PM.
10. Unfinished Business: None
11. New Business: None
12. Communications and/or Committee Reports
 - A. Ordinance Review Committee
13. Planner/Engineer Reports
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, 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, Vice-Chair

David Wagner, Secretary

Date approved: _____
smm



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

Site Plan
 Application

Project Information

Project Name: Trinity Health - Oxford		
Date of Previously Held Pre-Application Meeting (required):		
Description of Proposed Project and Use(s): Converting an existing Rite-Aid (retail use) to a new outpatient primary care and urgent care (medical use) for Trinity Health		
Please see the Oxford Township Zoning Ordinance for additional review and procedural information.		
Review Type:		
<u>Site Plan:</u>	<u>Residential PUD:</u>	<u>Commercial PUD:</u>
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Final	<input type="checkbox"/> Final	<input type="checkbox"/> Final
<input type="checkbox"/> Amendment	<input type="checkbox"/> Amendment	<input type="checkbox"/> Amendment

Property Information

Street Address: 999 S. Lapeer Rd	Parcel ID: 04-26-354-015
Legal Description: See attached	
Property Dimensions: Width at Road Frontage (feet): 518.91' Depth (feet): 290.95'	
Land Area: Gross Area: +/-4.38 acres Net Area: +/-4.34 acres	
Site Current Land Use: Retail Use (former Rite-Aid)	
Current Zoning: Parcels adjacent to the site	
Site: C-2	North: C-2 South: C-2 East: I-1 (Village of Oxford) West: C-2

Legal Description:

(Per Philip R. Seaver Title Insurance Company, commitment No. M-364570-125 FA, dated January 19, 2007)

All of lots 1, 2, & 3 and part of Outlot "B" of "Berns & Olives Oxford Acres" being a subdivision of part of the Southwest 1/4 of Section 26 T.5 N., R.10 E., Oxford Township, Oakland County, Michigan as recorded in Liber 19, Page 2 and also part of the Southwest 1/4 of Section 26, T.5 N., R.10 E., Oxford Township, Oakland County, Michigan and being more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 26 thence along the south line of said section 26, WEST, 691.32 feet to a point of intersection with the southeasterly extension of the northeasterly right-of-way line of former Penn Central Railroad, said point also being the Point of Beginning; thence continuing along said Section line, WEST, 55.24 feet to a point of intersection with the southeasterly extension of the southwesterly right-of-way line of former Penn Central Railroad; thence along said extension line, N25°08'59"W, 36.46 feet to a point on the northerly right-of-way line of Drahner Road (33 ft. half width); thence along said northerly right-of-way line, WEST 268.37 feet to a point of intersection with the northeasterly right-of-way line of Lapeer Road (M-24) (99 ft. wide); thence along the said northeasterly right-of-way line, N30°19'40"W, 518.91 feet to the north line of said Lot 3; thence along said north line of Lot 3 and the northeasterly extension of said Lot 3 across said Outlot "B", N59°39'45"E, 290.95 feet to the said southwesterly right-of-way line of former Penn Central railroad; thence along said southwesterly line, N25°08'59"W, 2.83 feet; thence N59°53'00"E, 50.19 feet to a point of intersection with the said northeasterly right-of-way line of former Penn Central Railroad, said point also being S25°08'59"E, 412.85 feet from a found 4-inch dia. concrete monument at the southwesterly corner of "Drahner Road Industrial Park" as recorded in Liber 141, Pages 29 thru 31; thence along said northeasterly right-of-way line of former Penn Central Railroad, S25°08'59"E, 724.26 feet to the Point of Beginning.

Containing 4.381 acres more or less.
955 and 999 South Lapeer Road

Tax Item No. 04-26-354-015 (Lots 1, 2 and part of Outlot B)
04-26-354-014 (Lot 3)
04-26-376-015 (Former Penn Central RR)



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

Site Plan
 Application

Applicant Information

Name: Trinity Health Medical group		
Address: 24 Frank Lloyd Wright Dr. 52100		
City: Ann Arbor Township	State: MI	Zip code: 48105
Phone: 734-747-6766	Email: Lowell-Sprague@ihacares.com	
Applicant's Legal Interest in Property tenant/leasee		

