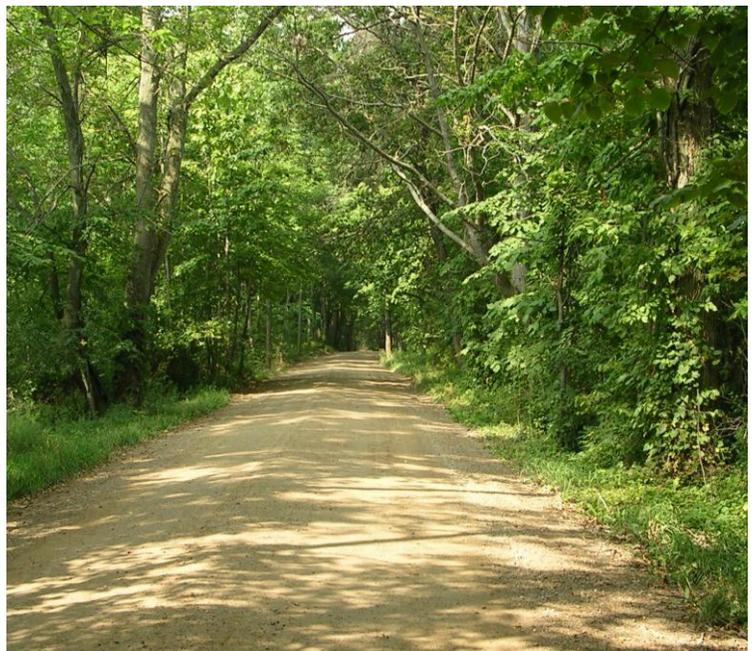




Charter Township of Oxford Master Plan

Adopted: December 14, 2011



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Adopted by the Township Board on December 14, 2012

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Contents

<i>Acknowledgments</i>	<i>i</i>
<i>Contents</i>	<i>ii</i>

Introduction 1-1

<i>Reasons for Master Planning</i>	<i>1-2</i>
<i>Process</i>	<i>1-2</i>
<i>Scope</i>	<i>1-4</i>
<i>Planning Area</i>	<i>1-4</i>
<i>Planning Process</i>	<i>1-5</i>

Background Studies 2-1

<i>Previous Plans and Studies</i>	<i>2-1</i>
<i>Growth and Development Trends</i>	<i>2-1</i>
<i>Population and Housing</i>	<i>2-2</i>
<i>Trends</i>	<i>2-2</i>
<i>Characteristics</i>	<i>2-4</i>
<i>Population Projections</i>	<i>2-7</i>
<i>Economic Characteristics</i>	<i>2-9</i>
<i>Tax Base</i>	<i>2-9</i>
<i>Employment</i>	<i>2-10</i>
<i>Natural Resources</i>	<i>2-10</i>
<i>Geology, Groundwater, Topography and Soils</i>	<i>2-10</i>
<i>Lakes and Streams</i>	<i>2-11</i>
<i>Wetlands</i>	<i>2-11</i>
<i>Woodlands and Tree Rows</i>	<i>2-11</i>
<i>Michigan Natural Features Inventory</i>	<i>2-13</i>
<i>Land Capability Analysis</i>	<i>2-15</i>
<i>Transportation and Traffic</i>	<i>2-17</i>
<i>Community Facilities and Services</i>	<i>2-17</i>
<i>Township Buildings</i>	<i>2-18</i>
<i>Police</i>	<i>2-18</i>
<i>Fire</i>	<i>2-20</i>
<i>Schools</i>	<i>2-20</i>
<i>Senior Citizens Program</i>	<i>2-20</i>
<i>Library</i>	<i>2-21</i>
<i>Parks and Recreational Facilities</i>	<i>2-21</i>
<i>Other Recreational Facilities</i>	<i>2-22</i>
<i>Water System</i>	<i>2-22</i>
<i>Sewer System</i>	<i>2-22</i>

<i>Existing Land Use</i>	2-25
<i>Classifications</i>	2-25
<i>Patterns</i>	2-28
<i>Trends</i>	2-28
<i>Vacant & Transitional Lands</i>	2-30

Goals, Objectives and Strategies 3-1

<i>Public Input</i>	3-1
<i>Goals, Objectives and Strategies</i>	3-2
<i>Community Character</i>	3-3
<i>Residential Land Use</i>	3-6
<i>Commercial Land Use</i>	3-7
<i>Industrial Land Use</i>	3-9
<i>Natural Resources and Environment</i>	3-10
<i>Open Space and Greenways</i>	3-11
<i>Transportation</i>	3-13
<i>Utilities</i>	3-17

Land Use Plan 4-1

<i>Guiding Factors</i>	4-2
<i>Urban Service Areas</i>	4-2
<i>Road System Capacity</i>	4-3
<i>Natural Capacity of the Land</i>	4-3
<i>Proximity to the Village of Oxford</i>	4-3
<i>Adequacy of Commercial and Industrial Land</i>	4-4
<i>Management of the M-24 Corridor</i>	4-4
<i>Maintenance of Outlying Rural/Agricultural Areas</i>	4-4
<i>Reclamation of Extractive Sites</i>	4-4
<i>Future Land Use Plan</i>	4-7
<i>Hunt Country Agriculture</i>	4-7
<i>Hunt Country Estates</i>	4-7
<i>Acreage Estates</i>	4-7
<i>Rural Residential</i>	4-8
<i>Suburban Residential</i>	4-8
<i>Village Residential</i>	4-8
<i>Multiple Family Residential</i>	4-8
<i>Manufactured Housing Community</i>	4-9
<i>Village Commercial</i>	4-9
<i>Office/Service</i>	4-9
<i>Research/Office</i>	4-9
<i>Light Industrial</i>	4-10
<i>General Industrial</i>	4-10
<i>Mixed Use</i>	4-10
<i>Public/Institutional</i>	4-10

<i>Park/Conservation/Open Space</i>	4-10
<i>Future Roads and Rights-of-Way Plan</i>	4-13
<i>Thomas Road Extension</i>	4-13
<i>Hummer Lake Road Extension</i>	4-13
<i>M-24 – North Oxford Road Connector</i>	4-14
<i>Ray Road – Lakeville Road Connector #1 and #2</i>	4-14
<i>Lakeville Road – Drahner Road Connector</i>	4-14
<i>Community Facilities and Services</i>	4-16
<i>Police and Fire</i>	4-16
<i>Schools</i>	4-16
<i>Parks and Recreation</i>	4-16
<i>Community Center</i>	4-16
<i>Open Space and Greenway Plan</i>	4-18
<i>Safety Paths</i>	4-18
<i>Greenways</i>	4-18
<i>Potential Conservation/Natural Areas</i>	4-20
<i>Green Infrastructure</i>	4-20
<i>Woodland Network Opportunity</i>	4-23
<i>Open Space within Developments</i>	4-23

Implementation 5-1

<i>Zoning Requirements</i>	5-1
<i>Zoning Plan</i>	5-2
<i>Zoning Provisions & Other Regulatory Measures</i>	5-3
<i>Further Planning</i>	5-3
<i>Funding</i>	5-3
<i>Capital Improvements Program</i>	5-6
<i>Ordinance Enforcement</i>	5-6
<i>Public Outreach and Education</i>	5-6
<i>Plan Updates</i>	5-6
<i>Open Space and Greenways Action Plan</i>	5-7
<i>Responsibility</i>	5-7
<i>Timing</i>	5-7
<i>Funding Options</i>	5-7

Appendix A: Open Space and Greenway Tools and Techniques 6-1

<i>Regulatory Approaches to Open Space Protection</i>	6-1
<i>Planned Development</i>	6-1
<i>Open Space Development/Clustering Regulations</i>	6-1
<i>Overlay Zones</i>	6-2
<i>Resource Protection Regulations</i>	6-2
<i>Native Vegetation</i>	6-3
<i>Ownership Approaches to Open Space Protection</i>	6-4
<i>Land Acquisition</i>	6-4
<i>Land Trusts/Conservancies</i>	6-4
<i>Conservation Easements</i>	6-5
<i>Natural Areas Registry</i>	6-5

Appendix B: Documentation of Process 7-1

<i>Notice of Intent to Plan (and Mailing List) – November 22, 2010</i>	
<i>Transmittal of Draft Plan to Surrounding Communities – August 22, 2011</i>	
<i>Correspondence from Oakland County Board of Commissioners – October 25, 2011</i>	
<i>Planning Commission Public Hearing Notice – October 27, 2011</i>	
<i>Minutes of October 27, 2011 Planning Commission Meeting</i>	
<i>Minutes of December 14, 2011 Township Board Meeting</i>	
<i>Certification of Approval</i>	

List of Tables

<i>Table 1: Population Trends, 1990-2010</i>	2-2
<i>Table 2: Housing Unit Trends, 1990-2010</i>	2-3
<i>Table 3: Household Size and Occupied Housing Units, 1990-2000</i>	2-4
<i>Table 4: Age Group Comparisons, 2010</i>	2-5
<i>Table 5: Characteristics of Occupied Housing Units</i>	2-7
<i>Table 6: Population Projections, 2000-2035</i>	2-8
<i>Table 7: Comparative Real SEV for Oxford Township, 2003-2010</i>	2-9
<i>Table 8: Real SEV Comparison, 2010</i>	2-10
<i>Table 9: Oxford Township School Locations and Enrollment</i>	2-20
<i>Table 10: Recreation Facilities Inventory</i>	2-21
<i>Table 11: Generalized Land Uses, 1988, 2003 and 2009</i>	2-28

<i>Table 12: Vacant and Transitional Lands Index</i>	2-33
<i>Table 13: Status of Township Extractive Sites</i>	4-5
<i>Table 14: Planned Safety Path Segments</i>	4-18
<i>Table 15: Equivalent Zoning and Lot Size</i>	5-3
<i>Table 16: Greenways Implementation Matrix</i>	5-8

List of Figures

<i>Figure 1: Planning Approach</i>	1-3
<i>Figure 2: Township Location</i>	1-4
<i>Figure 3: Plan Development Process</i>	4-1
<i>Figure 4: Green Infrastructure Illustration</i>	4-21

List of Maps

<i>Map 1: Natural Resources</i>	2-12
<i>Map 2: Potential Conservation/Natural Areas</i>	2-14
<i>Map 3: Land Capability Analysis</i>	2-16
<i>Map 4: Community Facilities</i>	2-19
<i>Map 5: Water District</i>	2-23
<i>Map 6: Sanitary Sewer Service Area</i>	2-24
<i>Map 7: 2009 Existing Land Uses</i>	2-27
<i>Map 8: Vacant & Transitional Lands</i>	2-32
<i>Map 9: Future Land Use</i>	4-12
<i>Map 10: Future Roads & Rights-of-Way</i>	4-15
<i>Map 11: Green Infrastructure</i>	4-22
<i>Map 12: Open Space and Greenways</i>	4-24

Introduction

Introduction

It is the responsibility of the Township Planning Commission to prepare and adopt a Master Plan on behalf of the Township. The Charter Township of Oxford derives its authority to prepare a Master Plan from the Michigan Planning Enabling Act, Public Act 33 of 2008. Section 31 of the Act states:

(1) A planning commission shall make and approve a master plan as a guide for development within the planning jurisdiction subject to section 81 and the following:

(a) For a county, the master plan may include planning in cooperation with the constituted authorities for incorporated areas in whole or to the extent to which, in the planning commission's judgment, they are related to the planning of the unincorporated territory or of the county as a whole.

(b) For a township that on the effective date of this act had a planning commission created under former 1931 PA 285, or for a city or village, the planning jurisdiction may include any areas outside of the municipal boundaries that, in the planning commission's judgment, are related to the planning of the municipality.

(2) In the preparation of a master plan, a planning commission shall do all of the following, as applicable:

(a) Make careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions.

(b) Consult with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided.

(c) Cooperate with all departments of the state and federal governments and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and seek the maximum coordination of the local unit of government's programs with these agencies.

(3) In the preparation of the master plan, the planning commission may meet with other governmental planning commissions or agency staff to deliberate.

(4) In general, a planning commission has such lawful powers as may be necessary to enable it to promote local planning and otherwise carry out the purposes of this act.

. . . guide for the development within the Township .

..

The purpose of the Master Plan is to guide land use/development efforts within the Township over the next twenty (20) years. The revised and updated Plan is intended to meet the amended State planning act.

Reasons for Master Planning

Among the many reasons for the Master Plan are the following:

1. Present a future land use map that illustrates how the Township should develop over time.
2. Provide a legal basis for zoning and other regulations for the type, intensity and timing of development.
3. Ensure that, as development occurs, the most significant natural features are preserved.
4. Outline specific strategies to address situations where a land use is not compatible with an adjacent land use.
5. Recommend improvements to intersections and roadway sections that need attention due to rapidly increasing traffic volumes.
6. Address the changing desires and needs of residents.
7. Desire to provide a sustainable community, a land use pattern that translates into a diversified tax base to support the desired facilities and services with reasonable tax rates.
8. Provide specific recommendations for development and redevelopment along major thoroughfares.
9. Coordinate land use recommendations with anticipated land use changes and infrastructure improvements with neighboring communities.

... provide a sustainable community. . .

The Charter Township of Oxford Master Plan is an officially-adopted document that sets forth an agenda for the achievement of goals and policies related to land use. It is a long-range statement of general goals and policies aimed at the unified and coordinated development of the Township. It promotes balanced, orderly change in a deliberate and controlled manner that permits planned growth and redevelopment. It also provides the basis upon which zoning and land use decisions are made.

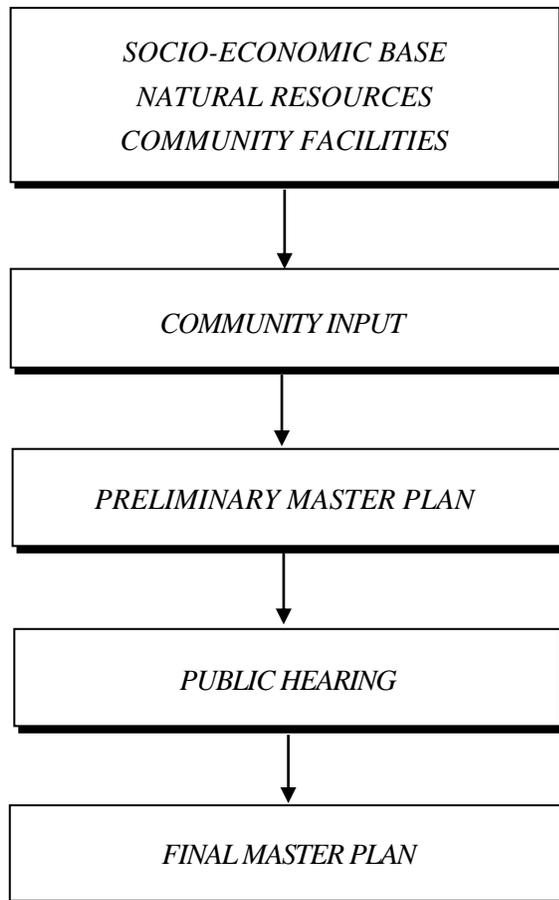
Process

The process used to generate the 2005 Master Plan consisted of five (5) phases, the sequence of which is provided on the following page. The socio-economic base and community facilities are embodied in the background studies, which involve gathering and updating data from existing documents, plans, and surveys such as the 2000 U.S. Census Data. The second phase in the planning process included gathering data

and opinions from the elected and appointed officials, followed by a citizen workshop, conducted in 2005, where all members of the public were invited to speak. The workshop was vital to ensuring that the document reflects the views and opinions of the Township’s residents and business owners. From the previous data a draft document was prepared, including goals, objectives and policies and land use alternatives. Additional input was received during this phase prior to holding the public hearing. The document was then adopted by the Township Planning Commission and accepted by the Township Board.

The citizen workshop was vital to ensuring that the document reflects the view and opinions of the Township’s residents and business owners.

**Figure 1
Planning Approach**



Planning Process

The Board of Trustees of the Charter Township of Oxford authorized the Planning Commission to update the Master Plan and consolidate it with the various area plans that have been adopted previously, as well as the Open Space and Greenway Plan that was prepared in 2003. As part of the Master Plan process, a workshop was held to gather input from the public, which served as the initial basis for the establishment of goals, objectives and policies. The summary of the workshop is provided in Appendix B.

Prior to conducting the citizen workshop, background studies were prepared, derived from the 2000 U.S. Census data, as well as data from other sources such as SEMCOG and Township departments. These background studies serve as the technical basis for the Master Plan. Population and housing were evaluated with regard to trends, characteristics and projections that are relevant to land use, as were various socio-economic factors. The natural resources identified in the recently-adopted Open Space and Greenway Plan were incorporated into the Master Plan where applicable. Community facilities and services, including utilities, community facilities, parks and recreation as well as the existing road network, were inventoried and their adequacy assessed. Finally, information regarding the various existing land use categories were collected, mapped and evaluated.

In 2011, the Planning Commission reviewed the 2005 Master Plan and made modifications based on trends in the Township in the past five (5) years. It is recognized that the creation of the 2005 Plan was an extensive process that set forth guidance on planning and zoning for the future of the Township. The 2011 Master Plan is a continuation of those policies.

The input received from the workshops will be the initial basis for the establishment of goals, objectives and policies.

... serve as the technical basis for the Master Plan.

Background Studies

Background Studies

Previous Plans and Studies

Oxford Township adopted the current Master Plan on July 14, 2005. In addition, the Township previously adopted three (3) area plans. Each of these studies were evaluated and referenced, where appropriate, in the Master Plan. The studies evaluated included the following:

1. Open Space and Greenway Plan, August 13, 2003;
2. East Central Area Plan, March 15, 2001;
3. Sanitary Sewer Master Plan, July of 1999;
4. Engineering Study and Master Plan for Oxford Township Water System, August of 1998;
5. Design Standards and Construction Specifications Manual, 1998;
6. M-24 Corridor Plan, incorporated into the 1995 Master Plan;
7. Central Area Plan, September 15, 1994.

Growth and Development Trends

The Charter Township of Oxford is located within the northeastern portion of Oakland County. The Township is bounded on the north by Metamora Township in Lapeer County, on the east by Addison Township, on the south by Orion Township, and on the west by Brandon Township. The Village of Oxford is located within the central portion of the Township.

The Township is located within an expanding and prosperous market region, with access to several large commercial centers. The Township's proximity to M-24 (Lapeer Road), I-75, and the cities of Auburn Hills, Pontiac and other central Oakland County communities, ensure the viability of the Township.

Prior to the 1920s, the Village of Oxford was established as the commercial center for the predominantly rural/agricultural development pattern of the Township. Following Lake Orion's boom as a resort community in the 1920s, the Charter Township of Oxford began its rise in popularity. The natural and man-made lakes found in the area were attractive to the growing population. However, the predominance of agricultural uses has remained, with the greatest concentration being located in the northeast quadrant of the Township. This particular area is closely associated with the Metamora Hunt, an equestrian establishment centered in Metamora Township. By 1970, the population of Oxford Township had grown to 5,953 persons. Since that time the population has

The predominance of agricultural uses has remained . . .

nearly tripled to 16,025 persons. A summary of the population and housing characteristics is provided on the following pages.

Population and Housing

The U.S. Census documents were consulted to compare both population and housing figures from 1980 to the present. Census 2010 data, at the time of the Plan update, is limited. Where Census 2010 data was available, it was used in the following pages. Data was collected for all adjacent municipalities as a means to compare the population and housing changes within the Township to that of the surrounding communities. Much like many of the northern Oakland County communities, the Charter Township of Oxford's population and housing have increased substantially. A summary of the Census data is provided on the following pages.

Trends

The growth of population and housing in the Charter Township of Oxford and surrounding communities has been substantial in the past decades. The Township's population prior to 2000 was one of the lowest in Oakland County, despite significant increases since the 1980 Census. Neighboring townships have also experienced similar increases in population. These numbers reflect the continuing trend of suburbanization among Oakland County's population.

The Township's population prior to 2000 was one of the lowest in Oakland County . . .

Population – Table 1 below depicts the population trends between 1990 and 2010. According to the U.S. Bureau of the Census, the Charter Township of Oxford grew 38% between 1990 and 2000 and 37% between 2000 and 2010 (see Table 1). Overall the Township grew by 89.8% for the two decades. In comparison, Oakland County as a whole experienced an 11% increase.

Table 1
Population Trends, 1990-2010

Community	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
OXFORD TWP.	9,004	15.1	12,467	38.4	17,090	37.0
Village of Oxford	2,929	6.7	3,540	20.9	3,436	-2.9
Addison Twp.	4,785	14.4	6,125	34.6	5,948	-2.9
Orion Twp.	21,047	7.6	30,749	59.0	32,421	5.4
Village of Lake Orion	3,029	4.2	2,715	-10.4	2,973	9.5
Brandon Twp.	10,799	29.5	13,230	36.7	13,733	3.8
OAKLAND COUNTY	1,083,592	7.1	1,194,156	10.2	1,202,362	0.6
Metamora Twp.	3,544	10.1	4,184	18.1	4,249	1.6

Community	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
LAPEER COUNTY	74,764	6.7	87,904	17.6	88,319	0.5

Source: U.S. Bureau of the Census

Only a very small portion of the Township's growth can be attributed to births, with the majority of the growth rate due to in-migration. According to SEMCOG, this rate of growth is projected to steadily increase over the next twenty (20) years. By the year 2030, SEMCOG projects that the population of the Charter Township of Oxford will reach 17,465 persons. Due to the struggling economy since 2008, population projections have been revised significantly.

