

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES SPECIAL JOINT MEETING  
WITH THE OXFORD TOWNSHIP PLANNING COMMISSION AND OXFORD TOWNSHIP  
ZONING BOARD OF APPEALS, THURSDAY, MARCH 22, 2018

A Special Joint Meeting of the Charter Township of Oxford Board of Trustees with the Oxford Township Planning Commission and Oxford Township Zoning Board of Appeals held March 22, 2018 at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, MI.

Members Present:

**Township Board:** Curtis, Dunn, Durr, Ferrari, Nichols, Payne, Wright  
**Planning Commission:** Berger, Curtis, Hunwick, Nold, Roesner-Meyers, Young  
**Zoning Board of Appeals:** Payne, Roesner-Meyers, Walters

Members Absent:

**Township Board:** None  
**Planning Commission:** Spisz  
**Zoning Board of Appeals:** Butler, Bailey

Also Present: Planner Lonnerstater, Engineer Sharpe, Fire Chief Scholz, CJ Carnacchio – Oxford Leader, Recording Secretary Richter (Township Board), Recording Secretary Cushing (Planning Commission and Zoning Board of Appeals), a camera person and approximately 13 citizens.

The meeting was called to order by Supervisor Dunn at 6:00 pm.

**APPROVAL OF THE AGENDA**

Treasurer Ferrari moved, Trustee Nichols seconded, to approve the March 22, 2018 agenda as presented.

Ayes: 7                      Nays: 0                      Absent: 0                      Motion Carried

Commissioner Berger moved, Commissioner Hunwick seconded, to approve the Special Joint Planning Commission agenda for March 22, 2018.

Ayes: 6                      Nays: 0                      Absent: 1                      Motion Carried

Board Member Walters moved, Board Member Payne seconded, to approve the agenda for Thursday, March 22, 2018.

Ayes: 3                      Nays: 0                      Absent: 2                      Motion Carried

**PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA**

None

**UNFINISHED BUSINESS**

None

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NEW BUSINESS

MASTER PLAN

Matt Lonnerstater, Planner with Carlisle Wortman Associates, Inc. presented a complete draft of the Master Plan for discussion to the Township Board, Planning Commission and Zoning Board of Appeals

The following residents commented on the Master Plan:

- Tom Johnson - 1700 Cobblestone Lane
- Bruce Meyers - 300 Delano Road
- Larry Roesner - 1830 Cobblestone Lane
- Ginny Benson - 3270 Barber Road
- Jeremy Jarrett - 1890 Cobblestone Lane
- Troy Yuzwalk - 3100 Delano Road
- Susan Johnson - 1700 Cobblestone Lane

ORDINANCE REVIEW COMMITTEE AMENDMENT LIST

Matt Lonnerstater, Planner with Carlisle Wortman Associates, Inc., presented an update on the zoning ordinance amendment progress table. The table outlines potential zoning ordinance amendments currently being reviewed or scheduled to be reviewed by the Ordinance Review Committee, as authorized by the Township Board. An overview was provided on the following zoning ordinance issues, which have recently emerged and which are being requested to be added to the progress table:

- Remove Christian nomenclature.
- Residential density lot size review (related to Master Plan – Future Land Use and Implementation chapters).
- Permitted/special land use review.
  - Definitions for “church,” “assembly hall/banquet hall,” “theater.”
  - Differentiate “movie theater” and “assembly hall/banquet hall;” and definitions.
- Attached/detached accessory building review: clarify floor area calculations.

Trustee Payne moved, Trustee Curtis seconded, to continue with the Ordinance Review list created by Carlisle Wortman dated March 14, 2018, including Groups 1, 2, 3, bullet points, and add outside dining.

Roll Call:

Ayes: Dunn, Wright, Ferrari, Payne, Curtis, Durr, Nichols

Nays: None

Absent: None

Motion Carried.

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PUBLIC COMMENT

None

TOWNSHIP BOARD, PLANNING COMMISSIONERS, AND ZONING BOARD OF  
APPEALS MEMBERS COMMENTS

Treasurer Ferrari informed the audience that House of Providence was not currently tax exempt for 2018.

Supervisor Dunn complimented Matt Lonnerstater, Township Planner on his presentation and noted his appreciation of the publics' comments on the Master Plan.

Commissioner Berger thanked the audience in attendance for their comments.

Commissioner Hunwick reassured the audience that the Planning Commission does listen to the residents and works to follow the Master Plan.

Commissioner Roesner-Meyers requested that the Permitted/Special Land Use be expedited by the Ordinance Review Committee.

ADJOURNMENT

**Board of Trustees**

Treasurer Ferrari moved, Trustee Curtis seconded, to adjourn the meeting at 7:42 p.m.

**Planning Commission**

Chairperson Young adjourned the meeting at 7:42 p.m.

**Zoning Board of Appeals**

Zoning Board of Appeals Member Payne adjourned the meeting at 7:42 p.m.



William Dunn, Supervisor



Curtis Wright, Clerk

April 11, 2018  
Date Approved

/kmr