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: Oxford Baccine, LLC		
Address: 511 N. Broadway		
City: Denver	State: CO	Zip code: 80203
Phone:	Email:	

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>Lowell M Sprague</i>	Applicant's Printed Name Lowell M Sprague	Date 2/4/26
Property Owner's Signature <i>Carolyn Maher</i>	Property Owner's Printed Name Carolyn Maher	Date 02/02/2026

as Agent for Oxford Baccine, LLC



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

Site Plan Application

Professionals who prepared the site plan:

Professional's Name: D. Jason McIntyre		
Name of Firm/Company: Lindhout Associates Architects		
Address: 10465 Citation Drive		
City: Brighton	State: Michigan	Zip code: 48116
Phone: 810.227.5668	Email: djm@lindhout.com	
Design Responsibility (engineer, surveyor, architect, etc.): architect		

Professional's Name:		
Name of Firm/Company:		
Address:		
City:	State:	Zip code:
Phone:	Email:	
Design Responsibility (engineer, surveyor, architect, etc.):		

Professional's Name:		
Name of Firm/Company:		
Address:		
City:	State:	Zip code:
Phone:	Email:	
Design Responsibility (engineer, surveyor, architect, etc.):		



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

**Site Plan
 Application**

The following items are required as part of the site plan application:

- Three (3) 24x36 hard copies of the site plan. See Oxford Township's Building Department website for site plan and PUD checklists for required site plan information
- One (1) electronic copy of the site plan
- Proof of ownership and control or authority (title insurance policy or registered deed with County stamp)
- Proof that all property taxes and special assessments have been paid
- Payment of the following fees at time of submission:
 - Oxford Township Review Non-Refundable - \$1,300
 - Fire Department - \$225
 - Escrow Account
 - Minor Project: \$5,000
 - Major Project: \$10,000
 - Each Revised Review - \$1,200 (Due with submitted revision)
- Additional Fee's (if applicable)
 - Parks and Rec - \$50
 - Police - \$100

OFFICE USE ONLY

Date Applied

PC File Number

Escrow / T & A Account

Public Hearing Required

- Yes
- No

Administrative Review

- Yes
- No



February 11, 2026

Charter Township of Oxford
Planning Commission & Building Dept.
300 Dunlap Road
Oxford, MI 48371

Re: Special Land Use & Planning Commission Review
(IHA/Trinity Primary & Urgent Care Medical Office in the former Rite-Aid)

Our Mission

Integrity
in architecture and design
in client relationships
in employee relationships
in community relationships

advancement
in all these efforts

PROJECT NARRATIVE & DESCRIPTION:

Applicant: IHA-Trinity Health

Special Land Use Description:

The existing site is zoned as C-2. The proposed use (medical office) is an ordinance-approved special land use for C-2 districts.

Description:

IHA-Trinity Health proposes to occupy the currently vacant former Rite-Aid building located at 999 S. Lapeer Rd as a tenant. This adaptive reuse project will transform the existing commercial structure into a modern healthcare facility serving the community's primary care and urgent care medical needs.

The facility will house two complementary medical service functions:

1. Primary Care Medical – Providing comprehensive family medicine, preventive care, and outpatient services for all ages.
2. Urgent Care Medical – Offering immediate medical attention for non-emergency & outpatient conditions requiring prompt treatment.

No occupants will be incapacitated. No medical gases will be provided. Organic waste is handled via a certified pickup service IHA-Trinity has an agreement with.

No site improvements or modifications are proposed. Existing parking meets or exceeds ordinance requirements. The proposed use is compatible with the existing commercial character and traffic flow of the property. The existing drive-thru canopy will remain. Although there will be no drive-thru services (pharmacy, etc.) provided. Signage will be handled via the Township's sign ordinance and permitting process.

Building improvements include some new exterior windows matching the existing. Existing exterior windows will become functional -v- the existing spandrel glass where the new interior plan layout allows.

Refer to attached site plan drawings for more information.

Operational Characteristics:

The facility will employ approximately 25 healthcare professionals and support staff during peak operating hours. Staffing levels will vary throughout the day based on patient demand.