Housing – According to the U.S. Bureau of the Census, the number of housing units in the Charter Township of Oxford rose 38.3% from a low of 3,184 in 1990 to 6,467 in 2010 (see Table 2). This increase is significantly greater than the 7.2% increase for all of Oakland County.

Table 2
Housing Unit Trends, 1990-2010

Community	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
OXFORD TWP.	3,184	22.5	4,675	46.8	6,467	38.3
Village of Oxford	1,192	8.5	1,476	23.8	1,468	-0.5
Addison Twp.	1,711	21.6	2,161	26.3	2,382	10.2
Orion Twp.	7,654	13.3	11,517	50.4	12,515	8.7
Village of Lake Orion	1,355	10.7	1,320	-2.6	1,483	12.3
Brandon Twp.	3,694	36.7	4,718	27.7	5,150	9.2
OAKLAND COUNTY	410,520	15.6	492,006	19.9	527,255	7.2
Metamora Twp.	1,283	20.2	1,430	11.4	1,806	26.2
LAPEER COUNTY	26,445	18.5	32,732	23.8	36,332	10.1

Source: U.S. Bureau of the Census

According to the U.S. Census, the average Charter Township of Oxford household contained 2.77 persons per occupied housing unit (not per total housing units) in the year 2000. This number is significantly less than 2.92 in 1990 (see Table 3). This decline in household size is consistent with the trend of each of the surrounding communities and the nation, but is still higher than Oakland County as a whole.

Table 3
Household Size and Occupied Housing Units, 1990-2000

Community	1990		2000	
	Persons Per Occupied Housing Unit	Occupied Housing Units	Persons Per Occupied Housing Unit	Occupied Housing Units
OXFORD TWP.	2.92	3,082	2.77	4,385
Village of Oxford	2.55	1,151	2.52	1,402
Addison Twp.	2.99	1,596	2.96	2,174
Orion Twp.	2.87	7,331	2.73	11,048
Village of Lake Orion	2.47	1,240	2.27	1,198
Brandon Twp.	3.06	3,535	2.95	4,799
OAKLAND COUNTY	2.64	410,488	2.53	471,115
Metamora Twp.	3.40	1,042	2.73	1,533
LAPEER COUNTY	3.74	19,978	2.86	30,729

Source: U.S. Bureau of the Census

The decline in household size can be attributed to a number of factors including divorce that often results in one spouse retaining the existing home and the other starting a new household. Additionally, many within the “baby boom” generation (1946 to 1964) have delayed marriage and childbirth beyond those of previous generations. This trend has continued into the “X-generation.” The higher cost of living within recent years has also required both spouses in many families to work to support the household. As a result of these socio-economic changes, many couples have chosen not to have children or have fewer of them. The increased life expectancy of most Americans has also had an effect on the number of one- and two-person households.

Characteristics

Population – In addition to the actual number of people, the characteristics of the population are important in determining both the Township's development potential and future needs. One of the more important characteristics is age composition as noted in Table 4.

Table 4
Age Group Comparison, 2010

Age Group	Charter Township of Oxford		Oakland County	
	Number	Percent	Number	Percent
Under 5	1,191	7.0	68,506	5.7
5 - 19	4,078	23.9	241,639	20.1
20 - 24	740	4.3	63,344	5.3
25 - 29	742	4.3	71,670	6.0
30 - 34	913	5.3	71,717	6.0
35 - 39	1,388	8.1	80,354	6.7
40 - 44	1,573	9.2	89,478	7.4
45 - 49	1,435	8.4	98,381	8.2
50 - 54	1,380	8.1	99,877	8.3
55 - 59	1,069	6.3	86,571	7.2
60 - 69	1,524	8.9	122,021	10.1
70 - 79	604	3.5	61,130	5.1
80 +	453	2.7	47,674	4.0
TOTAL	17,090	100	1,202,362	100

Source: U.S. Bureau of the Census

An analysis of the age groups noted above is provided on the following pages and is based upon cohorts instead of the age groups noted previously.

Preschool: According to 2010 U.S. Census, a total of 7.0% of the Township's population is below the age of five (5) years. This is greater in proportion than the figures for Oakland County at 5.7%. Since 1980, the proportion of the Township's population has continued to increase. These trends have been the reason for the increased number of day care facilities within the region as well as nationwide.

School-Age Children: The groups between five (5) and nineteen (19) years old, collectively, represented 24% of the Charter Township of Oxford population in 2010. This is the third largest cohort for that time period. This number is expected to increase within the near future in response to the aging of children born of "baby boom" parents.

The groups between 5 and 19 years old, collectively, represented 24% of the population in 2010.

Family-Forming: Persons between the ages of 20 and 34 constitute the group known as the family-formers, with a total of 2,395 people in this category in 2010. They represent 13.9% of the population in the Township. This is the group that will be fueling the increase in preschoolers in the upcoming years. This is also the group that can be expected to spend large amounts of money in the community for household items, food, clothing, etc.

Mature Families: The largest proportion of the Township's population is between the ages of 35 and 54. These people will tend to have children within the Township's educational system and will be very concerned with the quality of education available. Currently, they represent approximately 33.8% of the population, but with the aging of the family forming group, the mature families group has become an overwhelming majority.

... the mature families group has become a majority.

Mature Adults: Today, Oakland County and the nation as a whole are typically characterized as aging, but the Charter Township of Oxford has comparatively fewer people age 55 or older. The group between 55 and 69 years of age is commonly referred to as the "empty nesters." They are older parents whose children have left the household. Oxford Township's population makeup currently consists of approximately 15.2% within the 55 to 69 year old range. To ensure that this population remains and is enticed to move into the community, the placement of dependent housing in close proximity to recreation and shopping areas is encouraged.

Seniors: Only 6.2% of the Township's residents are over 69 years old. This is below the County proportion of 9.1%.

Housing – Housing characteristics indicate that growth in housing stock in the Township has shown greater increases than population growth (see Table 5). While population increased by 89.8% from 1990 to 2010, the number of housing units increased by 103.1%, thus the decrease in household size. The characteristics of those housing units are summarized below:

Age of Housing: A large amount of the Township's housing is fairly new. According to 2000 Census data, approximately 46.4% of the Township's housing has been built since 1980.

... approximately 46.4% of the Township's housing has been built since 1980.

Owner Occupancy: The Charter Township of Oxford has a high percent of owner-occupied housing. According to 2010 Census data, 87.5% of the Township's housing was owner-occupied and 12.4% renter-occupied. This compares with figures for Oakland County of 72.6% owner occupancy and 27.4% renter occupancy.

Therefore, Oxford Township has one of the lowest renter occupancy rates within this portion of Oakland County.

Table 5
Characteristics of Occupied Housing Units

Community	2010	Owner Occupied		Renter Occupied	
	Total Occupied Housing Units	Percent	Number	Percent	Number
OXFORD TWP.	6,063	87.5	5,306	12.4	757
Village of Oxford	1,335	64.0	854	36.0	481
Addison Twp.	2,161	92.8	2,006	7.2	155
Orion Twp.	11,643	82.4	9,592	17.9	2,081
Village of Lake Orion	1,198	58.0	695	42.0	503
Brandon Twp.	4,799	93.6	4,491	6.4	308
OAKLAND COUNTY	483,698	72.6	350,988	27.4	132,710
Metamora Twp.	1,533	90.2	1,383	9.8	150
LAPEER COUNTY	30,729	84.9	26,088	15.1	4,641

Source: U.S. Bureau of the Census

Population Projections

To estimate the community's future need for alternative housing types, population projections can be generally referenced. These projections can extend out up to thirty (30) years; however, beyond that time, they may be of little value because the figures beyond this date become questionable due to possible changes in the economy, trends in household size and the character of the community in general.

Migration and employment are the most important factors in determining growth. While local government has little control over births and deaths, migration to or from the Township can be influenced by employment. Development policies have the greatest effect on the level and location of future growth.

The Southeastern Michigan Council of Governments (SEMCOG) has prepared detailed population projections for southeastern Michigan communities. The results of the most recent SEMCOG Regional Development Forecast, adopted in 2008, provide a basis for projecting future populations, as illustrated in Table 6. Utilizing the projected growth rate provided by the SEMCOG population forecast, in the year 2035, the Township population should be approximately 18,350, which is a 14.5% increase from 2000. The total number of households is projected to increase from 4,385 in 2000 to 7,362 by 2035, which is an increase of 67.9%. As a result of these projections, the persons per household can be

derived to be 2.47, a rate that is much lower than that currently noted in the above analysis. However, the rate for the County is expected to decrease to 2.29 from 2.51 in the year 2000.

Table 6
Population Projections, 2000-2035

COMMUNITY	CENSUS	PROJECTIONS			% CHANGE IN POPULATION		
					% Change 2000-2010	% Change 2000-2025	% Change 2000-2035
	2000	2010	2025	2035			
OXFORD TWP.	16,025	15,698	17,146	18,350	22.8	28.5	37.0
Village of Oxford	3,540	3,226	3,449	3,610	-8.8	-2.5	2.0
Addison Twp.	6,439	6,254	7,461	8,724	-2.9	15.9	35.5
Orion Twp.	33,463	35,918	36,081	38,535	7.3	7.8	15.2
Village of Lake Orion	2,715	2,715	2,986	2,997	0.0	10.0	10.4
Brandon Twp.	14,765	15,204	15,515	16,253	3.0	5.0	10.1
OAKLAND COUNTY	1,194,156	1,204,053	1,272,065	1,336,761	0.8	6.5	12.0

Source: U.S. Bureau of the Census, SEMCOG 2035 Regional Development Forecast

As noted on the previous page, population growth is anticipated to continue within the Township at a much faster rate than that of the County and adjacent communities. The second highest projected population growth will be within the Township of Addison while the Village of Oxford is projected to slightly increase population over the same thirty (30) year time frame.

... the population growth is anticipated to continue within the Township...

Economic Characteristics

The analysis of the local economy includes an evaluation of the existing tax base and employment sectors. An understanding of the local economy is important in order to develop a long-range plan for commercial and industrial use of land compatible with other land uses. Township economic policies should also foster and encourage sound employment opportunities for the local population, improve the Township tax base, and coordinate the overall physical development of the Township. To arrive at a viable and desirable plan, the economic base analysis must combine the existing situation with sound planning concepts, projections of the business market, and the aspirations and goals of the community.

Tax Base

The Township tax base is predominately residential, with 76.8% of the 2010 real property valuations stemming from residential properties. This is a 3.7% decrease over 2003 in the relative predominance of residential assessments over all other land classifications.

Commercial and industrial properties combined compose 22.6% of the real property tax base in 2010, up 2.1% for commercial uses and 1.4% for industrial uses since 2003. The total Township real property valuations have decreased 9.7% since 2003. The downturn of the economy in the past few years has impacted assessments significantly. The 2003 and 2010 Township State Equalized Value (SEV) are summarized in Table 7.

... 80.6% of the 2003 real property valuations stemming from residential properties.

Table 7
Comparative Real SEV for Oxford Township, 2003-2010

Classification	Total Real SEV		% of Total	
	2003	2010	2003	2010
Agriculture	\$2,195,420	\$4,366,350	0.3%	0.6%
Commercial	\$87,494,300	\$95,306,580	10.9%	13.0%
Industrial	\$65,657,340	\$70,255,410	8.2%	9.6%
Residential	\$648,942,740	\$563,491,560	80.6%	76.8%
TOTAL	\$804,289,800	\$733,419,900	100%	100%

Source: Oakland County Equalization Department

Table 8, below, reveals additional SEV related data. The table depicts a comparison of SEV data to neighboring communities.

Table 8
Real SEV Comparison, 2010

Community	TOTAL REAL SEV	% of County
OXFORD TOWNSHIP (incl. Village of Oxford)	\$790,063,570	1.3%
Addison Township (incl. Village of Leonard)	\$342,167,221	0.6%
Orion Township (incl. Village of Lake Orion)	\$1,536,643,330	2.7%
Brandon Township (incl. Village of Ortonville)	\$479,986,190	0.8%
OAKLAND COUNTY	\$57,745,076,507	N/A

Source: Oakland County Equalization Department

Employment

The labor force in the Charter Township of Oxford is a mix of “blue collar” and “white collar” workers, with a majority in management, sales and office occupations and production, transportation, and material moving occupations. Although the Township is predominantly a bedroom community whose residents work elsewhere, it is not without a significant local employment base. Some of the Township's largest employers include: Thermo Vac, Oxford Community Schools, MSP Industries Corp., Meijers Companies Ltd., Oakland Community Alternatives, Crossroads for Youth, McDonald’s, Barron Cast Inc., and RLM Industries.

... it is not without a significant local employment base.

Natural Resources

The natural features discussed below are illustrated on the Natural Resources Map (Map 1).

Geology, Groundwater, Topography and Soils

The Oxford area is characterized by glacial geology typical of much of southeastern Michigan, with glacial outwash sand and gravel occurring along glacial end moraines. Given the permeability of these geological circumstances, much of the Township serves valuable groundwater recharge functions.

The glacial geology of the area has resulted in topography that ranges from nearly level to gently rolling. The rolling topography of the Township contributes greatly to the beautiful scenery found there. Areas with significant topographical relief are often prone to destabilization and soil erosion when developed upon. There are also fertile soils that are primarily used for agricultural purposes, which are located within the northern portions of the Township.

The rolling topography of the Township contributes to the beautiful scenery found there.

Lakes and Streams

The Township contains a significant number of small lakes, natural as well as those created through extractive operations. The majority of these lakes are located to the west and east of the Village of Oxford. The lakes to the west of the Village are connected in large part via surface water links. Much of the waterfront area surrounding the Township's lakes has long been platted and developed with relatively dense (two units per acre or greater) single-family developments.

The Township contains a significant number of small lakes. . .

In addition to inland lakes, the Township contains several streams and drains. While some of the streams and drains are managed under the authority of the Oakland County Water Resources Commissioner, some represent natural waterways of high importance. The lowland area in the north-central portion of the Township forms a valuable headwaters area for the Flint River, which flows to the north. Portions of the Paint Creek, another regionally significant waterway, can be found in the southwest corner and south-central area of the Township.

Wetlands

Wetlands are lowland areas characterized by constant or intermittent inundation, hydric soils, and specific vegetation types. They are often found in association with other water features, such as lakes, ponds, or streams, but can also exist on their own in depressions. Wetlands serve a wide variety of purposes, such as habitat, flood control, water filtration, groundwater recharge, and scenic and recreation uses. These natural features are scattered throughout the Township. The largest wetland area is located around Oakwood Road in the northeast quadrant of the Township with the rest scattered primarily west of M-24 (Lapeer Road).

These natural features (wetlands) are scattered throughout the Township.

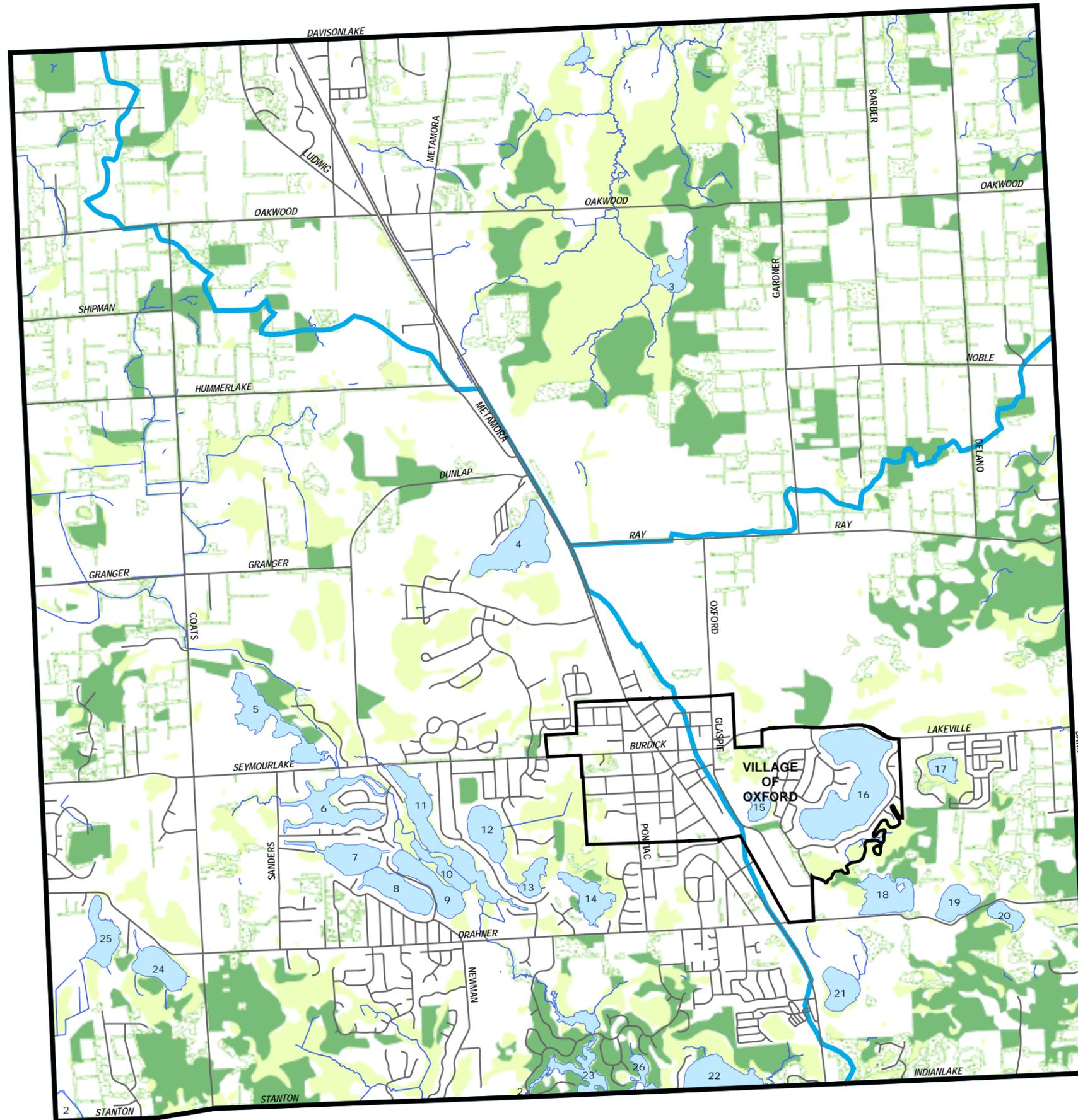
Woodlands and Tree Rows

Woodlands and tree rows provide wildlife habitat areas, recreational value, and substantial contributions to the scenery of the Township. Significant woodlands exist in much of the southernmost portions of the Township, as well as the east-central and north-central areas. Much of this wooded area exists in combination with wetlands, and remains intact today because they are of little agricultural or extractive use. Extensive networks of tree rows remain in both the northwestern and northeastern areas of the Township.

Significant woodlands exist in much of the southernmost mile of the Township, as well as the east-central and north-central areas.