Hours of Operation:

- Primary Care: Monday through Friday, 8:00 AM to 5:00 PM
- Urgent Care: Monday through Friday, 8:00 AM to 10:00 PM; Saturday and Sunday, 8:00 AM to 8:00 PM

Community Benefits:

This project addresses critical healthcare access needs within the community by:

- Providing convenient, local access to primary and urgent care services.
- Reducing travel burden for residents seeking medical attention.
- Returning a vacant commercial building to productive use.



Carlisle | Wortman
ASSOCIATES, INC.

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

February 24, 2026

Special Land Use Review
for
Oxford Township, Michigan

Applicant:	Trinity Health Medical Group
Project Name:	Trinity Health- Oxford
Plan Date:	February 4, 2026
Location / Parcel ID:	Northeast corner of Lapper Road (M-24) & Drahner 999 S. Lapeer Road, ID: 04-26-354-015
Action Requested:	Special Land Use Review

PROJECT NARRATIVE

The applicant is requesting special land use approval to redevelop an existing structure in the C-2 general commercial district to operate a medical office and lab facility.

A pre-application meeting was held on February 10, 2026. The applicant plans to convert an existing Rite-Aid (retail use) to a new outpatient primary care and urgent care (medical use) for Trinity Health. The applicant stated the offices are not planned to host any heavy machinery (MRI machines) or perform any inpatient procedures.

Items to be Addressed: None

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

SITE DESCRIPTION

Lot Area:	Approx. 4.38 acres
Frontage:	~269 feet along Lapeer Road (M-24) ~319 feet along Drahner Road
Current Use:	Retail Plaza / Multi-Tenant, (Vacant Rite Aid)

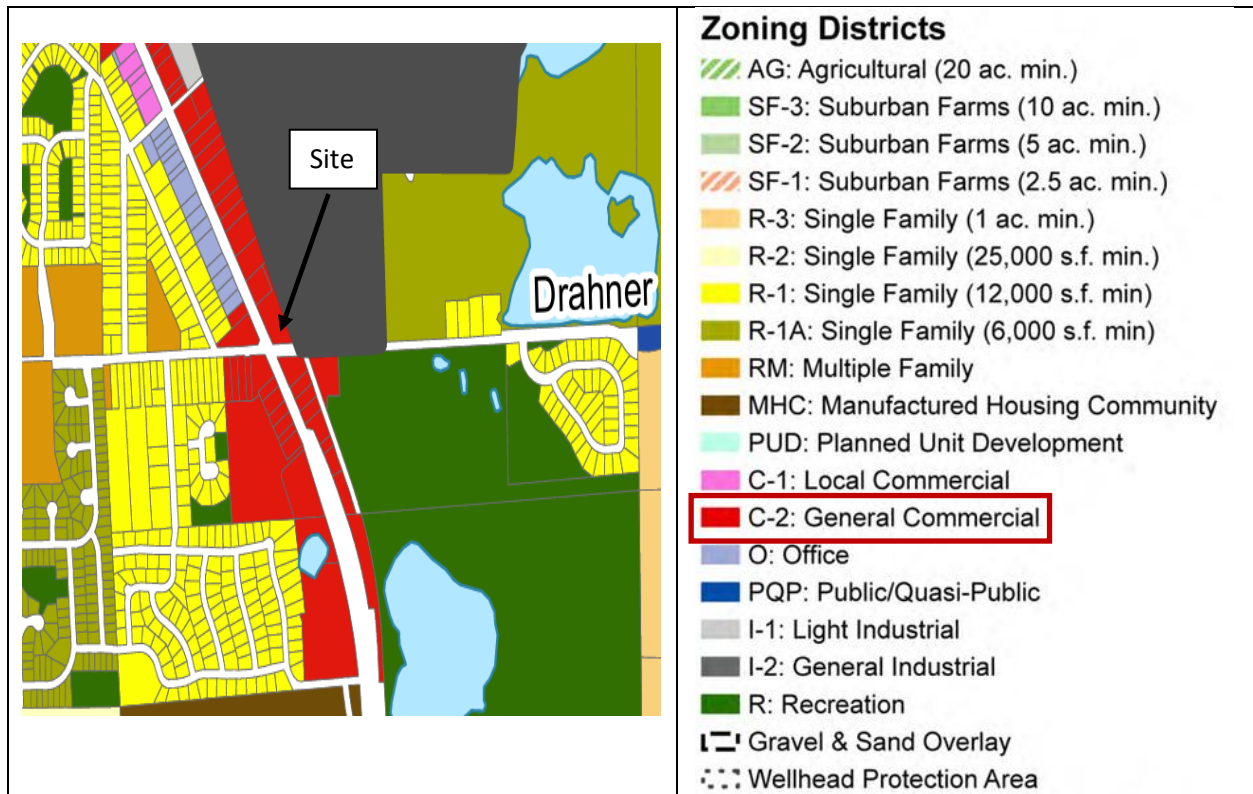
Aerial image of the site



Source: NearMap October 2025

Existing Zoning:	C-2 General Commercial <i>The General Commercial districts are intended to provide sites for more intensive and more diversified business types that would typically serve community and regional trade areas and might have a negative impact on adjoining residential areas because of intensity or outdoor activities.</i>
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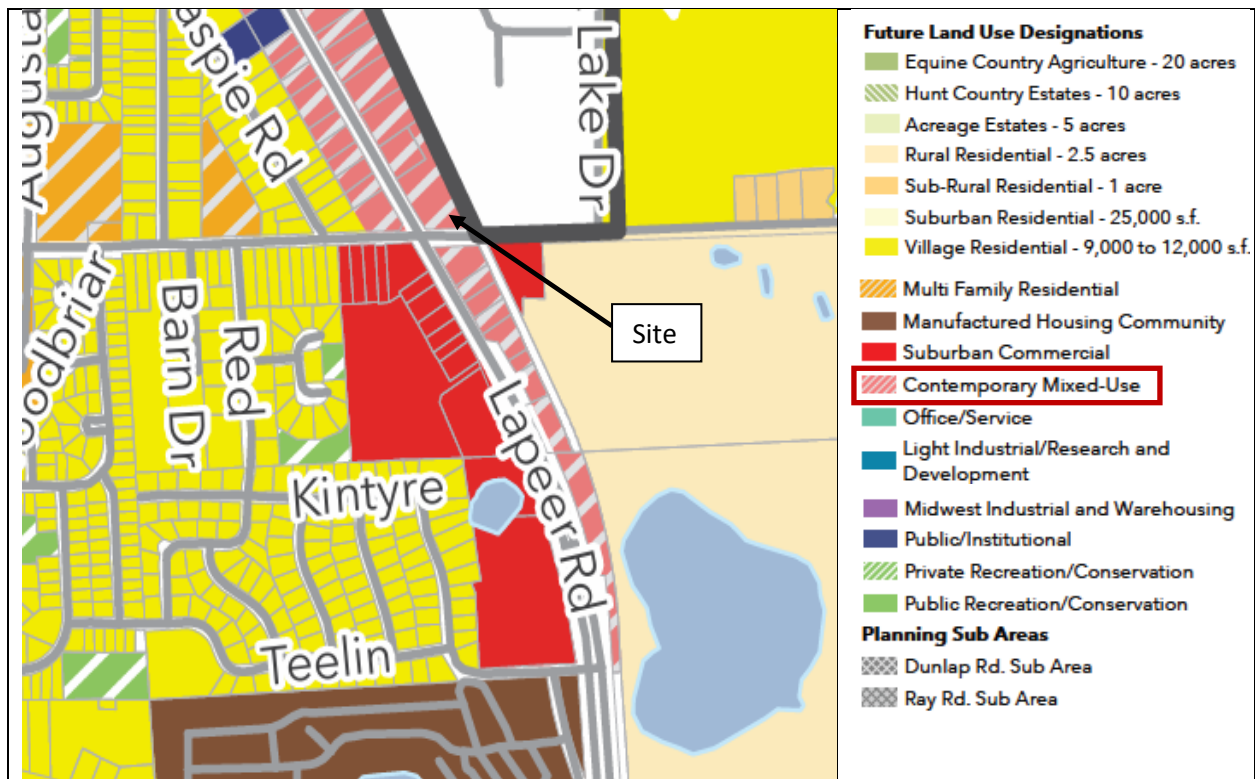
Current Zoning