CHARTER TOWNSHIP of OXFORD

MASTER PLAN



Legend

- Wetlands
- Woodlands
- Tree Rows
- Lakes
- Rivers/Streams/Drains
- Sub Watershed Boundaries

LAKES/RIVERS/STREAMS/DRAINS

- | | |
|----------------------------|----------------------|
| 1 South Branch Flint River | 14 Powell Lake |
| 2 Paint Creek Drain | 15 Round Lake |
| 3 Horseshoe Lake | 16 Oxford Lake |
| 4 Stony Lake | 17 Parker Lake |
| 5 Seymour Lake | 18 Tullamore Lake |
| 6 Lake Mickelson | 19 Handsome Lake |
| 7 Squaw Lake | 20 Grampian Lake |
| 8 Clear Lake | 21 Bailey Lake |
| 9 Long Lake | 22 Manitou Lake |
| 10 Cedar Lake | 23 Indianwood Lake |
| 11 Tan Lake | 24 Pine Lake |
| 12 Davis Lake | 25 Fish Lake |
| 13 Park Lake | 26 Little Cedar Lake |

**MAP 1
NATURAL RESOURCES**

0 2,000 4,000 Feet



PLOT GENERATION DATE : 9/23/05

PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS

BASEMAP INFORMATION : OAKLAND COUNTY

Michigan Natural Features Inventory

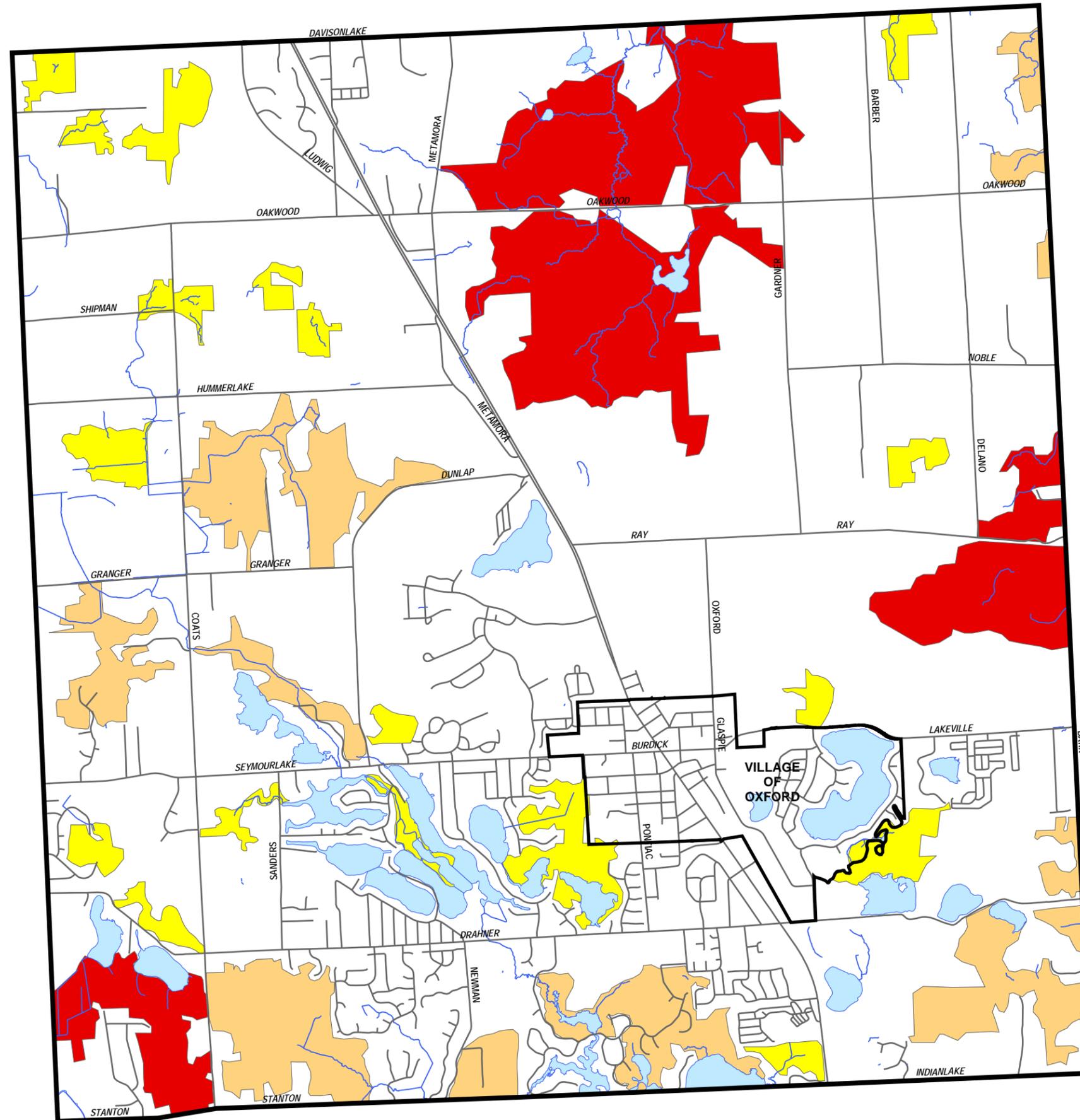
The Michigan Natural Features Inventory (MNFI) maintains a continuously updated information base, the only comprehensive, single source of data on Michigan's endangered, threatened, or special concern plant and animal species, natural communities and other natural features. MNFI has responsibility for inventorying and tracking the State's rarest species and exceptional examples of the whole array of natural communities. MNFI also provides information to resource managers for many types of permit applications regarding these elements of diversity.

In 2004, the Oakland County Planning and Economic Development Services Department worked with MNFI to identify potential conservation/natural areas within the County. The conclusions of the study were the identification of high, medium and low ranking areas within each municipality. These rankings are based upon a set of criteria that include size, core area, stream corridor, landscape connectivity, restorability and element occurrence.

... rankings are based upon a set of criteria. .

Based upon the study, the Charter Township of Oxford has three (3) areas identified as priority one (highest ranking), with numerous smaller areas ranked as priority two and priority three (see Map 2). The larger of the priority one ranked areas is located at the northern end of the Township, and encompasses Oakwood Park and the Horseshoe Lake State Game Area. Another priority one area is located within the southwest corner of the Township, portions of which have been designated as recreation and conservation land to ensure they are preserved. These and other natural resources and their linkages should be considered for preservation through land use controls and conservation development alternatives.

...may be preserved through various land use controls and conservation development alternatives.



Legend

-  Priority One
-  Priority Two
-  Priority Three
-  Lakes
-  Rivers/Streams/Drains

**MAP 2
POTENTIAL CONSERVATION/
NATURAL AREAS**

0 2,000 4,000 Feet



PLOT GENERATION DATE : 9/23/05

PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS

BASEMAP INFORMATION : OAKLAND COUNTY

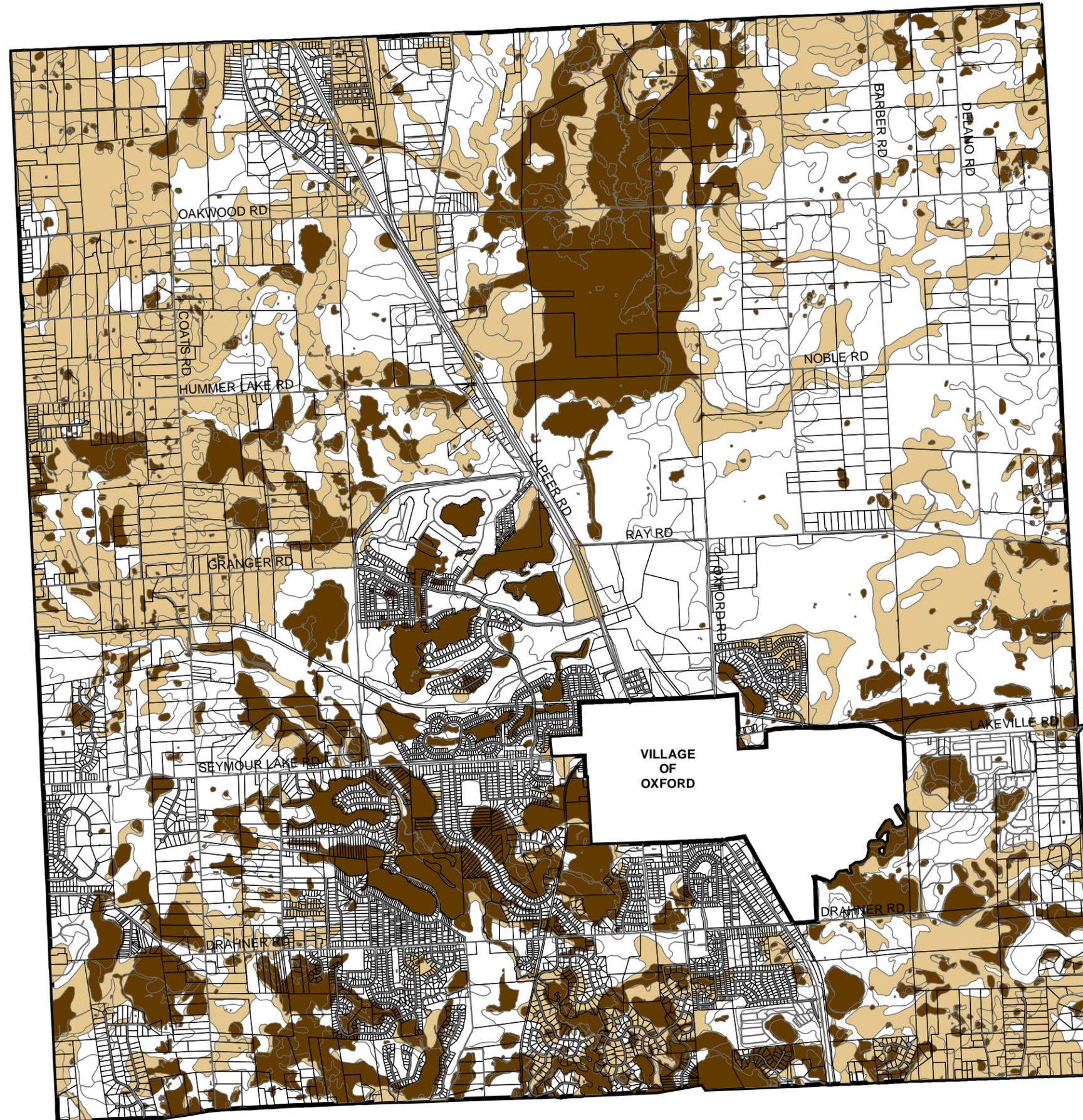
Land Capability Analysis

A detailed inventory of natural resources can be a useful tool in determining the capability of the landscape to support development. By guiding future development into the most suitable areas, problems associated with large-scale grading, flood damage, foundation stability, poor drainage and septic system failures can be avoided.

The resource factors considered in the following land capability analysis include topography, wetlands, and soils exhibiting constraints for septic system use. All of these natural resources were overlaid on Geographic Information Systems (GIS) software. By overlaying these layers, the areas in the Township which are most likely to support development become apparent. Based on this data, a land capability map was produced (see Map 3).

Dark brown areas are unsuitable for development due to the presence of wetlands and other water features. These areas of the Township are considered unsuitable for development under any circumstance. The light brown areas represent land with limited capability for development because of the constraints generally posed by the use of septic systems. These areas of the Township are only considered developable through the use of centralized sanitary sewer. Areas with no color are land areas capable of supporting development with little or no limitations of the kind considered in this analysis.

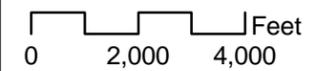
This analysis is meant to highlight the physical constraints of the Township. The map is useful for general planning purposes; however, detailed, site-specific inventory and analysis should be conducted for any proposed development. This map is used as one factor in determining the distribution of land uses and densities shown on Map 9, Future Land Use.



Legend

-  Unsuitable for Development
-  Land areas with limited capability for development
-  Land areas capable for future development

**MAP 3
LAND CAPABILITY ANALYSIS**



PLOT GENERATION DATE : 9/23/05

PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS

BASEMAP INFORMATION : OAKLAND COUNTY

Transportation and Traffic

The relationship between land use and roads is a critical element of land use planning. Roads provide the access necessary to land uses and are an important determinant of community character. Residential streets need to provide safety and interest, and preclude through-traffic movements. Major thoroughfares, however, must be able to transport vehicles through an area with as little interference as possible.

Most traffic in the Township moves in a north-south direction along the M-24 (Lapeer Road) or Baldwin Road corridors. In comparison to the volume of north-south traffic, there is much less cross-Township traffic in an east-west direction. The principal east-west corridors include: Stanton Road, Drahner Road, Seymour Lake Road and Oakwood Road.

Following the adoption of two (2) bills in 2010 by the Michigan legislature, the Michigan Planning Enabling Act (PA 33 of 2008), was amended to require communities to consider “Complete Streets” as part of their Master Plans. Complete streets is a new way of thinking about streets and roads as travel ways for users of all ages and abilities.

While Oxford Township roads fall under the jurisdiction of the Road Commission for Oakland County, the community recognizes that it faces a number of challenges related to planning for and investing in a non-motorized transportation network. Encouraging the development of complete streets, specifically pedestrian and bicycle facilities, is a priority for the community.

Community Facilities and Services

The responsibility of providing public services to residents of the Charter Township of Oxford is shared by several public entities, including the Township government itself, various Oakland County departments, various State offices, the Oxford and Lake Orion School Districts, and others. The adequacy of public facilities has a direct influence on the Township’s ability to attract new residents, businesses, and industries. Often the impression created by a particular community is directly related to its schools, parks, libraries, public buildings, public utilities and police and fire facilities. This section will concentrate on public facilities over which the Township has control (see Map 4), with the recognition that these facilities are supplemented by private facilities and other public bodies such as the Oxford and Lake Orion School Districts and the County.

The adequacy of public facilities has a direct influence on the Township’s ability to attract new residents, businesses, and industries.

Township Buildings

The Township administrative offices are located on Dunlap Road, west of the Village. The Parks and Recreation Department is located in the Village of Oxford at the municipal complex on Burdick Street.

The second floor of the Oxford Veterans Building, located at 28 N. Washington in the Village of Oxford is used for Township meetings. Previously, the Township shared its meeting space at the municipal complex with the Village.

Police

The police department, located in the Oxford Sub-Station at 2119 N. Lapeer Road, houses the contracted employees from the Oakland County Sheriff's office. In 1989 the Police Department, along with the Fire Department, were governed by the Oxford Emergency Safety Authority and served both the Township and the Village of Oxford. Since 2001, the Township has contracted with Oakland County that now provides contracted service exclusively for Township residents.

The police department operates through a 2.9152 Township tax levy and employs thirteen (13) deputies, four (4) per shift. The police department has a total of three (3) patrol units.

*... the Township has
contracted with
Oakland County ...*

CHARTER TOWNSHIP of OXFORD

MASTER PLAN

Legend

-  Multi-Jurisdictional Trail Lands
-  Township Safety Path
-  Educational Institution
-  Municipality
-  Private Owner
-  State Owned
-  Institutional Establishments
-  Lakes
-  Streams/Drains
-  Tree-Canopied Scenic Road
-  Natural Beauty Road

COMMUNITY FACILITIES

1 Devils Ridge Golf Course	16 Daniel Axford Elementary
2 Hunters Ridge Hunt Club	17 Centennial Park
3 Win-Again Farm	18 Scripper Park
4 Oakwood Park	19 Lakeville Elementary/ Oxford Middle School
5 Detroit Sportsmans Congress	20 Camp Oakland
6 Dodge No. 7 Game Area	21 Oxford Hills Golf Course
7 Oxford High School	22 Oak Hollow Christian School
8 Seymour Lake Park	23 Township Offices
9 Squaw Lake Access	24 Dayton Street Park
10 Clear Lake School	25 Red Bob
11 Paint Creek Golf Course	26 Old Gold
12 Christ the King Church Camp	27 Boulder Pointe Golf Course
13 Powell Lake Park	28 Stony Lake Park
14 Oxford Elementary	29 MDNR Wetlands
15 Oxford Christian Academy	30 Sassafras Farms

**MAP 4
COMMUNITY FACILITIES**

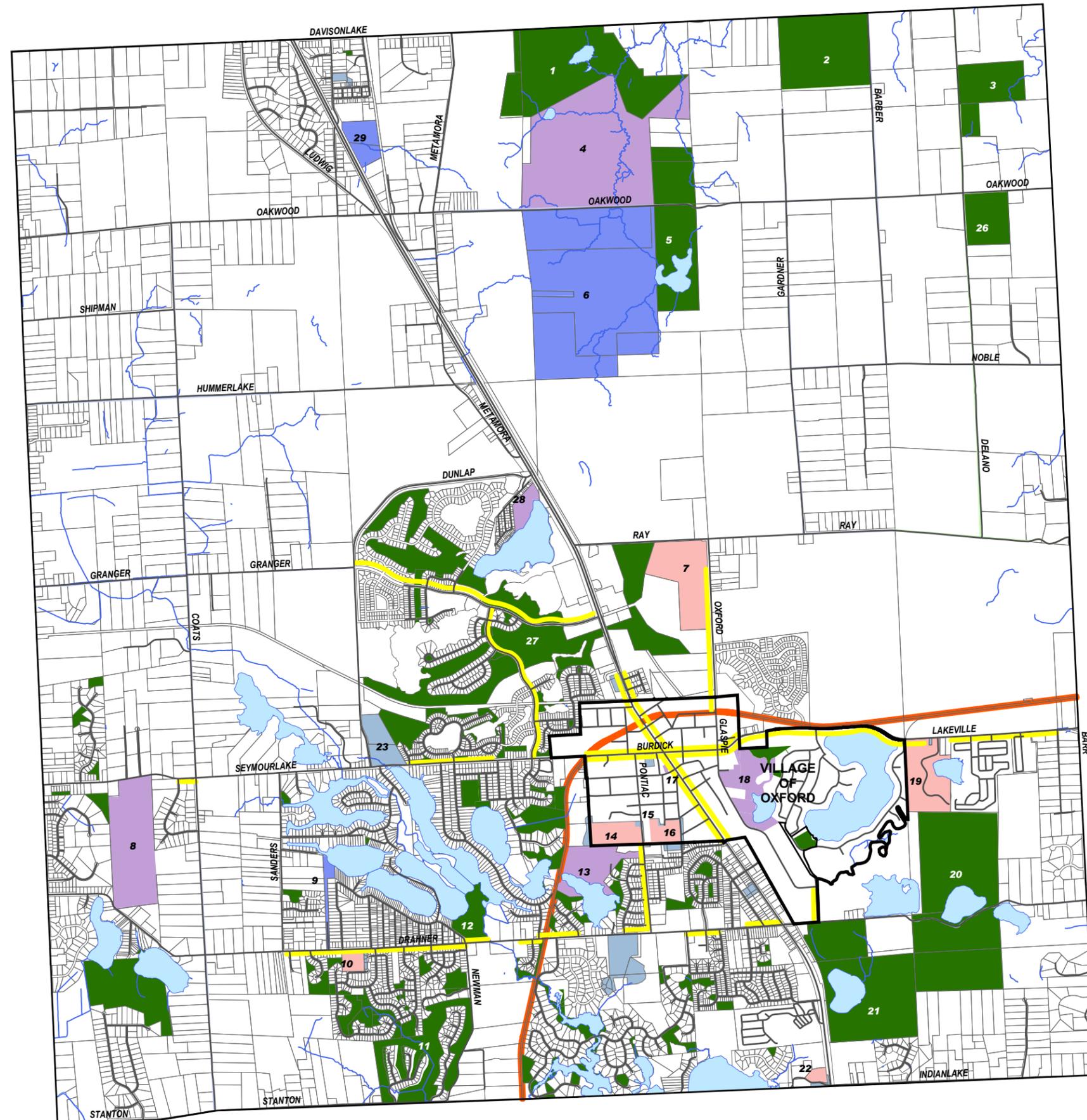
0 2,000 4,000 Feet



PLOT GENERATION DATE: 5-9-11

PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS

BASEMAP INFORMATION : OAKLAND COUNTY



Fire

Through the approved 15-year capital improvements bond from 2000, the Fire Department now occupies two (2) fire stations which serve both the Township and Village residents. A future location for a third fire station is planned in the northern portion of the Township. The headquarters is located on North Washington Street (M-24) and the branch fire station is located on West Drahner Road. The capital improvements bond also afforded the Department the ability to purchase additional equipment. In total the Fire Department now has two (2) pumper-tankers, three (3) front line engines, one (1) 95 foot ladder tower, one (1) heavy duty rescue truck, four (4) rescue ambulances, two (2) grass fire vehicles, and two (2) command/medical vehicles. Through the operational tax levy the Township also employs forty-two (42) firefighters who are a combination of career and paid-on-call volunteers. The chief and twelve (12) firefighters are the only full time employees.

Through the approved 15 year capital improvements bond from 2000, the Fire Department now occupies 2 fire stations.

The water supply for fighting fires is generally adequate, except for the majority of the northern area of the Township. There are no hydrants, so water must be pumped from retention ponds, static holding tanks, or provided by the department's tanker shuttles. If more growth occurs, however, the adequacy of the supply may be threatened.

The water supply for fighting fires is generally adequate. . .

Schools

There are two (2) school districts that serve the Charter Township of Oxford: Oxford School District and Lake Orion School District. Within the Township there are six (6) schools: four (4) elementary schools, one (1) middle school, and one (1) high school. All of the six (6) schools are in the Oxford School District (see Table 9 and Map 4).

**Table 9
Oxford Township School Locations and Enrollment**

Name	Location	Enrollment
Daniel Axford Elementary	74 Mechanic	430
Clear Lake Elementary	2085 W. Drahner	545
Oxford Elementary	109 Pontiac	454
Lakeville Elementary	1400 Lakeville Road	437
Oxford Middle School	1420 Lakeville Road	1,041
Oxford High School	745 North Oxford Road	1,457

Senior Citizens Program

The Senior Citizens Program offers activities at the Veterans Memorial Civic Center, which is maintained by the Parks and Recreation Department. On Wednesday the building is open to the public to play

bingo. On Fridays, lunch is served to seniors, followed by bingo for seniors only. Mondays and Thursdays, the building is open for seniors to play cards. Trips to the race track, the theatre, and other destinations are also planned. Funding for these activities often comes from federal, state and local sources.