Future Land Use Map: Contemporary Mixed-Use

The Contemporary Mixed-Use designation is intended to support and complement downtown Oxford by promoting a mixture of compatible neighborhood commercial, office, and residential land uses. The intent is to allow for both a horizontal mix (separate buildings) and vertical mix (same building) of uses. Flexible design and setbacks should be considered in these areas as lots are not suited for modern development standards. In the case of vertical mixed-use, neighborhood commercial and office uses should be promoted on the first floor with residential above to facilitate an active street front. However, high quality development first floor residential may be considered. Residential density should not exceed ten (10) units per gross acre. Zoning should allow for flexible parking, setbacks and height requirements in this area to allow for creative and functional designs. Potential residential uses including lofts, apartments, townhomes, mixed-use buildings, and senior housing.

Future Land Use Map



Source: Oxford Charter Township 2025 Master Plan

	North	East	South	West
Surrounding Zoning	C-2 General Commercial, The Village of Oxford	The Village of Oxford, R-1A Single Family (6,000 s.f. min)	C-2 General Commercial	C-2 General Commercial
Surrounding Land Uses	Strip mall, Restaurant, Bowling Alley	Industrial warehousing	Vacant Gas Station	Vacant Bank
Future Land-Use Map	Contemporary Mixed-Use, The Village of Oxford	The Village of Oxford, Village Residential (9,000 to 12,000 s.f.)	Contemporary Mixed-Use	Contemporary Mixed-Use

Compliance with the Master Plan will be reviewed in the Special Land Use portion of this report.

Items to be Addressed: None.

AREA, WIDTH, HEIGHT, SETBACKS

The site is currently developed, and all structures comply with placement standards.

Items to be Addressed: None.

NATURAL RESOURCES

The site is already developed and contains no major natural features.

Items to be Addressed: None.

ACCESS & CIRCULATION

Motorized Access and Circulation

The site is already developed and all access and circulation comply with standards.

Non-Motorized Access and Circulation

Site is connected to safety paths along Lapeer Road (M-24) and Drahner Road and complies with standards.

Public Transit

Public Transit access is not available for this site.

Oxford Township is served by the Northern Oakland Transportation Authority which provides scheduled transportation for Township residents with specific needs. These services may be utilized by this facility.

Items to be Addressed:

- 1) Any items cited by Township Engineering.
- 2) Any items cited by Township Public Safety.

PARKING & LOADING

The site has pre-existing parking. The ordinance requires medical offices to have 42 parking spaces. The site plan states 62 are available, along with 4 ADA compliant spaces that are updated to current standards.

Items to be Addressed: None.

ESSENTIAL SERVICES & UTILITIES

The project will utilize the Village of Oxford water/sewer system as it is outside of the Township's water and sanitary sewer district. Plans were not submitted demonstrating adequate access and

maneuverability for EMS and Fire services. A detailed review should be conducted upon plan approval to ensure all applicable safety and emergency access standards are met.

Items to be Addressed:

1. *Any items cited by Township Engineering.*
2. *Any items cited by Township Public Safety.*

LANDSCAPING & SCREENING

Landscaping information was not provided. The applicant is a tenant, not the owner and therefore not responsible for landscape compliance.

Items to be Addressed: None.

LIGHTING

Site is already developed with existing lighting. No photometric plans were submitted. Any current and additional lighting proposed to the site will need to meet current standards found in Section 10.2 of the Zoning Ordinance.

Items to be Addressed: None.

SIGNAGE

Signage is reviewed and permitted administratively by the Township. When preparing the sign application, the applicant should refer to the Township General Ordinance NO.85.A.001.

Items to be Addressed: None.

ARCHITECTURE

The applicant states that the exterior of the structure is to remain the same. Clear or shaded windows may be retrofitted to allow for natural light, and the existing drive-thru is to remain but not be utilized.

Items to be Addressed: None.

SPECIAL LAND USE

Medical offices are a special land use in the C-2 district and subject to standards set forth in Sections 4.5 of the zoning ordinance. Special land uses are reviewed and approved/denied by the Planning Commission. The following is a review of each requirement for these uses as prescribed by the zoning ordinance.