Library

The Library, administered by a six (6) member Board elected by the Township citizens is located in the Library complex on Pontiac Street. The Library serves over 9,500 patrons and maintains over 65,000 items in their collection. Through The Library Network (TLN), interlibrary loans are available, providing an even wider selection of books, films, videos, and computer programs. Meetings rooms are also available for public use at the library.

Parks and Recreational Facilities

Recreation is an integral part of the Master Plan for a community. The Oxford Township Parks and Recreation Department employs six (6) full time persons, and numerous part-time or seasonal workers. These employees and their programs are funded by a 0.8538 mill, and through a joint agreement with the Township and Board of Education work out of the various facilities in the Township. The existing parks and recreational facilities for the Charter Township of Oxford are inventoried in Table 10 and Map 4, Community Facilities, depicts their locations within the Township.

Recreation is an integral part of the Master Plan for a community.

**Table 10
Recreation Facilities Inventory**

Facility	Acreage	Amenities
Oakwood Lake Park	300	Trails, rustic facilities
Stony Lake Park	13	Swimming beach, beach house, boat launch, pavilions and play equipment
Seymour Lake Park	125	Sports fields and maintenance facilities, splash park, pavilion, fitness trail, sledding hill, disc golf
Powell Lake Park	56	Trails and boardwalks with connection to Polly Ann Trail
Scripter Park*	40	Beach, open picnic area, playground, baseball field
Oxford Centennial Park*	0.4	Open picnic area
Horseshoe Lake State Game Area**		Undeveloped
MDNR Squaw Lake Access**		Public access from Drahrer Road to Squaw Lake

Source: Oxford Township Parks and Recreation Master Plan, 2009

* Village of Oxford facilities

** State facilities

Other Recreational Facilities

In addition to the municipal facilities noted above, there are numerous private recreational facilities within the Township. These facilities are composed of golf courses, sportsmen's clubs, religious camps and equestrian facilities. There are also recreational amenities located within the public school campuses and within the residential developments of the community. These facilities comprise a large portion of the Township and complement the facilities provided by the Township. The uses and opportunities available within these facilities will be evaluated as part of the land use plan for the Township.

Water System

Prior to the mid 1990's, Oxford Township operated four (4) individual public water systems. Due to contamination, one of the well systems was abandoned and replaced with an elevated storage tank. Also, as a result of development pressures, the remaining three (3) well sites were connected. The Township then began negotiating with the City of Detroit Water and Sewerage Department to become the Township's water supplier. For a number of reasons, the Township made the decision to remain with the Oakland County ground water system.

A Water System Master Plan was completed in 1998. The plan established a water service district which identified areas in the Township that would receive water service (see Map 5). The water district is believed to be in good condition and the maintenance operation also includes frequent flushing of watermains. The 1998 plan also indicated areas that are deficient in the system, most of which are located in the northern portion of the Township.

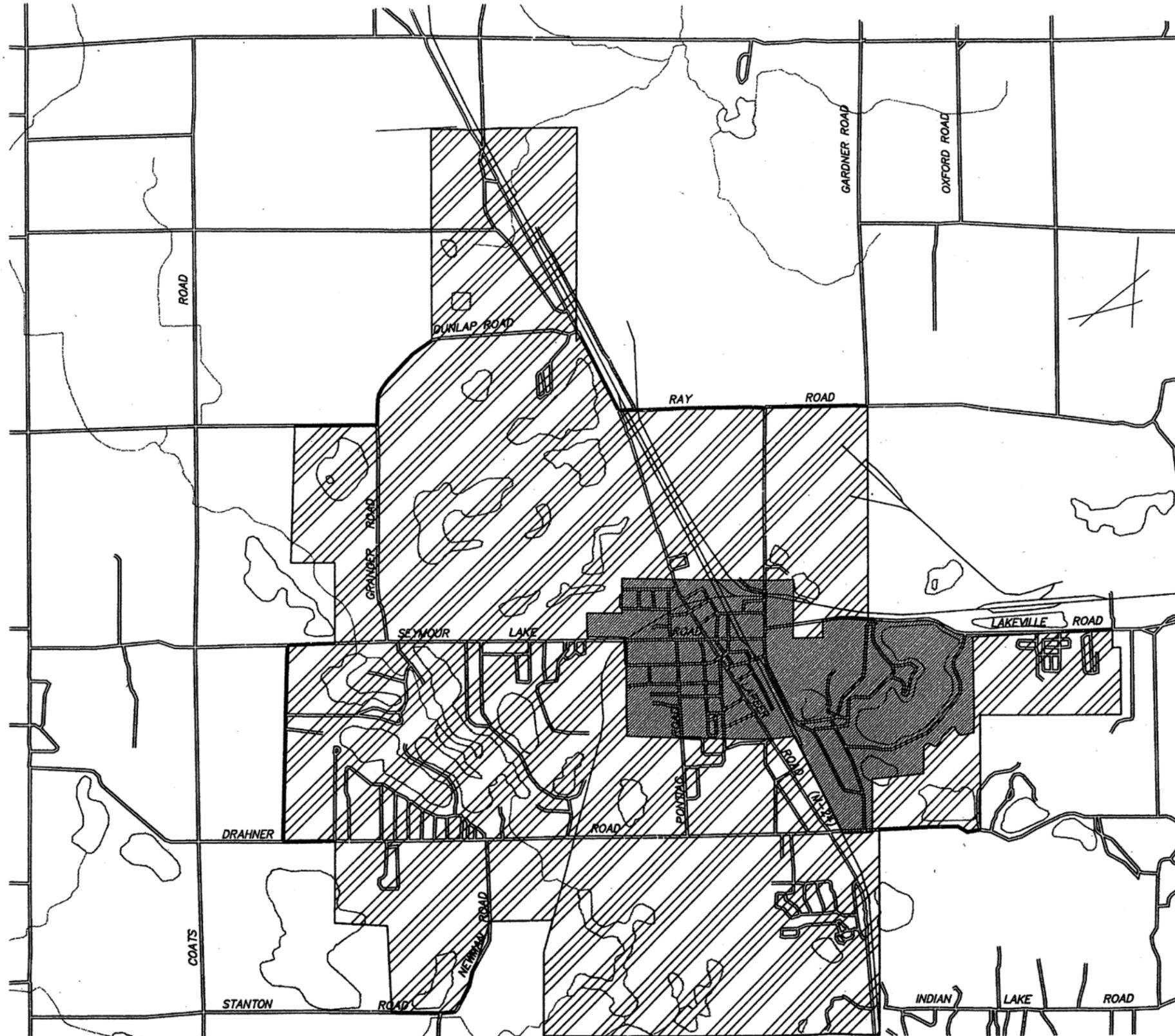
... the 1998 Water System Master Plan identified the areas of the Township that would receive water service ...

Sewer System

In 1997, a sanitary sewer district service area was established (see Map 6). The service area includes the majority of the area contained within the water service district. In 1999, Oxford Township commissioned a study of the existing sanitary sewer system and evaluated the boundary of the sewer district. The Township has purchased a set amount of cubic feet per second of sanitary sewer capacity in the Oakland County Water Resources Commissioner's (WRC) Paint Creek Interceptor. The Township has spent the past few years completing a review of the sanitary sewer data available from the WRC. This data was compared with Township and County records on the number of connections to the system and the estimated number of residential equivalency units (REUs) currently discharging into the Township's sewer system.

CHARTER TOWNSHIP of OXFORD

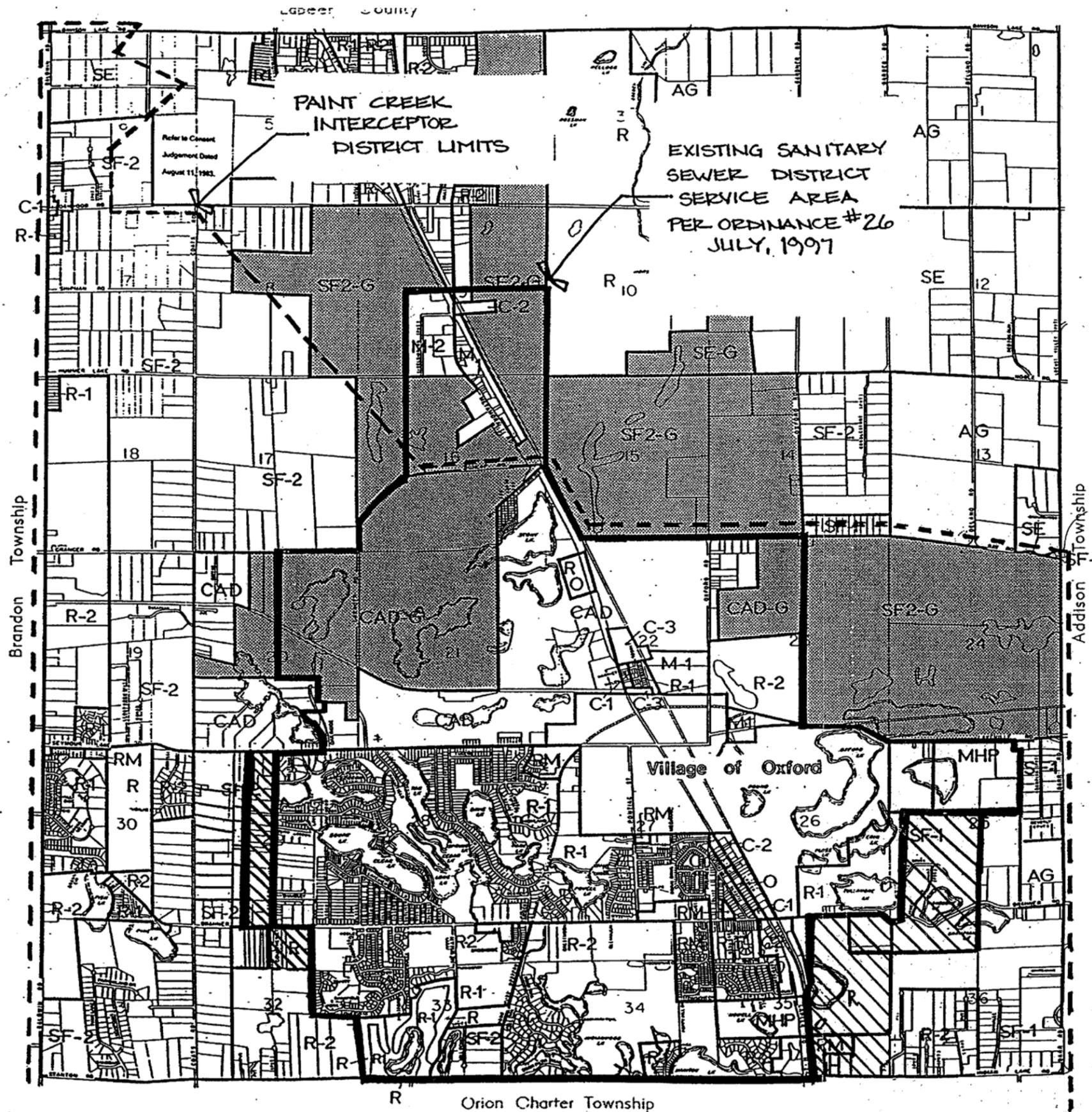
MASTER PLAN



MAP 5
WATER DISTRICT



PLOT GENERATION DATE : 9/23/05
PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS
BASEMAP INFORMATION : OAKLAND COUNTY



MAP 6
SANITARY SEWER SERVICE AREA



Existing Land Use

A basic element in planning the future of the Charter Township of Oxford is the consideration of existing land use types and patterns. Previous existing land use data was compiled as part of other land use and design studies, but due to the passage of time, the most recent Oakland County existing land use study was employed. The result of this inventory is presented on Map 7, while the classifications used in compiling the inventory data is provided below.

Classifications

The following land use classifications were used in updating the Township's existing land use map (see Map 7).

Vacant – This category includes all remaining land that is presently unused, idle, or agricultural land lying fallow.

Agriculture – This classification is applied to all land use areas used for crops and permanent pasture land. In addition to these, however, this group also includes such agricultural activities as horse breeding farms, green houses, and similar types of specialized activities.

Single Family – This classification is for those areas containing single-family dwelling units and accessory structures.

Mobile Homes – This category identifies planned mobile home parks and any concentration of two or more individual mobile home units, including related accessory buildings.

Multiple Family – Included in this group are all two-family (duplex), apartments and multi-plex type of units where two or more separate residential units occupy a single building on a lot.

Commercial/Office – Land areas where professional and business offices are found. Retail sales and service businesses are also placed in the commercial/office category.

Industrial – This category includes uses with or without buildings where materials are processed, fabricated, assembled, or manufactured, or where equipment, materials, or wastes are stored out-of-doors.

Extractive – This category includes topsoil, sand, gravel, peat or other types of soil and mineral removal operations.

Public/Institutional – Land areas and facilities such as public schools, libraries, and government buildings are considered public uses. Institutional includes such uses as churches, private schools, hospitals, private cemeteries, utility sites and similar institutional uses as Crossroads for Youth (previously Camp Oakland) and others.

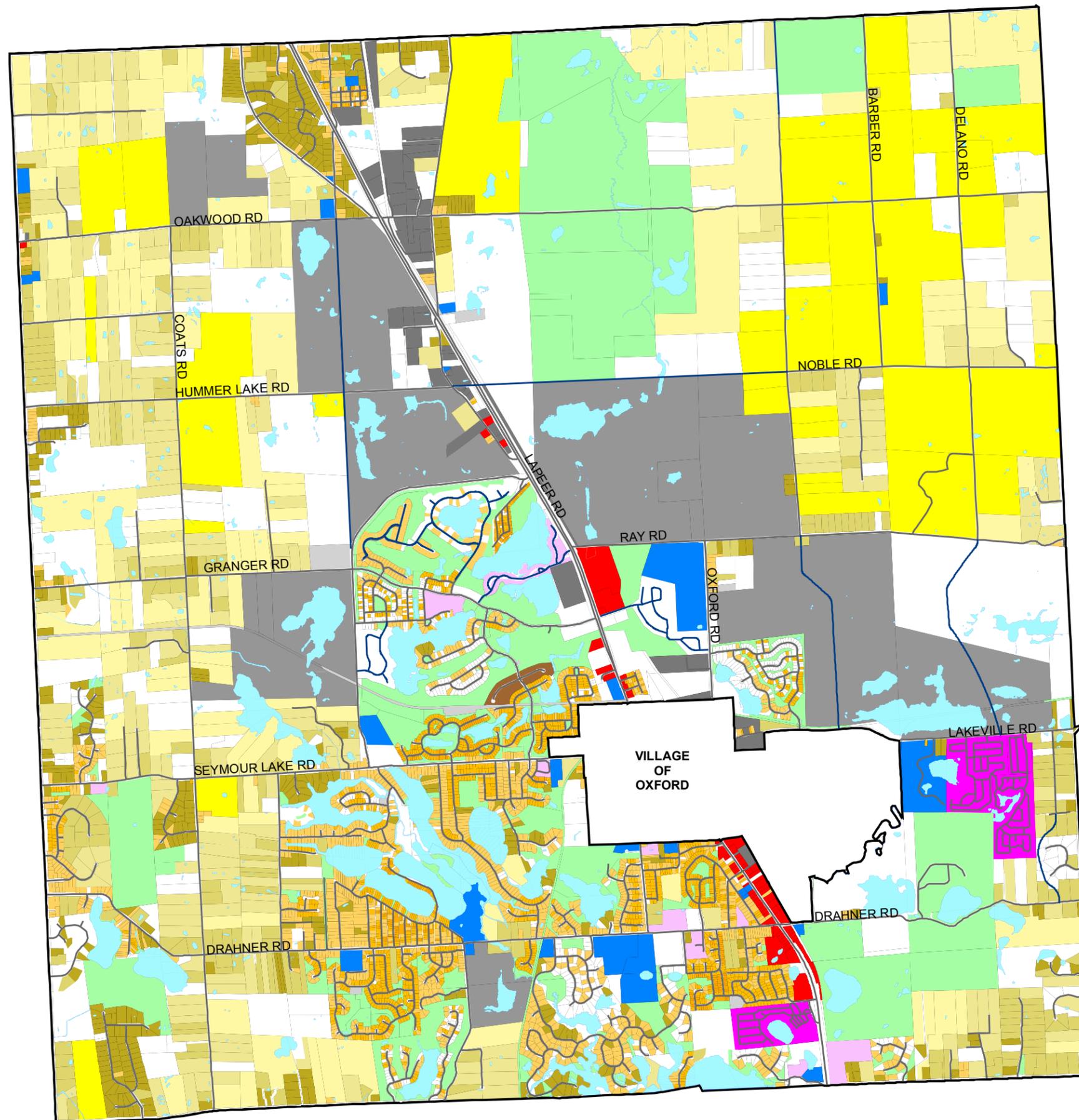
A basic element in planning the future of the Township is the consideration of existing land use types and patterns.

Recreation and Conservation – Lands for which the primary purpose is outdoor recreation or natural area conservation. This classification includes public or private-owned parks, golf courses, or areas of which the primary purpose is preservation and conservation of undeveloped natural areas.

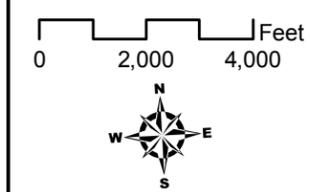
Transportation, Utility and Communications – Improved land containing above or below-ground utility or communication facilities, including transmission lines, booster and transformer stations, county drains, detention/retention basins, and railroad yards.

Legend

- Agricultural
- Single Family, 10 acres greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq.ft.
- Single Family, 8,000 to 13,999 sq.ft.
- Single Family, less than 8,000 sq.ft.
- Single Family, More than one unit per parcel
- Multiple Family
- Mobile Home Park
- Commercial / Office
- Industrial
- Public / Institutional
- Recreation / Conservation
- Transportation/Utility/Communication
- Vacant
- Extractive
- Water



MAP 7
2009 EXISTING LAND USE



Patterns

The acreage contained within each of the classifications is noted in the following table along with the resulting changes since 1988. 1988 is the latest year that Oakland County completed a land use extrapolation. However, the County completes a county-wide existing land use inventory every year based on a number of factors, including assessment information and aerial photography. Therefore, as in 2003, the most current 2009 data has been used to describe land use patterns in the Township. The table is intended to generalize the types of land uses found within the Township, along with the approximate break down by use category. Therefore, Table 11 below is to be used only as a guide.

... generalize the types of land uses found within the Township ...

Table 11
Generalized Land Uses, 1988, 2003 and 2009

Use Category	1988 Acreage	2003 Acreage	2009 Acreage	% Change
Vacant	10,515	5,204	3,539	-32%
Agriculture	4,395	635	2,400	+278%
Single Family	1,777	7,808	6,922	-11%
Mobile Home	N/A	226	225	+0%
Multiple Family	137	42	108	+157%
Commercial/Office	85	107	116	8%
Industrial	1,319	260	262	0.7%
Extractive	N/A	2,025	2,499	14.4%
Public/Institutional	426	263	301	16%
Recreation and Conservation	740	2,541	2,692	6%
Transportation, Utility and Communication	110	61	67	+10%
Water	1,075	1,342	1,342	0%
Road Right-of-way	1,074	1,173	1,211	3%
Total	21,653	21,684	21,684	0%

Source: 1988 Oakland County Planning Division & 2003, 2009 Oakland County GIS

Trends

The following land use trends have been observed since 1988 and include the assumptions made within the previously adopted 1993 Master Plan:

Vacant – Two-thirds of the vacant land in 1988 has been lost to development. This decrease is commensurate with the significant increase in the amount of residential acreage within the Township. The remaining vacant land is scattered throughout the Township,

however the majority can be found in the area immediately north of the Village.

Agriculture – In 1988 agricultural land accounted for 20% of all land in the Township. By 2003, farmed agricultural land had been reduced to approximately 635 acres. By 2009, a significant increase of agricultural land was documented in the northern portion of the Township. Based on a review of aerial photography, significantly more land is being used for agricultural purposes. Still, the remaining farmland, predominantly within the northeast quadrant, has the potential to remain fallow or transition into an alternate agricultural use.

Single Family – In 2003, the greatest change in land use resulted from the 339% increase in single-family land uses. In 2003 just over 7,800 acres of land were occupied by single-family uses, a number which was projected to increase. Several of the large extractive operations noted in the 1993 Master Plan have been lost to single family developments, including those within the Waterstone development. However, the downturn of the economy in Michigan has caused a slowing of residential development in the Township. It is projected that small increases in residential construction will continue into the future.

Mobile Home – According to the 1993 Master Plan 25% of the Township's total housing units were contained within two (2) mobile home parks. A total of 860 mobile home sites existed in 1993. Those parks still remain but were expanded prior to 2005 to encompass a larger area of land within the southeast quadrant of the Township. Since that time, there has been little or no continued growth of mobile home sites in the Township.

Multiple Family – Since 2003 there has been an increase of 157% of the multiple family land uses. While never a very large number, the area calculations decreased significantly from 1988 to 2003, but have since increased due to new phases of existing multiple family developments being constructed prior to the economic downturn in 2008.

Commercial/Office – These areas consist of a mix of general, medical and business service offices, restaurants, food and drug stores, personal and entertainment services, and a variety of general retail stores. The commercial and office uses are scattered along the M-24 corridor with the greatest concentration located south of the Village. Between 2003 and 2009 the Township experienced a minimal increase in commercial/office land area coverage (18%). The new uses are located primarily south of Drahner Road and within the Waterstone development south of

Ray Road, each in close proximity to the new and planned residential developments.

Industrial – As illustrated in Table 11, the Township’s industrial land area decreased by nearly 80% between 1988 and 2003. However, because the 1988 County land use analysis did not have a separate category for extractive operations but instead included them in the industrial land use category, the loss may not be as significant as noted. It can be assumed that a significant portion of the industrial land shown included the extractive operations located throughout the Township. The remaining industrial uses are located in close proximity to M-24 and/or an alternative principal east/west corridor. A small increase of industrial land (0.7%) has occurred since 2003.

Public/Institutional – As illustrated in Table 11, the Township lost 38% of its public/institutional land between 1988 and 2003. However, based upon the analysis of the 1993 existing land use study, much of the public/institutional land was re-categorized to the recreation and conservation designation. Some of these areas have been taken over by the Township Parks and Recreation Department. In either case the land still remains undeveloped and for public use. Two (2) school complexes were also constructed to the north and east of the Village, along with the Library on Pontiac Road. Since 2003, a 16% increase of public/institutional land has occurred due primarily to the growth of the school complexes.

Recreation and Conservation – Since 2003, a 6% increase in recreation and conservation land area has occurred. These changes can be primarily attributed to the expansion of the existing facilities. The majority of the recreation and conservation areas are associated with, or in close proximity to, the lakes within the southern half of the Township. There are several recreation and conservation areas located to the north of Granger/Ray Roads, the largest of which is the 300 acre Oakwood Park. All together, recreational/conservation land accounts for approximately 2,700 acres of Township land.

Vacant & Transitional Lands

An analysis of vacant and transitional lands – those lands which are either unused at this time, or whose current use is unlikely to continue indefinitely – is valuable in determining where land use change is most likely to occur. This sort of analysis is used to focus attention on areas of the Township that need it the most. In Oxford Township, the significant extent of extractive operations equates to significant acreage of land that is likely to transition from one use (industrial/extractive) to an entirely different end use after reclamation.

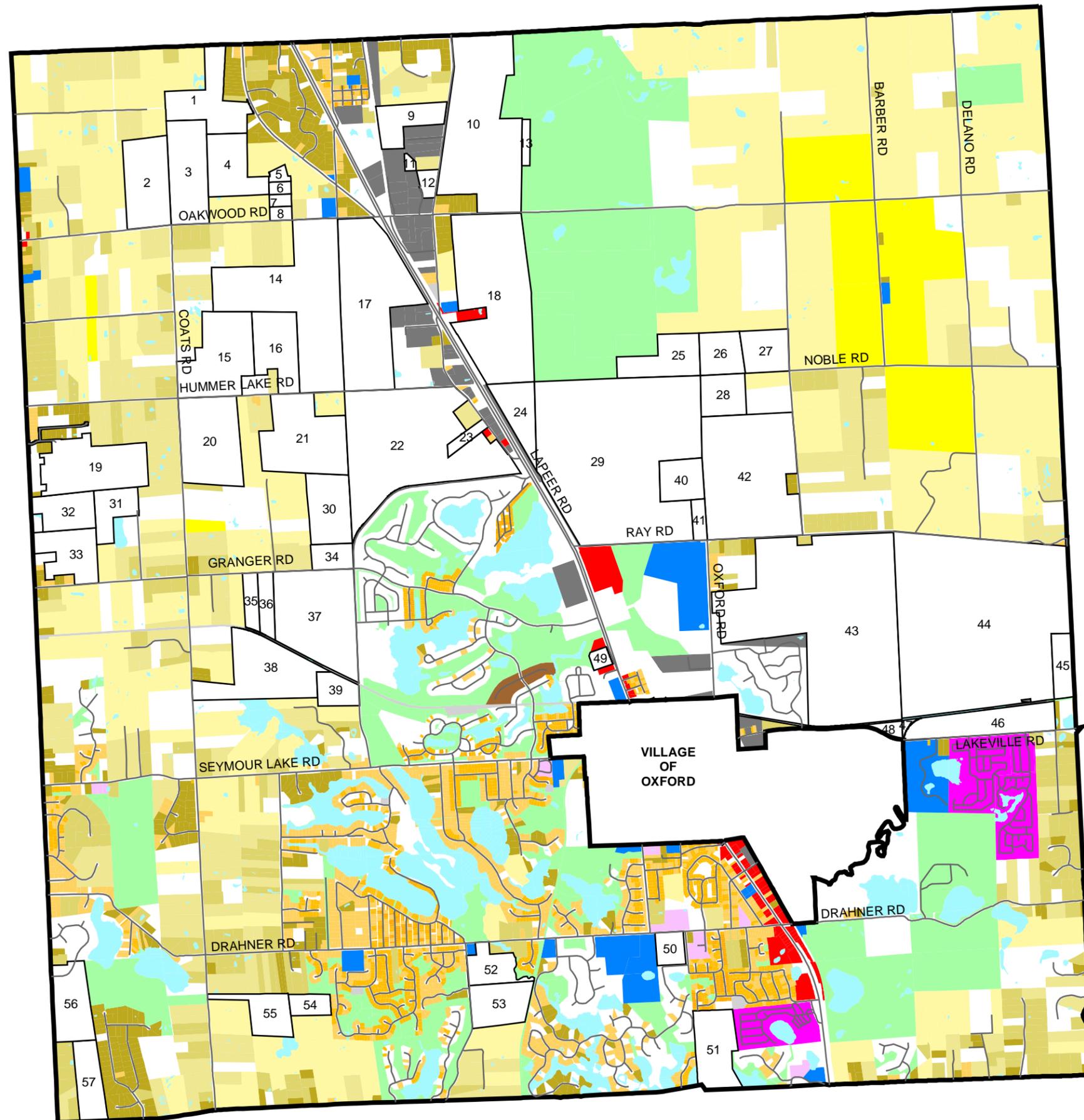
The Vacant and Transitional Lands map represents an inventory of all properties that are either vacant or likely to convert to other uses in the coming years (see Map 8). To understand the context in which these properties are found, the map illustrates the existing land uses of surrounding properties.

CHARTER TOWNSHIP of OXFORD

MASTER PLAN

Legend

- Agricultural
- Single Family, 10 acres or greater
- Single Family, 5 to 9.9 acres
- Single Family, 2.5 to 4.9 acres
- Single Family, 1 to 2.4 acres
- Single Family, 14,000 to 43,559 sq. ft.
- Single Family, 8,000 to 13,999 sq. ft.
- Single Family, Less than 8,000 sq. ft.
- Single Family, More than one unit per parcel
- Multiple Family
- Mobile Home Park
- Commercial/Office
- Industrial
- Public/Institutional
- Recreation & Conservation
- Transportation, Utility & Communication
- Vacant
- Water



MAP 8
VACANT & TRANSITIONAL LANDS

0 2,000 4,000 Feet



PLOT GENERATION DATE : 9/23/05

PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS

BASEMAP INFORMATION : OAKLAND COUNTY

Table 12
Vacant and Transitional Lands Index

Property #	Acreage	Parcel ID	Land Use	Zoning
1	75.13	04-05-176-001	VACANT	SF-3
2	81.15	04-06-400-002	VACANT	SF-3
3	83.7	04-05-300-001	INDUSTRIAL	SF-3
4	59.05	04-05-300-004	INDUSTRIAL	SF-3
5	5.5	04-05-401-010	VACANT	SF-2
6	5.63	04-05-451-004	VACANT	SF-2
7	5.6	04-05-451-005	VACANT	SF-2
8	6.15	04-05-451-006	VACANT	SF-2
9	41.27	04-04-326-009	VACANT	I-1
10	238.59	04-04-400-001	VACANT	SF-2
11	3.19	04-04-326-013	VACANT	I-1
12	9.99	04-04-376-016	VACANT	I-1
13	7.7	04-03-300-001	VACANT	R
14	235.59	04-08-200-002	VACANT/INDUSTRIAL	SF-2
15	104.5	04-08-300-005	VACANT	SF-2
16	64.38	04-08-400-004	SINGLE FAMILY	SF-2
17	201.77	04-09-101-001	INDUSTRIAL	SF-2
18	237.32	04-09-200-008	VACANT	SF-2
19	108.32	04-18-100-061	VACANT	SF-2/R-3
20	107.38	04-17-100-001	VACANT	SF-2
21	117.3	04-17-200-005	VACANT	SF-2
22	285.1	04-16-100-001	INDUSTRIAL	SF-2
23	9.99	04-16-251-001	INDUSTRIAL	I-1
24	44.44	04-16-226-001	VACANT	SF-2
25	54.8	04-10-400-004	VACANT	SF-3
26	37.18	04-11-300-004	VACANT	SF-3
27	40.01	04-13-300-005	VACANT	SF-3
28	38.16	04-14-100-001	INDUSTRIAL	SF-2
29	484.92	04-15-100-001	INDUSTRIAL	SF-2
30	60.66	04-17-400-001	VACANT	SF-2
31	34.94	04-18-400-031	VACANT	SF-2
32	43.38	04-18-300-017	VACANT	R-3
33	56.58	04-18-300-014	VACANT	R-3
34	21.8	04-17-400-004	UTILITY	SF-2
35	16.98	04-20-100-008	INDUSTRIAL	SF-1
36	20.18	04-20-100-009	INDUSTRIAL	SF-1
37	153.24	04-20-200-001	INDUSTRIAL	R-3
38	111.01	04-20-300-011	INDUSTRIAL	SF-1
39	25.26	04-20-400-001	INDUSTRIAL	R-3
40	36.53	04-15-400-001	INDUSTRIAL	SF-2
41	11.48	04-15-400-002	INDUSTRIAL	SF-2
42	233.52	04-14-300-001	INDUSTRIAL	SF-2
43	498.29	04-23-301-002	INDUSTRIAL	R-2/SF-2
44	573.89	04-24-100-001	VACANT/INDUSTRIAL	SF-2
45	27.19	04-24-426-001	VACANT	SF-2
46	75.58	04-24-451-001	INDUSTRIAL	SF-2
47	2.42	04-24-351-001	INDUSTRIAL	SF-2
48	9.93	04-23-476-001	VACANT	SF-2
49	7.28	04-22-151-006	VACANT	C-2
50	19.14	04-34-200-025	VACANT	R-2
51	64.24	04-34-426-002	VACANT	R-2
52	34.62	04-33-201-003	VACANT	R-1
53	49.92	04-33-251-001	VACANT	R-1
54	17.76	04-32-200-005	VACANT	R-2
55	40.17	04-32-100-013	VACANT	SF-2/R-3
56	60.44	04-31-100-001	VACANT	R-3
57	42.48	04-31-300-002	VACANT	SF-2

Goals, Objectives and Strategies

Goals, Objectives and Strategies

Goals and objectives formulated by the community establish the framework for public and private decision-making. While goals and objectives tend to be general in nature, strategies set forth a particular approach or position to be taken when resolving a planning issue. Strategies are specific actions aimed at achieving particular goals and objectives. Clearly defined statements of strategy can go far to minimize arbitrary decisions and substantiate intelligent, objective decisions. The following goals, objectives, and strategy statements provide the basis for wise and consistent public decisions regarding future development in the Charter Township of Oxford.

Public Input

In order for the goals of the plan to be achievable, consensus on fundamental planning issues must be reached. A Public Workshop was held in May 2004 in order to identify the public's views on current and future planning issues that should be addressed to shape the future direction of the Township. Local residents, Planning Commissioners, Township Board members, Zoning Board of Appeals members, and other public officials were encouraged to attend and to provide ideas on such issues as residential and nonresidential development, transportation and traffic, utilities and natural resources.

An essential part of the Public Input Workshop was a Small Group Mapping Exercise. The purpose of the exercise was to gather citizen input on preferred land uses in the Township in spatial terms. Each group identified areas on a Township Base Map relating to:

- Commercial centers and future areas of expansion
- Industrial centers and future areas of expansion
- Traffic/Transportation concerns
- Sensitive natural features
- Desired future Sewer District Boundary

Several key trends developed out of the Public Input Workshop. These trends have also been incorporated into the goals, objectives and strategies.

Goals, Objectives and Strategies

The goals, objectives and strategies in this chapter reflect a composite of those found previously in the 1994 Central Area Plan, the 1995 Master Plan, the 2001 East Central Area Plan, and the 2003 Open Space and Greenway Plan. Effort has been made to eliminate initiatives which have already been achieved, and to eliminate redundancy between similar statements found in the various plans. Concerns raised by the public at the visioning workshop have also been folded into this new set of goals, objectives and strategies.

In terms relevant to community planning, goals, objectives and strategies give the Master Plan the philosophical guidance it needs to address the present issues and advance plans into the future. They are defined as follows:

Goals: Overall broad statements that provide a focus for future decisions.

Objectives: More specific planning statements used to qualify the goals and provide more detailed direction for planning efforts.

Strategies: Very specific, action-oriented statements that would help achieve the goals and objectives. Strategies provide justification to revise or draft new ordinances or regulations or finance specific capital improvements.

Community Character

Goal: Development and redevelopment activities should make a positive contribution to the Oxford community, preserving and enhancing the special characteristics of the Township while promoting a balanced approach to land use that is responsive to both demographic and economic factors.

Objective #1: Preserve and promote the scenic rural character of the Township's outlying areas.

Strategies:

1. Encourage the incorporation of rural and natural elements in all new developments, including historic and landmark structures (barns, houses, etc.), tree rows, etc.
2. Require an inventory of visual resources with all development applications.
3. Preserve native topography to maintain the scenic character of the landscape.
4. Retain large lot residential pattern in the northwest and northeast corners of the Township to maintain and promote equestrian operations central to the identity of Oxford.
5. Preserve existing tree rows and woodlands wherever possible, possibly through an amendment to the Zoning Ordinance.
6. Set back and cluster development away from major roadways, where appropriate, to preserve rural, agricultural and natural viewsheds.
7. Avoid road paving and widening to the greatest degree possible in the northwest and northeast quadrants of the Township, especially along natural beauty roads.

Objective #2: Preserve and promote the traditional village character demonstrated by the Village of Oxford in adjacent areas of the Township.

Strategies:

1. Promote development patterns surrounding the Village of Oxford that are consistent with the traditional forms found there.
2. Seek physical connections to the Village, such as roads, pedestrian ways, etc., wherever possible.

3. Development should transition seamlessly from the Village to outlying areas.
4. Where possible, protect historic structures from destruction.
5. Encourage a closer working relationship with the Village of Oxford to ensure consistency of new development.
6. Adopt a “Complete Streets” policy or ordinance that meets the needs of the community in accordance with the State of Michigan Complete Streets policy.
7. Encourage the improvement of roadways with street trees, way finding signage, bicycle accommodations, and other amenities promoting pedestrian activity.
8. Encourage the creation of high-quality community gathering places, common areas, and public open spaces.
9. Encourage residential developments whose physical layout and land use mix promote walking, bicycling, and public transportation use as a means of accessing services, food, retail, employment, education, childcare, recreation, and other destinations.

Objective #3: Capitalize on the opportunity offered by the reclamation of extractive sites to promote the lakefront, resort-style of development common to the Oxford area.

Strategies:

1. Require reclamation of extractive sites in a manner that enhances property values and ensures appropriate re-use
2. Encourage the establishment of new lakes and other water features, as well as interesting topography, as extractive properties are reclaimed.

Objective #4: Ensure that the M-24 corridor puts forth an attractive appearance that adequately reflects the village, resort and rural character found throughout the Township.

Strategies:

1. Develop landscaping and streetscaping standards to be applied throughout the M-24 corridor.
2. Promote the use of access management techniques such as shared drives, cross-access, service drives, etc. in development along the M-24 corridor.
3. Work with MDOT to insure that improvements to M-24 are compatible with the character of Oxford by identifying a liaison and including MDOT officials in relevant planning matters.

4. Preserve scenic and rural views and vistas as part of developments proposed along M-24.
5. Discourage generic strip malls along M-24, in favor of more compact forms of commercial development keeping with the character of the Village of Oxford.
6. Buffer existing and future industrial development from view along M-24.
7. Eliminate billboards along the M-24 corridor.

Objective #5: Address existing concerns related to the compatibility of adjacent land uses, and prevent conflicts between future land uses from occurring.

Strategies:

1. Consolidate intense land uses in specific locations of the Township, allowing for adequate land use transition to more sensitive areas of the Township.
2. Require screening and buffering of commercial and industrial land uses adjacent to residential areas.
3. Gradually replace or relocate incompatible land uses from sensitive areas (neighborhoods, village downtown, schools, etc.).

Residential Land Use

Goal: The density, type and character of residential development in Oxford should meet the housing needs of Township residents while maintaining and enhancing the traditional village and resort-style of development found in the Oxford area.

Objective #1: The density and type of future residential land uses should provide a range of housing opportunities while remaining consistent with the character of the vicinity, the availability of public utilities, and the natural capacity of the land.

Strategies:

1. Residential density should generally be consolidated around the Village and M-24 corridor.
2. A mix of residential uses and densities should be incorporated into developments in proximity to the Village to provide for the various housing needs of Township residents.
3. Higher residential densities should be avoided in environmentally-sensitive areas of the Township.
4. Higher residential densities should relate to existing and planned utilities.
5. Senior housing opportunities should be provided to address the needs of that segment of the population.

Objective #2: The design and character of future residential land uses should promote the village, resort, rural and natural landscapes traditionally found in the Oxford area.

Strategies:

1. Appropriate architectural styles and historically accurate placement of structures should be replicated in new residential developments.
2. Open space, wildlife corridors, and agricultural features should be preserved in new residential developments.
3. Employ innovative design techniques (such as clustering) in new residential developments to preserve open space.
4. Establish a set of design standards for future residential development, to ensure consistency with the traditional settlement pattern and architecture of the Oxford area.
5. Preserve and replicate the resort character of certain areas of the Township through the reclamation of extractive sites.

Commercial Land Use

Goal: Commercial development within Oxford Township should meet the needs of Township residents, while promoting Oxford's unique character and maintaining the Village of Oxford as the primary commercial and cultural focal point of the Oxford area.

Objective #1: Commercial land uses in the Township should complement, not compete with, those found in the Village in order to provide the products and services desired by Township residents.

Strategies:

1. The Village downtown must remain a focal point of local history and cultural heritage, as well as an appropriate place for specialty shops and offices.
2. Commercial development along the M-24 corridor should complement, not replace or compete with, what is already available in the Village of Oxford.
3. New commercial and office development should be directly related to serving the Township's population, providing services that will allow Township residents to shop and work closer to home.

Objective #2: Commercial and office uses should be located primarily along M-24 and in proximity to the Village of Oxford, however limited retail and service operations serving neighborhood areas should be considered along other major thoroughfares.

Strategies:

1. Consolidate commercial land uses into nodes along the M-24 corridor and within large-scale developments instead of allowing continuous strip development.
2. Provide local/neighborhood commercial uses where appropriate to serve the convenience needs of local residents.
3. Maintain physical and visual separation between commercial/office development and residential areas.

Objective #3: The design and character of future commercial land uses should emulate the traditional styles and patterns demonstrated by the Village of Oxford.

Strategies:

1. Review existing PUD zoning standards to ensure greater flexibility and creativity in mixing commercial and residential land uses.

2. Encourage the use of compact, pedestrian-oriented forms, consistent with traditional development patterns, in new commercial land uses.
3. Encourage the use of high-quality, traditional architecture and building material in new commercial developments to compliment the Village of Oxford.
4. Establish a set of architectural design standards for new commercial and office development to preserve and promote the heritage of the Oxford area.
5. Ensure connectivity between the Village of Oxford and the Township's commercial uses by encouraging the establishment of pedestrian ways along with street trees, bicycle accommodations, and other amenities promoting pedestrian activity.

Objective #4: Require street design that creates public space that is safe and welcoming for pedestrians.

Strategies:

1. Encourage street-oriented building; locate parking lots in rear of retail and business centers.
2. Provide pedestrian-scale lighting.
3. Encourage a high proportion of streets where building facades have abundant windows and entrances facing the street and create a human-scaled wall near the lot line.
4. Where parking lots are located between commercial buildings and streets, require or encourage creation of a pedestrian pathways from the street to the entrance.
5. Increase street connectivity.

Industrial Land Use

Goal: Industrial development in Oxford Township should be sited to minimize impacts on land uses of lesser intensity, and designed to make a positive aesthetic contribution to the Township.