Section 4.5

- A. The proposed special land use must be compatible with adjacent uses of land in terms of location, size and character and will have no negative impact on adjacent property or the surrounding neighborhood; and,
1. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
 2. Will not be hazardous or disturbing to existing uses or uses reasonably anticipated in the future.
 3. Will be an improvement in relation to property in the immediate vicinity and to the Township as a whole.

Applicant: *This adaptive reuse project will transform the existing commercial structure into a modern healthcare facility serving the community's primary care and urgent care medical needs.*

CWA Comment: *The existing building, in its current state, is cohesive with the surrounding uses and character of the neighborhood. The use is common along major thoroughfares and adjacent to residential, commercial, and industrial uses.*

- B. The proposed special land use must be consistent with and promote the intent and purpose of this Zoning Ordinance and other applicable codes.

CWA Comment: *The development is existing and meets placement standards. All other standards must be adhered to if further changes are made to the site.*

- C. The proposed special land use must not pose an unreasonable impact upon the natural environment;

CWA Comment: *The site is currently developed. The proposed use does not appear to place any further impact on the natural environment. There are no major natural features onsite or nearby.*

- D. The proposed special land use must be compatible with the capacities of public services and facilities affected by the proposed use; and,

1. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

2. Will not create excessive additional public costs and will not be detrimental to the economic welfare of the Township.

CWA Comment: *The proposed use does not appear to create service challenges for the Township however we defer to Public Safety and Engineering regarding this matter.*

- E. The proposed special land use must be consistent with vehicular turning patterns, traffic flow, intersections, view obstructions, ingresses and egresses, off-street parking and other existing conditions in the district;

Applicant: *Existing parking meets or exceeds ordinance requirements. The proposed use is compatible with the existing commercial character and traffic flow of the property.*

CWA Comment: *The current site meets all Vehicular access, circulation, and parking Zoning Ordinance standards.*

- F. The proposed special land use must be designed, located, planned, and operated, so that the public health, safety and welfare will be protected;

CWA Comment: *The proposed use appears appropriate for the existing site and we cite no issues of concern regarding the public health, safety, and welfare.*

- G. The proposed special land use must be consistent with the goals, objectives and future land use plan described in the Charter Township of Oxford Master Plan.

CWA Comment: *The Master Plan designates the site within the Contemporary Mixed-use zoning district. While the project does not host a mixed-use element, the Contemporary Mixed-use district also encourages a mixture of uses including retail and office uses. The applicant states that the project addresses critical healthcare access needs by localizing primary and urgent care services. In addition, returns a vacant commercial building to productive use.*

Items to be Addressed: *None.*

SUMMARY

The site plan is substantially complete. A public hearing should be scheduled for the Planning Commission review.

Respectfully,



CARLISLE/WORTMAN ASSOC., INC.
Benny Bono
Community Planner



CARLISLE/WORTMAN ASSOC., INC.
Matteo Passalacqua
Senior Associate



OXFORD FIRE DEPARTMENT

96 N. Washington St. • Oxford, Michigan, 48371
Ph. (248) 969-9483 • Fax. (248) 969-9489

February 16, 2026

Re Site Plan Review
Trinity Health - Oxford
999 S. Lapeer Rd.
Oxford Mi. 48371

The Oxford Fire Department has received and reviewed the plans submitted for the above-referenced property. The following comments are provided:

- As this is an existing building and established site, the Fire Department has no significant concerns with the overall site layout or traffic flow.
- Our primary question relates to how emergency vehicle access will be managed for the proposed urgent care use. Specifically, will responding ambulances utilize the main/front entrance, or is it anticipated that they will access the facility through a designated side entrance serving the urgent care area?
- Depending on the intended operational plan, a clearly designated parking or staging area for ambulance traffic may be necessary to ensure safe and unobstructed access.

Aside from clarification on emergency vehicle access and operations, the Oxford Fire Department has no further comments or concerns regarding the site plan or the proposed special land use.