Objective #1: Industrial land uses in the Township should be located or relocated to minimize conflicts between incompatible land uses, while remaining concentrated along the M-24 corridor.

Strategies:

1. Consolidate future industrial development in areas of the Township where adequate transition of land use can be achieved.
2. Promote greater transition of land use in areas of the Township having (or with the potential to have) conflicts between adjacent residential and industrial development.
3. Ensure that future industrial sites have access to suitable roads.

Objective #2: Industrial land uses in the Township should make a positive aesthetic contribution to the vicinity they are located in.

Strategies:

1. Attract clean, high-tech and research related industrial uses.
2. Encourage the use of high-quality design and materials in the development of new industrial land uses.
3. Utilize ample berming and landscaping to buffer industrial uses from the roadway and other land uses.
4. Orient overhead doors and other intensive use areas away from the roadway.

Natural Resources and Environment

Goal: Protect the Township's natural and environmental assets to sustain Oxford's high quality of life for future generations.

Objective #1: Protect Oxford's natural resources from the adverse effects of development, for both ecological purposes as well as human enjoyment.

Strategies:

1. Continue to enforce natural feature buffers required by Zoning Ordinance.
2. Regulate the application of lawn chemicals adjacent to Township waterways.
3. Regulate impervious surface to protect water quality.
4. Encourage selective grading of development sites to minimize soil erosion and sedimentation, as opposed to mass grading.
5. Promote proper management of woodlands to enhance health and quality
6. Add tree protection standards to the Zoning Ordinance.
7. Pursue a means of public access to water bodies in all new development.

Objective #2: Prevent and clean up pollution throughout the Township and protect Township residents from exposure to hazardous materials.

Strategies:

1. Obtain air quality improvements through restrictions on burning and regulations governing business emissions
2. Protect surface waters through restrictions on lawn chemicals, septic location, stormwater management and boating limitations.
3. Educate the public on the impacts of lawn chemicals on the Township's water resources.
4. Regulate potentially hazardous land uses to prevent adverse impacts to neighboring property
5. Coordinate with State and Federal authorities to achieve acceptable levels of environmental clean-up on polluted property, to prevent the spread of contamination.

Open Space and Greenways

Goal: Preserve a network of connected open spaces and greenways that preserves important natural areas, water resources, wildlife corridors and habitat, and the rural, scenic character of the Township, while providing for the recreational needs of the community.

Objective #1: Preserve valuable, contiguous open space within residential developments.

Strategies:

1. Review planned unit development provisions for the Zoning Ordinance in order to ensure creative means of preserving open space, including the preservation of non-contiguous open space provided for under P.A. 228 of 2003.
2. Encourage developers to utilize the planned residential development (PRD) option, rather than the conventional subdivision/condominium process.
3. Seek open space in new residential developments that is contiguous with that of adjacent developments or public land.
4. To the greatest extent possible, preserve existing tree rows in residential developments, especially in the northwest and northeast quadrants of the Township, possibly through the adoption of appropriate zoning provisions.
5. To the greatest extent possible, preserve those areas identified as “potential conservation/natural areas” by the 2004 Oakland County Planning and Economic Development Services Report of the same name.
6. When considering future residential developments, judge them in terms of the Township’s plans for a community-wide open space and greenways network.

Objective #2: Protect valuable natural areas and wildlife habitat, as well as connections between such areas, throughout the Township.

Strategies:

1. Research available funding sources and apply for federal, state and local grants for the acquisition of property or conservation easements in the Township’s prime natural areas.
2. Develop relationships with local and regional land conservancies for assistance in land acquisition efforts.
3. Educate local landowners on the importance of land preservation.

4. Purchase property or conservation easements in areas identified as “potential conservation/natural areas” by the 2004 Oakland County Planning and Economic Development Services Report of the same name, especially where adjacent to existing protected lands.
5. Seek detailed field inventories of selected Potential Natural Areas.
6. Coordinate land acquisition efforts with the Township’s need for additional parkland.
7. Promote and accommodate the use of native landscaping.
8. Protect existing tree rows and other corridors through new residential developments for wildlife circulation.
9. Protect natural buffers along aquatic corridors for wildlife circulation.

Objective #3: Establish community-wide and regional greenway connections, linking important natural areas, parks, institutional facilities, residential areas, the Village of Oxford and other adjacent communities.

Strategies:

1. Research available funding sources and apply for federal, state and local grants for the development of important regional connections.
2. Coordinate with private land owners, land conservancies, developers, recreation and environmental groups, and other public agencies in the development of regional greenway connections.
3. Develop greenway segments so that they are accessible to people of all abilities.

Transportation

Goal: Improve and expand the Township's transportation system to allow safe and efficient travel for motorized, non-motorized and pedestrian users, while promoting important connections to the Village of Oxford and other neighboring communities.

Objective #1: Maintain and/or improve the Township's road network to provide adequate safety, capacity and efficiency wherever necessary, in a manner that is consistent with the character of the area.

Strategies:

1. Coordinate changes in land use with the necessary road improvements identified in the Township Roads Master Plan.
2. Road improvements and maintenance should enhance the efficiency and safety of transportation routes in the Township.
3. Gravel roads should be properly maintained to insure safety and preserve community character.
4. As roads are improved, insure that the historic character of the Village is protected.

Objective #2: Promote orderly, efficient access to developing land, and improve circulation throughout the Township and the region through the extension of new roadways.

Strategies:

1. Extension of new roadways should be done to achieve the Township's intended pattern of development, not promote unwanted or premature development.
2. Extension or addition of major thoroughfares should be consistent with the Township Roads Master Plan.
3. The maintenance or creation of viable transportation routes should remain a major consideration in approving new developments.
4. The capacity of the local road network should be one of the factors used to identify appropriate densities.
5. New development that will overburden the existing network must shoulder the cost of road improvements necessary to serve their projects.

Objective #3: Develop and maintain a network of safety paths throughout the Township that connects the community's various natural, residential, recreational, institutional, and commercial resources to provide safe, barrier-free pedestrian and bicycle circulation.

Strategies:

1. Research available funding sources and apply for federal, state and local grants for the development of the Township's safety path network.
2. Consider a millage for the development and maintenance of the Township's safety path network.
3. Prioritize and stage construction of safety path segments to serve the greatest number of residents as soon as possible.
4. Construct safety path segments to be barrier-free.
5. Coordinate with the Village of Oxford in the development of segments entering the Village.
6. Coordinate with the Polly Ann Trail Management Council in the development of safety path segments entering the trailway.
7. Continue to require the development of safety path segments along the frontage of new developments in areas planned for safety path extension.
8. Conduct annual inspections of the Township's safety path system to identify and prioritize maintenance needs.

Objective #4: Provide adequate routes for gravel mining operations and other heavy truck traffic while minimizing the impacts of such traffic on the Village downtown, residential neighborhoods, and other sensitive areas.

Strategies:

1. Maintain appropriate road facilities to serve mining traffic.
2. Adopt a haul route ordinance identifying the preferred routes for mining and similar heavy truck traffic.
3. Clearly identify the special truck/haul route with appropriate traffic control signs and devices.

Goal: Provide safe and comfortable routes for walking, bicycling, and public transportation to increase use of these modes of transportation, enable convenient and active travel as part of daily activities, reduce pollution, and meet the needs of all users.

Objective #1: Integrate Complete Streets design features into road design and construction to create safe and inviting environments for all users to walk, bicycle, and use public transportation.

Strategies:

1. Include infrastructure for safe crossings, refuge islands, crosswalks, pedestrian signals and other accommodations to meet the needs of people of all abilities and ages.
2. Provide pedestrian-oriented signs, pedestrian-scale lighting, benches and other street furniture, bicycle parking facilities, and comfortable and attractive public transportation stops and facilities.
3. Encourage street trees, landscaping, and planting strips, including native plants where possible, in order to buffer traffic noise and protect and shade pedestrians and bicyclists.
4. In all street projects, include infrastructure that improves transportation options for pedestrians, bicyclists, and public transportation riders of all ages and abilities.

Objective #2: Plan and develop a comprehensive and convenient bicycle and pedestrian transportation network.

Strategies:

1. Develop a long-term plan for a bicycle and pedestrian network that meets the needs of the community and users, including pedestrians, bicyclists, public transportation riders, and people of all ages and abilities particularly children, families, older adults, and individuals with disabilities.
2. In collaboration with the Village of Oxford and the Road Commission for Oakland County, integrate bicycle, pedestrian, and public transportation facility planning into regional and local transportation planning programs and agencies to encourage connectivity.

Objective #3: Promote bicycle, pedestrian, and public transportation rider safety.

Strategies:

1. Identify physical improvements that would make bicycle and pedestrian travel safer along current major bicycling and walking routes and the proposed future network, prioritizing routes to and from schools.
2. Collaborate with schools, senior center, the Village of Oxford, and other agencies to provide community education about safe travel for pedestrians, bicyclists, public transportation riders, and others.

Utilities

Goal: Provide public utilities sufficient to support the Township's desired pattern of development in an efficient, fiscally responsible manner.

Objective #1: Extend public sewer and water facilities in an orderly fashion to support the Township's desired pattern and density of development, and to protect public health.

Strategies:

1. Residential densities should relate to existing and planned utilities.
2. The expansion of public sewer and water service should be used as a tool for implementing preferred patterns of development.
3. Public utilities should not be used to fuel premature or undesirable development of the Township.
4. Township-sponsored sewer and water improvements should be limited to those situations dictated by public health concerns.

Objective #2: Do not burden existing tax payers with the cost to extend public utilities and other infrastructure to new development.

Strategies:

1. Where Township policies dictate higher densities, require the cost of utility systems to be borne by the developer.
2. Investigate the possibilities of connecting Oxford Township to nearby established systems.
3. Explore cooperative provision of water and sewer service with the Village.

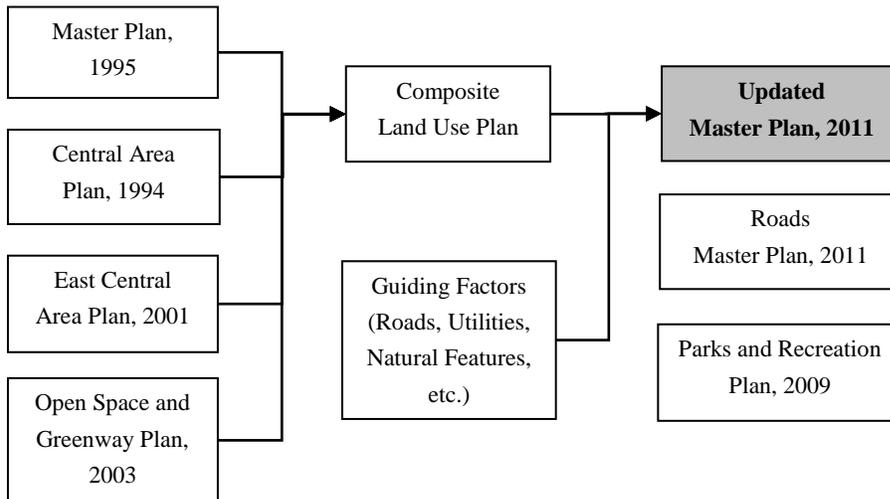
Land Use Plan

Land Use Plan

The 2005 Charter Township of Oxford Master Plan was initiated to consolidate the various land use plans that existed previously – namely the Master Plan, Central Area Plan and East Central Area Plan – as well as the Open Space and Greenway Plan, to provide a single, comprehensive and cohesive document governing land use and development in the Township. The development of the updated Master Plan was not intended to radically change the course of land development in the Township, but to re-evaluate the path set forth under the previous land use plans based on contemporary issues and concerns. The 2011 Master Plan is a continuation of that policy.

... a single, comprehensive and cohesive document governing land use and development...

**Figure 3
Plan Development Process**



In addition to the land use planning efforts encompassed in this Master Plan, the Township has developed a separate Roads Master Plan, in which prioritized road improvements, designated haul routes, future right-of-way widths and related issues are addressed. Clearly, it is impossible to consider land uses without considering the road system that supports them. For this reason, it is intended that the Roads Master Plan function as a supplement to the land use Master Plan. The *Future Roads and Rights-of-Way Plan* section of this chapter discusses the future roads and road extensions contemplated in the Roads Master Plan in greater detail, relating them to the land use concepts of the *Future Land Use Plan* section.

... it is intended that the Roads Master Plan function as a supplement to the land use Master Plan.

Planning for the provision of parks and recreational opportunities in Oxford has been undertaken in the Township’s Parks and Recreation Master Plan, recently updated in 2009. Reference should be made to that

plan for an in-depth discussion of that topic (beyond that which is covered in the *Community Facilities* section of this Chapter).

Guiding Factors

A number of factors played a guiding role in the development of the Future Land Use Plan (Map 9), dictating the location and extent of the various uses it contains. Thus the Future Land Use Plan can be viewed as the careful balancing of the issues discussed below.

Urban Service Areas

To insure the viability of the land use plans set forth in this document, the availability of current or future utilities must be taken into account. The arrangement of land uses and densities portrayed on the Future Land Use Map generally adheres to the current extent of the Township's sanitary sewer district boundary, however, limited expansion to the north is anticipated. The northern limits of the Township's existing sewer district boundary currently consists of Dunlap and Ray Roads, however a limited amount of moderate to high density residential uses and commercial and office development are contemplated farther north (in Section 15 and 16) on the Future Land Use Plan. Thus, in order to accommodate such expansion, the Township must explore whether the physical or contractual capacity exists in the current sewer system, or whether alternative means of sewage treatment must be obtained. Further, in the event that the Township chooses to extend sanitary and/or water service to additional areas of the Township not contemplated in this plan, such extension will likely necessitate the re-evaluation of proposed land uses and densities in the affected area. In making such evaluation, the following considerations should be taken into account:



- ◆ Modifications of land use or density shall correspond with the capacity of the public services (sanitary/water service) made available to the affected area;
- ◆ Sound transition of land use and density shall be maintained across the affected area, such that unreasonable impacts to the character of abutting lands are avoided;
- ◆ Modifications of land use or density for the affected area shall be consistent with the capacity of the adjacent road network;
- ◆ Increases in the density or intensity of land use shall not unreasonably impact or encroach upon significant natural features within or adjacent to the affected area.

Road System Capacity

As with other forms of infrastructure, the ability of the Township's road system to accommodate future growth is a key determinant in the future land use scheme presented in the Future Land Use Plan. It is intended that the outlying areas of the Township remain large lot residential and agricultural in nature, in part because of the gravel road system found there. Major paved roads such as M-24, Drahner, Seymour Lake and Lakeville have been identified for almost all non-residential and high- to moderate-density residential uses. To enhance future vehicular circulation, locations for future road extensions have also been determined, generally in an effort to complete the partial grid of mile and half-mile roads that presently exists. Please refer to the *Future Roads and Rights-of-Way Plan* later in this chapter (and the Roads Master Plan) for a more detailed discussion of this topic.

Major paved roads ... have been identified for almost all non-residential and high-density residential uses.

Natural Capacity of the Land

The ability of the natural fabric of the landscape to accommodate development of various types was taken into consideration in the location and transition of land uses and densities. The most dense or intensive land uses have typically been limited to areas along M-24 and current extractive sites, where land disturbance has already interrupted the natural systems once found there. Very low densities have been maintained in the northwestern and northeastern quadrants of the Township in response to soil constraints and a desire to minimize imperviousness to protect the relatively pristine headwaters of the Flint River. In addition to the arrangement and intensity of land use prescribed in the *Future Land Use Plan*, the *Open Space and Greenway Plan* section identifies a number of measures meant to balance the Township's development objectives with its desire to preserve its natural resources and scenic character.



Proximity to the Village of Oxford

In recognition of the significant historic and cultural value offered by the Village of Oxford, the proximity of land to the village core guided both the density and character of land use shown on the Future Land Use Plan. Areas with proximity to the village core of the Township are intended to function as an extension of the traditional land use pattern, in terms of density, building placement, architecture, etc. The importance of the Village as the cultural and commercial center for the Oxford area is recognized. The Village hosts the area, post office, Village offices and other civic sites. The Village core and downtown is also recognized as one of the areas for prime commercial shopping/office centers.

... significant historic and cultural value offered by the Village of Oxford ...

Adequacy of Commercial and Industrial Land

While it is critical that adequate commercial and industrial land be available to provide needed services, jobs and tax revenue, it is equally important that excessive acreage used for commercial and industrial uses be avoided. Excessive areas planned for commercial or industrial uses (beyond that which could be supported by the market) are likely to remain vacant or underutilized, and ultimately may negatively impact the overall character of the Township. For this reason, only limited expansion of commercial uses is proposed beyond that which is presently planned or zoned.

... it is critical that adequate commercial and industrial land be available to provide needed services, jobs and tax revenue ...

Management of the M-24 Corridor

Because M-24 serves as the Township's front door, presenting the first glance of the Township for the majority of its visitors, management of both functional and aesthetic aspects of the M-24 corridor is critical. The high traffic volumes supported by M-24 naturally draw the majority of the Township's demand for commercial and industrial development. That trend is generally supported in the Future Land Use Map, recognizing that M-24 is most capable of handling the traffic generated by these uses. However, it is also recognized that without careful management of the character and access of properties along M-24, Oxford Township risks the aesthetic degradation commonly associated with strip commercial and haphazard growth. For this reason, commercial and office uses along the M-24 corridor are intended to replicate the traditional development pattern and architectural palette of the Village, while Office/Research and Industrial uses found farther north are envisioned to be buffered from the roadway using landscape screening and physical separation (setbacks).

... M-24 serves as the Township's front door ...

Maintenance of Outlying Rural/Agricultural Areas

Equestrian living and productive agricultural farmland are long-lived in the Charter Township of Oxford, particularly in association with the historic Metamora Hunt. Uses of this nature continue to thrive in the Township's northeastern and (to a somewhat lesser degree) northwestern quadrants. Because of the important contribution made by the equestrian/agricultural lifestyle to the overall character of the Township, it is imperative that these areas be preserved, and protected from encroachment by development of incompatible density or use. For this reason, the outlying areas of the Township have been programmed for very low density residential and agricultural land uses on the Future Land Use Plan, in which techniques such as deep setbacks, clustering, preservation of productive farmland and scenic features are called for.

Equestrian living and productive agricultural farmland are long-lived in the Charter Township of Oxford ...

Reclamation of Extractive Sites

The vast quantity of land currently being used for extractive purposes in the Township represents an excellent opportunity to satisfy future demand for development using areas that are already disturbed, instead of

intruding upon the Township’s outlying equestrian/agricultural landscape. In many cases, the reclamation of these extractive sites results in the creation of man-made lakes, which are particularly suited to waterfront, resort-style residential development. For these reasons, all of the most intensive future land uses identified on the Future Land Use Plan occurs in current or former extractive areas. Table 13 summarizes the status of all extractive sites located in the Charter Township of Oxford.

The most dense or intensive land uses have typically been limited to ... M-24 and current extractive sites ...

The pace at which the Township’s various extractive sites are depleted will have a significant bearing on the timing and location of future development pressure. A number of important conclusions can be reached by comparing the future land uses proposed on Map 9, Future Land Use, with the location and number of years remaining for each of the Township’s extractive sites. In general, much of the developed portion of the Township is bounded by extractive property. The Koenig Property, east of the Township’s developed core, is clearly the extractive site with the most imminent development potential, followed by the site in Section 20, west of Dunlap Road, known as Mickelson South.



**Table 13
Status of Township Extractive Sites**

Site	Location	Status
Koenig Gravel	East half of Section 23 and all of Section 24	Mining finished, sale imminent
American Aggregates	Sections 14 and 15 (Between Lapeer and Oxford Roads)	At least 10 to 15 years of extraction remaining
Sandman	Section 33 (East of Newman Road)	Near completion
Iafrate	Sections 10 and 11 (east of Dodge State Recreation Area)	No work begun – may be 10 to 12 years before extraction begins
American Aggregates	Sections 4 and 9 (east of Metamora Road)	Future reserves – at least 20 to 25 years to completion
American Aggregates	Parts of Sections 8, 9 and 16	At least 15 years left
Mickelson North	Sections 5 and 6	5 to 8 more years likely
Mickelson South	Section 20, Southeast of Dunlap intersection	Mining finished

Source: Oxford Township Gravel Inspection Committee, 2011

Because the sites north of Dunlap and Ray Roads are a minimum of 10 to 15 years from completion, there are portions of these extractive sites that could be quickly developed for commercial, retail and industrial uses. The most intense development envisioned for these areas on the Future Land Use Plan is not likely to occur for some time. Thus, development pressure is likely to arise to either side of the Township’s core, before property to the north (where the main thrust of future development is envisioned) becomes available. This assumes that the entire site is held until all

extraction is complete before it is sold, which may not be the case with every site, but it offers an approximation of the timing and location of future development. Because of the important role they play in guiding future development, the Township should continue to monitor the status of its extractive sites. Reclamation and end use plans should be reviewed and coordinated with the Township's Master Plan. Reclamation of former extractive land is critical for both environmental and safety reasons, and should include re-grading, slope stabilization, and reestablishment of vegetation.

Future Land Use Plan

The Future Land Use Plan addresses the intended distribution and extent of land uses desired throughout the Township, and in doing so offers a graphic demonstration of the written goals and policies contained in this plan. The various land use designations contained on Map 9, Future Land Use, are described as follows:

... a graphic demonstration of the written goals and policies contained in this plan.

Hunt Country Agriculture

The Hunt Country Agriculture designation seeks to preserve the agricultural and equestrian character of areas in the northeastern quadrant of the Township, where pleasure riding, horse raising and related farming activities continue in association with the historic Metamora Hunt. The character of these areas is typified by large tracts of land, fenced pastures, productive farmland and riding trails. Tree-canopied natural beauty roads are also found in these areas of the Township, which contribute greatly to the overall character of the area. Development within the Hunt Country Agriculture designation is intended to preserve the open expanses of pasture and other scenic elements (farm buildings, tree rows, road-side vegetation, split-rail fencing, etc.) of these areas through large lot sizes (20 acre minimum), deep setbacks, clustering of home sites and preservation of farmland. Land located within the Hunt Country Agriculture designation will most likely be served by well and septic.

... large tracts of land, fenced pastures, productive farmland and riding trails.

Hunt Country Estates

The Hunt Country Estates designation addresses the intent to preserve the agricultural and equestrian character of outlying areas of the Township in much the same way as the Hunt Country Agriculture designation. Unlike land designated Hunt Country Agriculture; however, these areas are somewhat more fragmented and not as uniformly agricultural, although the same open, pastoral qualities and equestrian uses continue to prevail. As such, development within the Hunt Country Estates designation should mimic that which is prescribed for Hunt Country Agriculture areas (large lot sizes, deep setbacks, clustering and preservation of scenic features); however the minimum lot size should be 10 acres. Land located within the Hunt Country Estates designation will most likely be served by well and septic.



Acreage Estates

Many areas in Oxford, particularly throughout the western third of the Township, feature a large lot residential pattern where many property-owners continue to engage in equestrian and hobby-farming activities in a very rural setting, however in the absence of the expansive pastures and large farm operations found in areas designated Hunt Country Agriculture and Estates. The Acreage Estates designation seeks to maintain low

... equestrian and hobby-farming activities in a very rural setting...

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 (5 acre minimum), deep setbacks, clustering and preservation of key scenic features should occur, in order to preserve the character of these high-quality rural areas of the Township. Again, property located within the Acreage Estates designation will most likely be served by well and septic.

Rural Residential

The Rural Residential designation addresses those areas of the Township where large lot residential development exists or is desired, however existing or adjacent parcel sizes are insufficient to qualify for either the Acreage or Hunt Country Estates designations. Large lot sizes (2.5 acre minimum) and/or clustering should continue to be employed to promote an attractive rural residential setting. Property located within the Rural Residential designation will most likely be served by well and septic.



Clustering of homesites is recommended...

Suburban Residential

The Suburban Residential designation seeks to promote a spacious residential setting of a common suburban density – one (1) unit per acre, or roughly one (1) acre minimum lot sizes. Clustering of home sites is recommended for these areas, allowing for the preservation of natural areas and scenic features typically attributed to areas of much lower density. These areas may be found within or outside of the Township’s sanitary sewer district, driven in part by whether percable land or sewer capacity is available.

Village Residential (25,000–12,000–9,000 sq. ft. Min. Lot Size)

Intended primarily for the core areas of Township in proximity to the Village of Oxford, the Village Residential designations are intended to provide residential settings of a greater density, focused on creating high-quality neighborhood settings of a more traditional character. Three distinct minimum lot sizes are programmed for these areas – 25,000, 12,000, and 9,000 – which correlate to densities of approximately 1.5, 3 and 4 units per acre, respectively. To achieve the traditional neighborhood character intended for these areas, emphasis should be placed on streetscaping and architecture (street trees, prominent front porches, sidewalks, smaller setbacks, de-emphasized garages, architectural variety, etc.). Provision of pedestrian and recreational amenities is also critical to the quality of these residential areas. Development of this density should be located where sewer and water are available.

... residential settings of a greater density, focused on creating high-quality neighborhood settings of a more traditional character.

Multiple Family Residential

As its name suggests, the Multiple Family Residential designation is meant to provide areas in the Township for buildings containing multiple dwelling units, such as apartments, attached condominiums or townhomes.

These areas are meant to be higher in density than detached single family homes, but in no case should they exceed ten (10) units per acre. Given these densities, it is important that multiple family developments be sited in close proximity to shopping areas, centers of employment, utilities and Township services. In order to achieve consistency with the traditional development pattern associated with the Village of Oxford, attention should be paid to architectural style, creation of meaningful public space, and the provision of pedestrian and recreational amenities in new multiple family developments.

... multiple family developments ... sited in close proximity to shopping areas, centers of employment, and Township services.

Manufactured Housing Community

The Manufactured Housing Community designation is intended to contain planned communities of manufactured housing, whether they are mobile home parks or mobile home condominiums. The overall density of these areas should not exceed six (6) units per acre, or other densities as determined by State law. Given these densities, it is imperative that attention be paid to the provision of open space and pedestrian amenities in order to create a desirable living environment.

Village Commercial

The Village Commercial designation includes sites for existing or future commercial development that are consistent with the traditional character of the Village of Oxford. To achieve this, it is imperative that new commercial buildings have a strong relationship to the sidewalk and road and utilize traditional architectural styles. Parking should generally be placed at the side or rear. It is intended that Village Commercial areas primarily serve the day-to-day shopping and service needs of Township residents. As such, large-format retailers (“big box” users over 65,000 sq. ft.) and regional shopping centers should be carefully regulated or excluded.



Office/Service

The Office/Service designation is meant to include existing and future sites for general and professional offices, banking and financial establishments, and other similar uses. As with the Village Commercial designation, new offices should have a strong relationship to the sidewalk and road and utilize traditional architectural styles to reinforce the historic development pattern emanating from the Village of Oxford. Parking should generally be placed at the side or rear.

Research/Office

The Research/Office designation is intended to promote the development of high-tech, research and development, and corporate office types of uses, in proximity to the high-quality residential areas offered by the Oxford area. Such uses are envisioned to be situated in attractively-landscaped, campus-like settings. Because these uses are not expected to

... situated in attractively-landscaped, campus-like settings.

have the high truck volumes and environmental impacts often associated with conventional industrial development, the Research/Office designation is acceptable in proximity to residential areas.

Light Industrial

Industrial development having limited environmental and external impacts (light manufacturing, warehousing, etc.) is meant for areas designated Light Industrial on the Future Land Use Map. In Section 9, light industrial uses are proposed as a buffer between more-intense, pre-existing industrial uses and future residential areas. In any case, light industrial development should be well buffered (through landscape screening and physical separation) from adjacent residential areas and major roadways – particularly M-24.

... should be well buffered from adjacent residential areas and major roadways...

General Industrial

The General Industrial designation is intended for industrial uses having greater external impacts (noise, vibration, truck traffic, etc.) than light industrial development. Because of the potential impacts on adjacent property posed by development of this nature, only one area in the Township is identified as General Industrial on the Future Land Use Map – the existing X-Celsior Drive site in Section 9. Environmental impacts from these uses should be regulated through performance standards in the Zoning Ordinance to keep them in check.

Mixed Use

The Mixed Use designation is intended to promote development of property in a manner that allows mixed industrial, commercial and residential development, promotes economic development, and promotes employment, tax base and redevelopment. The Mixed Use category also incorporates Low Impact Design (LID) practices as well as full or partial ratings for Leadership in Energy and Environmental Design (LEED), ensures safe and complementary vehicular and pedestrian circulation patterns, improves environmental quality, remediates degraded properties and blight, and provides an attractive transition between residential and non-residential properties.

Public/Institutional

The Public/Institutional designation covers a wide spectrum of public and quasi-public uses, including municipal buildings, utilities, police and fire facilities, schools, churches and related institutional uses. Treatment of these areas should be sensitive to adjacent uses, particularly residential.



Park/Conservation/Open Space

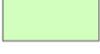
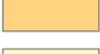
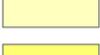
The Park/Conservation/Open Space designation contains public and private parks, conservation areas, golf courses and other open spaces

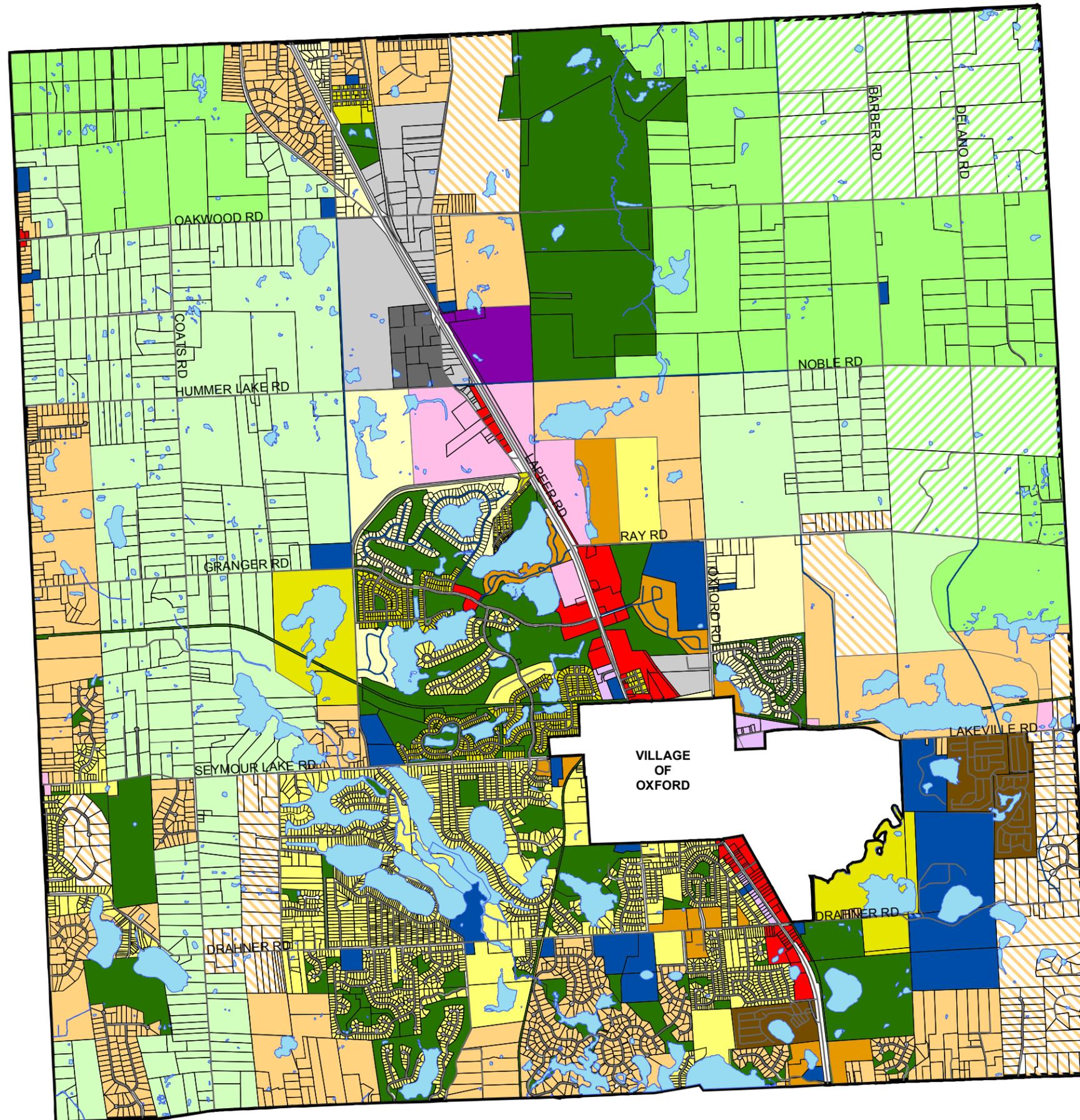
preserved in the development process, as well as existing or potential recreational greenway corridors. The preservation of additional open space and conservation areas is addressed in the *Open Space and Greenway Plan* section of this chapter.

CHARTER TOWNSHIP of OXFORD

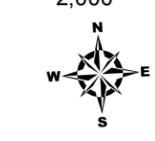
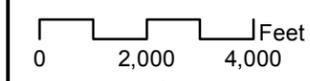
MASTER PLAN

Legend

-  Hunt County Agriculture - 20 Acres
-  Hunt Country Estates - 10 Acres
-  Acreage Estates - 5 Acres
-  Rural Residential - 2.5 Acres
-  Suburban Residential - 1 Acre
-  Village Residential - 25,000 sq. ft.
-  Village Residential - 12,000 sq. ft.
-  Village Residential - 9,000 sq. ft.
-  Multiple Family Residential
-  Mobile Home Park
-  Village Commercial
-  Office/Service
-  Research/Office
-  Light Industrial
-  General Industrial
-  Mixed Use
-  Public/Institutional
-  Park/Conservation/Open Space



MAP 9
FUTURE LAND USE



Future Roads and Rights-of-Way Plan

The Future Land Use Plan illustrated previously in this chapter identifies areas for future growth and development to address future demands for housing, shopping and employment. However, it is recognized that in order to accommodate such growth, the needs of the Township's infrastructure must be addressed as well. Concurrent with the development of this plan, the Township has developed a Roads Master Plan, which identifies the need for various improvements in the current road system. In addition to the improvements discussed in that plan, the extension, connection or widening of various roads throughout the Township will be necessary to facilitate safe and efficient vehicular circulation as the Future Land Use Plan is implemented.

... to accommodate ... growth, the needs of the Township's infrastructure must be addressed.

In planning, designing, and constructing new roads or improving existing roadways, complete streets infrastructures and design features should be evaluated, encouraged, and incorporated to create safe and inviting environments for all users to walk, bicycle, and use public transportation. This may include sidewalks, safety paths, paved shoulders, bicycle lanes as well as infrastructures that facilitate safe crossing of road rights-of-way, such as curb ramps, crosswalks, refuge islands, and pedestrian signals. Other design features that improve the safety and comfort of users include pedestrian oriented signs and lighting, benches, bicycle facilities, street trees, and other amenities.

The Future Roads and Rights-of-Way Plan, shown on Map 10, identifies the planned right-of-way widths of existing roads, as well as proposed extensions to enhance circulation throughout the Township. Below, the various road extensions identified on Map 10 are discussed:

Thomas Road Extension

In the event of future residential and industrial development north of Waterstone on the west side of M-24, additional routes for north-south travel will be necessary. The extension of Thomas Road – from Oakwood Road south to Dunlap – is envisioned to play this role. This connection would provide an alternate means of reaching the Village from the northwestern area of the Township, while providing a distinct separation between the future light industrial developments planned for Section 9 and the low-density residential uses planned for Section 8.

... additional routes for north-south travel will be necessary.

Hummer Lake Road Extension

The extension of Hummer Lake Road from Metamora Road to Gardner Road is proposed to facilitate east-west circulation through the northern areas of the Township, while providing access to future office and research uses planned for Sections 9 and 16. The proposed extension entails an additional crossing of M-24, which would require close

coordination with MDOT. The portion of the proposed road extension south of Sections 10 and 11 passes through an area of wetlands associated with the headwaters of the Flint River, so the proposed route should be considered approximate.

M-24 – North Oxford Road Connector

To supplement the existing means of east-west travel in proximity to the Village of Oxford, it is envisioned that an additional connection between M-24 and North Oxford Road will be developed through the eastern portion of Waterstone.

Ray Road – Lakeville Road Connector #1 and #2

At such time as land to the northeast of the Village of Oxford is developed, additional north-south routes will be necessary to ease the burden on North Oxford Road and provide additional alternatives to using M-24 for local travel. Two connections between Ray and Lakeville Roads are proposed to accomplish this, spaced roughly 2/3 of a mile apart. In addition to their transportation function, these roads will also serve to separate the various densities of future residential in this area, which are intended to step down in density moving west to east. The easternmost of these road connections is shown in proximity to a high-quality natural area near the Ray Road/Delano Road intersection, and should be routed in such a way that these natural features are not impacted.

Lakeville Road – Drahner Road Connector

In order to relieve congestion on roads in the Village of Oxford (particularly Burdick and Glaspie), a by-pass route is necessary to allow travelers from the eastern and northeastern portions of the Township to avoid the Village while heading south. The possibility of extending Grampian Road farther south from Lakeville Road to Drahner Road should be explored to accomplish this.



... additional north-south routes will be necessary to ease the burden on North Oxford Road ...

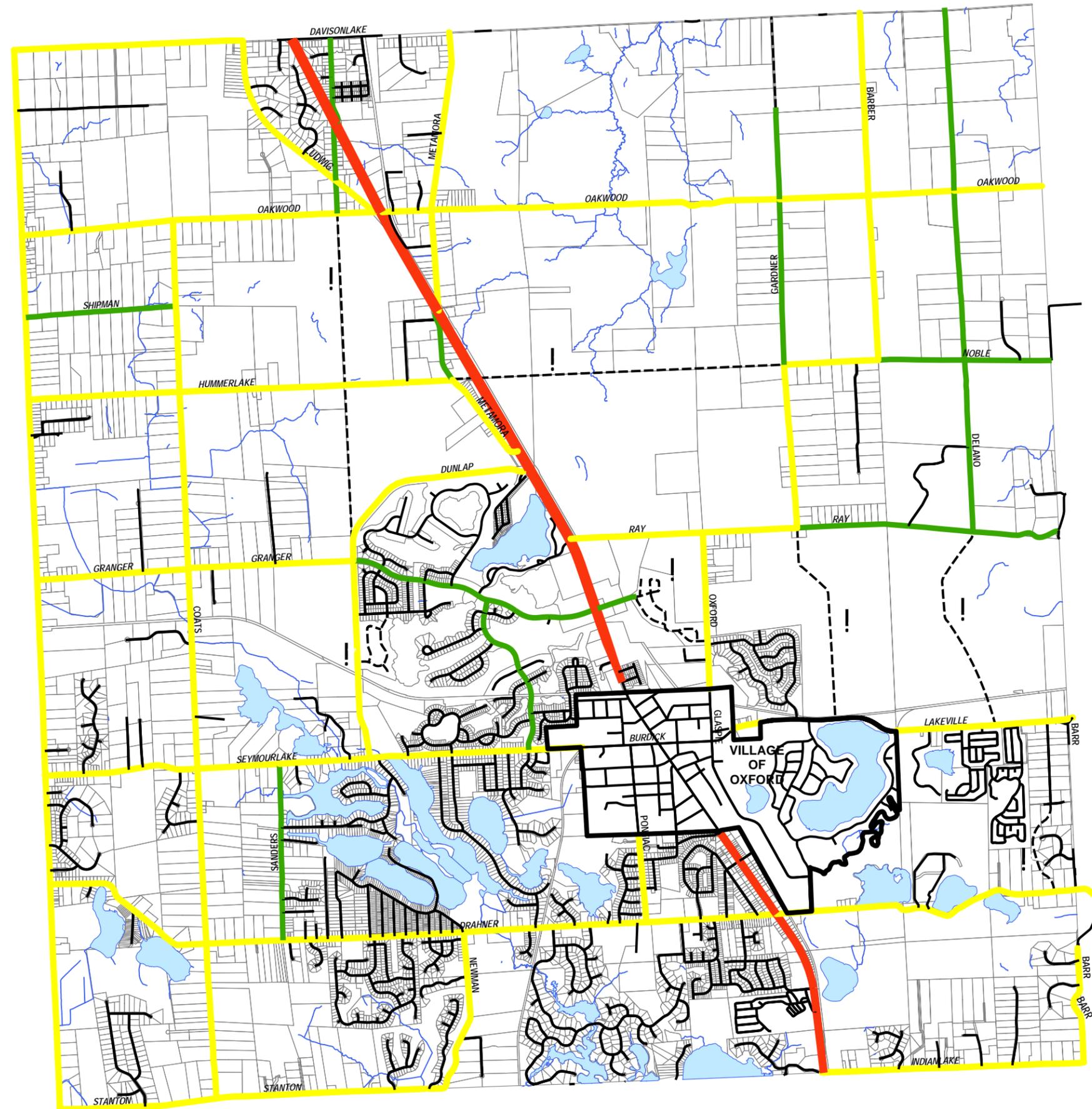
CHARTER TOWNSHIP of OXFORD

MASTER PLAN

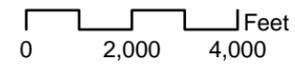
Legend

-  Variable State Route
-  120' Right-of-Way
-  86' Right-of-Way
-  60'-66' Residential Right-of-Way
-  Future Road
-  Water Body

-  Thomas Rd. Extention
-  Hummer Lake Rd. Extention
-  M-24 - Oxford Rd. Connector
-  Ray Rd. - Lakeville Rd. Connector #1
-  Ray Rd. - Lakeville Rd. Connector #2
-  Lakeville - Drahner Rd. Connector
-  Westlake at Waterstone



MAP 10
FUTURE ROADS &
RIGHTS-OF-WAY



PLOT GENERATION DATE : 9/23/05

PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS

DATA SOURCE : PROFESSIONAL ENGINEERING ASSOC.