Please contact Fire Marshal Frantz with any questions or for additional clarification.

occupancyBJ Frantz
Fire Marshal
bjfrantz@oxfordfiredept.com
Office: 248 969-9483
Cell: 248 916-8600



Oxford Township Project Activity Report – March 2026

Oxford Township Municipal Projects:

1. Willow Lake PRV Project:
(As Bid Amount - \$351,785 : Paid to Date - \$293,260.25)
 - Design work and permits associated with the Pressure Reducing Valve (PRV) is complete.
 - Notice to proceed issued to Trojan Development via Township Board approval.
 - Water main construction is substantially complete. **New PRV is in service.**
 - **Driveway repair and restoration to be completed in Spring 2026.**

2. Seymour Lake Water Main & Safety Path Project:
(As Bid Amount - \$1,369,185 : Paid to Date - \$0)
 - Design and permitting for a new 16" water main from Dunlap to Sanders is complete.
 - Project awarded to DiPonio Contracting.
 - **Tree removals and bridge/boardwalk work began 2/1.**
 - **Water Main on Sanders complete. Working on Seymour Lake Road water main.**
 - **Safety Path construction estimated for in May 2026 completion.**

3. Brabb-Dewey Sanitary Sewer:
(Estimated Amount - \$2,400,000 : Paid to Date - \$0)
 - Survey, engineering design, and permitting related to the proposed sanitary sewer project in the Brabb-Dewey subdivision is complete.
 - **Engineer is finalizing bid documents for review and approval by EPA.**

4. Sanitary Sewer Master Plan:
(Authorized Amount - \$15,000 : Paid to Date - \$7,500)
 - Sharpe Engineering is complete with compiling necessary data, and preparing maps pertaining to the Township's sanitary sewer system.
 - Draft report to be provided to W/S Committee at future committee meeting.

5. Seymour Lake Road Safety Path Project (Sanders – Seymour Lake Park):
(Authorized Amount - \$25,000 : Paid to Date - \$6,152.50)
 - Redesign of Seymour Lake Road safety path to meet FHWA standards is complete.
 - Preparation of easements based on redesigned safety path location is complete.
 - Township is in discussions with affected residents regarding easement acquisitions.

6. Mt Pleasant Cemetery & 2025 Safety Path Maintenance Project :
(As Bid Amount - \$178,190.20 : Paid to Date - \$154,677.47)
 - Project consists of roadway paving at Mt Pleasant Cemetery and performing repairs to existing safety paths at various locations throughout the Township.
 - Project was substantially completed in November. Project restoration to occur in Spring 2026.

7. Water System Master Plan:
(Authorized Amount - \$25,000 : Paid to Date - \$0)
 - Work to prepare water system general plan, reliability study, and water model in process.
 - WRC has completed the fire hydrant flow testing for use in water model.
 - Data and study will be provided to W/S committee in a few months for review and comment.



Oxford Township Project Activity Report – March 2026

Oxford Township Private Development Projects:

1. Wellbridge of Oxford:
 - Proposed 90-bed skilled nursing and rehabilitation facility on Drahner Rd near Pontiac Street.
 - Project received final site plan approval from Planning Commission on 8/28/25.
 - Final engineering design was approved 7/16. EGLE permits have been received.
 - The infrastructure construction is anticipated to begin in the next couple months.

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. Final engineering was approved 8/11/25.
 - All necessary RCOC and EGLE permits have been received.
 - Site grading activities are scheduled to begin in March 2026.

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 engineering approval on 8/21/25 and final site plan approval on 11/13/25.
 - Site grading operations for the project have been completed.
 - All permits have been received and construction is expected to begin in March 2026.

4. 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 5/19/25. Pre-construction meeting was held 10/21/25.
 - Applicant's revised stormwater plans have been approved.
 - Construction estimated to begin in March 2026.

5. Red Barn Gas:
 - A preliminary site plan application for a new gas station and convenience store located at the northeast corner of M24 & Oakwood roads has been received.
 - The preliminary site plan was approved by the PC on 12/11/25.
 - Waiting for applicant to submit final engineering plans for review and permitting.
 - An infrastructure construction start date has not been established.

6. Aldi:
 - A new Aldi grocery store located at the southwest corner of M24 & Market Street.
 - Final site plan approval from the Planning Commission was granted February 26.
 - Engineering plans have been approved. EGLE water main permit is in process.
 - An infrastructure construction start date has not been established.

7. Trinity Health:
 - IHA/Trinity is proposing to repurpose the existing Rite-Aid at the NE corner of M24 & Drahner as a medical office building.
 - Applicant is working through the Special Land Use process. No site revisions are proposed.