BASEMAP INFORMATION : OAKLAND COUNTY



Community Facilities and Services

In order for the Township's high-quality of life to be maintained in the face of future growth and development, it is imperative that the provision of facilities and services move in step with housing and population growth. This translates to the allocation of land for future schools, acquisition of parkland, provision of expanded police and fire services and facilities, as well as other services to meet the needs of a growing population.

Police and Fire

It has been expressed anecdotally that there is presently a need for new police and fire facilities in the Township. As such, it is unlikely that the current levels of police and fire service will be adequate to serve the expansion of residential, commercial and industrial sites envisioned on Map 9, Future Land Use. As population increases, the Township should evaluate the ratio of police coverage provided. The capacity and location of police and fire stations should also be revised relative to growth as development is experienced or anticipated.

Schools

As new residential areas are added to the Township, sites for future schools will have to be obtained by the Oxford Area Community Schools. In the event of large developments similar to the Waterstone project, it would be advantageous to coordinate with the property owners to secure sites for schools and other community facilities so that future development is adequately and efficiently served. It is the Township's understanding that a future school site is already in the school district's possession at the corner of Coats and Seymour Lake Roads.

Parks and Recreation

Similar to the need for additional schools, facilities for both active use and passive use parks and recreation must be provided to maintain the Township's high quality of life. While neighborhood-scale parks and open spaces should be pursued through individual residential developments as they are proposed, land for regional or community-level recreational sites will have to be sought proactively by the Township. The Charter Township of Oxford Parks and Recreation Master Plan identifies the Township's recreational needs and sets forth a plan for recreational improvements.

Community Center

In the course of gathering public input for the development of the 2005 Master Plan, many citizens suggested the need for a community center. Such a facility could provide indoor swimming facilities, meeting rooms, space for seniors programs, as well as other recreational programming to

supplement that which is already available to Township residents. This type of facility represents a major capital expenditure, for which significant planning and fundraising will be necessary if it is to be realized. Similar to the treatment of future school sites, possible sites for a future community center should be coordinated with the development of significant extractive properties.

Open Space and Greenway Plan

As the land uses envisioned on the *Future Land Use Plan* are realized, it is imperative that they are accompanied by a comprehensive system of safety paths, greenways and open space preserves to insure that the high-quality of life presently associated with Oxford Township is maintained. Proposed open space preserves, greenway corridors, and safety paths are shown on Map 12, the Open Space and Greenway Plan. Each element illustrated on Map 12 is discussed in the following sections. Open space preserved as part of development projects is also discussed.

... a comprehensive system of safety paths, greenways and open space preserves ...

Safety Paths

The Open Space and Greenway Master Plan calls for the extension of safety paths along the following roads within the Township:

**Table 14
Planned Safety Path Segments**

ROAD	SIDE OF STREET
Seymour Lake	North
Lakeville	South
Drahner	North
Dunlap	East
Ray	South
N. Oxford	West
Lapeer (M-24)	Both

The proposed network of safety paths contained in this Plan was determined based upon the distribution of existing and future residential development, the presence of existing safety paths, and the location of community destinations (parks, schools, nature areas, shopping, etc.), governed by the Goals and Objectives for safety path development identified in the Goals and Objectives chapter.

Much of the Township’s current network of safety paths is fragmented, extending only across the frontage of recently-developed property. Thus many of the safety path segments proposed on the Open Space and Greenway Plan require only the connection of existing small segments. In some cases, however, existing but deteriorated lengths of path may require replacement.

Greenways

The Open Space and Greenway Plan involves the development of five greenways within the Township: the Ortonville-Oxford connector via the Detroit Edison utility corridor, the Flint River Aquatic Corridor, the Paint

Creek Aquatic Corridor, the Flint River Greenway, and the Flint River/Village connector Greenway. Each is described below:

Ortonville-Oxford Connector – This greenway segment, connecting the Village of Oxford with the Village of Ortonville via a north Detroit Edison Utility Corridor, has been identified as a critical element of the North County Trail Loop by Oakland County Planning and Economic Development Services. It was also identified as a valuable connection in the Southeastern Michigan Greenway Vision prepared in the nineties. Establishment of this greenway will require fundraising efforts and coordination with Detroit Edison for the acquisition of the corridor. Collaboration with Brandon Township to implement both communities’ segments concurrently would be optimal.

... identified as a critical element of the North County Trail Loop ...

Flint River Aquatic Corridor – Not necessarily intended to be a pedestrian/recreationally-oriented greenway, protection of this corridor is sought to protect this tributary of the Flint River and its sensitive headwaters located within Oxford Township. Establishment of this greenway will require coordination with the MDNR, Devil’s Ridge Golf Course, and other adjacent property owners for the acquisition of necessary land or easements. Collaboration with Metamora Township should also be pursued to extend the Township’s preservation efforts north.

Paint Creek Aquatic Corridor – Similar to the Flint River Aquatic Corridor above, the small portion of the Paint Creek located along the southern edge of the Township should be buffered to the extent possible to protect this valuable waterway.

Flint River Greenway – To complement the Flint River Aquatic Corridor discussed above, this greenway segment is meant to offer a pathway that skirts the significant wetland areas surrounding the South Branch of the Flint River, while following it to the greatest extent possible. Like the aquatic corridor, establishment of this greenway will require coordination with the MDNR, Devil’s Ridge Golf Course, and other adjacent property owners for the acquisition of necessary land or easements. Collaboration with Metamora Township should also be pursued to extend the safety path further north.



... a northerly scenic and recreational connection from the Village of Oxford and Polly Ann Trail to the ... Flint River ...

Flint River/Village Connector – This greenway segment is proposed to provide a northerly scenic and recreational connection from the Village of Oxford and Polly Ann Trail to the protected areas around the South Branch of the Flint River (and the related Flint River Greenway) as well as the future safety path along M-

24. This greenway is proposed to following the westernmost Ray Road/Lakeville Road connector, and then travel cross-country to the Flint River. Because this greenway follows no established corridor, roadway, or natural feature, close coordination and negotiation with appropriate property owners along the proposed greenway will be necessary.

Potential Conservation/Natural Areas

In 2004, the Michigan Natural Features Inventory (MNFI) prepared the “Oakland County Potential Conservation/Natural Areas Report” for Oakland County Planning and Economic Development Services. The MNFI maintains the state’s only comprehensive, continuously-updated database of endangered, threatened, or special concern plant and animal species, natural communities, and other natural features. Their report identifies “places on the landscape dominated by native vegetation that have various levels of potential for harboring high quality natural areas and unique natural features.” Upon comparison, it becomes clear that the potential conservation/natural areas encompass much of the Township’s significant wetland and wooded area. These areas are considered likely to provide a wide variety of critical ecological services; however, only actual field investigation can determine this.

... identified as a critical element of the North County Trail Loop ...

Based on a variety of criteria, the report ranks the delineated areas as High, Medium or Low Priority. It is important to note that even the “low” priority natural areas are of significant value. As such, for the purposes of this Plan, the various rankings have been removed – please refer to the report itself for the MNFI’s methodology and resultant rankings. The report did identify two areas of high priority within Oxford Township. These include the Flint River headwaters area, and the vicinity south and east of the intersection of Ray and Delano Roads. As such, these areas should be given the greatest consideration for conservation/preservation efforts.



These areas of the Open Space and Greenway Plan can be treated in several ways. First, these areas can be the object of conservation-oriented land acquisition activities. As discussed previously, the outright purchase of sensitive lands is the most direct approach to preservation. Secondly, these areas can be the focus of open space preservation required within individual land development projects. Lastly, these areas highlight property whose owners should be the target of conservation education and natural areas registry efforts.

Green Infrastructure

In 2008, Oakland County Planning and Economic Development Services conducted a visioning workshop with Oxford Township in order to determine the Township’s green infrastructure. Green Infrastructure is an

interconnected network of open spaces, natural areas and waterways. Since the Michigan Natural Features Inventory (MNFI) is no longer being updated, Green Infrastructure is the natural extension of that program. The focus is on conservation values and the services provided by natural systems in concert with, not in opposition to, land development. A green infrastructure network supports native species, sustains natural ecological processes, maintains air and water resources, and contributes to our health and quality of life. Conserving green infrastructure can produce economic dividends for communities, businesses and residents, as well as providing a framework for sustainable development. The map on the following page is a culmination of the visioning session held at the Township. The areas are broken up into four (4) distinct classifications. They are as follows:

...an interconnected network of open spaces, natural areas and waterways.

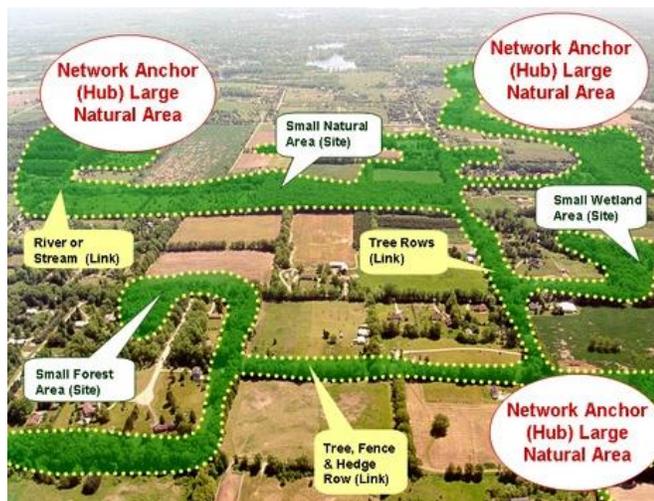
Hubs – Hubs anchor the network and provide an origin or destination for wildlife. Hubs range in size from large conservation areas to smaller areas to smaller parks and preserves. Hubs provide habitat for native wildlife and help maintain natural ecological processes.

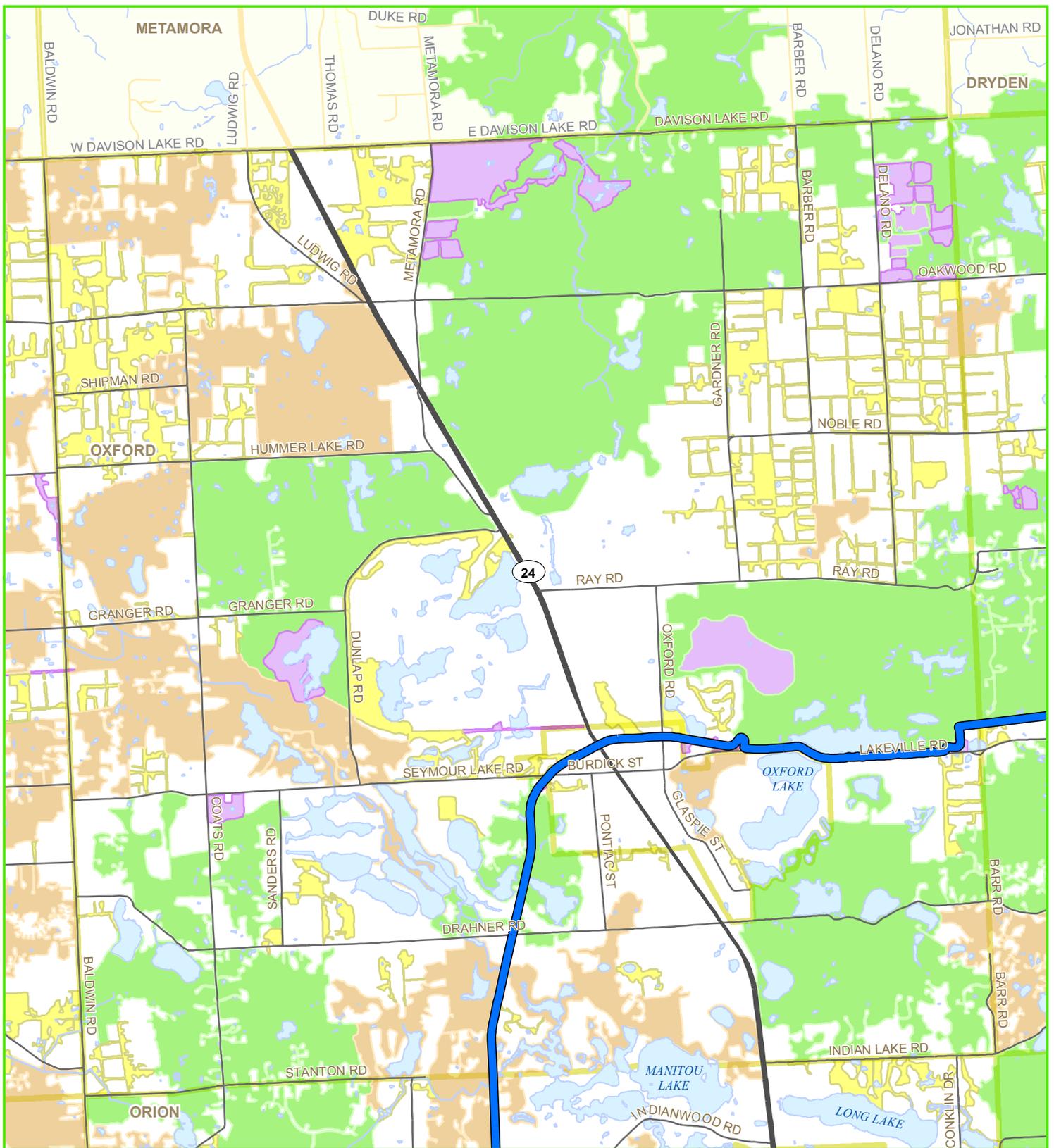
Sites – Sites are smaller ecological landscape features that can serve as a point of origin or destination or incorporate less extensive ecologically important areas.

Links – Links are the connections that hold the network together and enable it to function. They facilitate movement from one hub to another.

Other – Areas not classified as hubs, sites or linkages, but with some importance to the network.

**Figure 4
Green Infrastructure Illustration**





Green Infrastructure



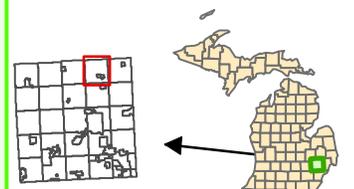
L. Brooks Patterson, County Executive

**Environmental Stewardship Program
Planning & Economic Development Services**

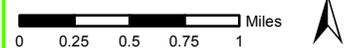
The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise.

Oxford Township Green Infrastructure

- Hub
- Site
- Link
- Other Restoration Link
- Municipal Boundaries
- Recreational Link



Map Created on November 24, 2010 N



MAP 11

Woodland Network Opportunity

Areas identified as presenting a “woodland network opportunity” include all of the Township’s tree rows and minor woodlots. Significant land throughout the northwest and northeast areas of the Township contain these features, forming the loose network across the north half of the Township. Through the preservation and enhancement of these areas, the Township has the opportunity to establish a comprehensive network of wildlife corridors, while at the same time preserving a portion of the scenic and agricultural heritage of the Oxford area. The identified tree rows, when contained within a proposed development, should be preserved to the greatest degree possible.

... preserving ... the scenic and agricultural heritage of the Oxford area.

Open Space within Developments

Although not explicitly identified on the Master Plan map, the importance of this element of the Township’s system of open space is unquestionable. While these open spaces may not be the largest or contain the most sensitive environmental areas (although they may), this open space is the closest to where the community’s residents live, breaking up the congestion of residential and other forms of development across the landscape. Thus, these areas may make the greatest difference in Township residents’ everyday lives. Corridors of undeveloped land through otherwise developed areas also provide critical wildlife sanctuary.

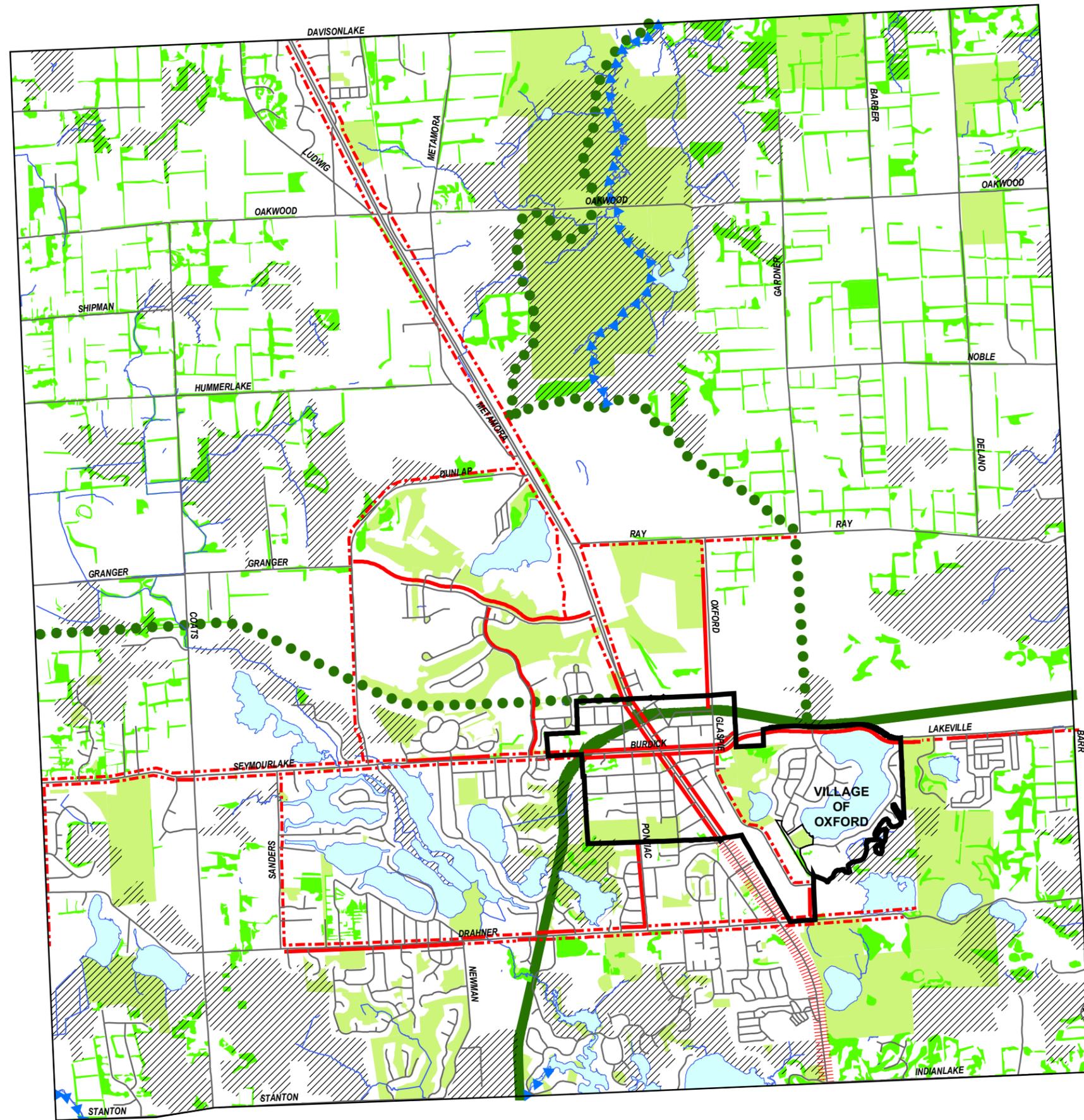
... these areas may make the greatest difference in Township residents’ everyday lives.

Open space provided within developments should be designed to achieve one or more of the following objectives:

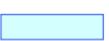
- Coordination with adjacent open spaces to provide contiguous expanses of open area;
- Preservation of areas identified as “potential conservation/natural areas;”
- Preservation of buffers along internal or adjacent watercourses, lakes, or wetland areas;
- Preservation of existing tree rows and woodlots representing a “woodland network opportunity;” or,
- Buffering or screening of development from view along rural or scenic roadways.

While it may be impossible to achieve all of these objectives in a single development, creativity in design may be able to address many of them. As the Planning Commission and Township Board work with developers of land within the Township, careful evaluation and prioritization may be necessary in choosing which objectives are most critical in each situation.

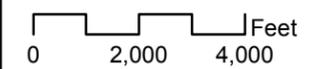
CHARTER TOWNSHIP of OXFORD
MASTER PLAN



Legend

-  Existing Safety Path
-  Proposed Safety Path
-  Intermittent Safety Path
Needing Completion
-  Aquatic Corridor
-  Existing Greenway
-  Proposed Greenway
-  Potential Conservation /
Natural Areas
-  Woodland Network Opportunity
-  Public/Quasi-Public/Private
Recreational Lands
-  Lakes
-  Streams/Drains

MAP 12
OPEN SPACE & GREENWAY PLAN



PLOT GENERATION DATE : 9/23/05

PROVIDED BY : CARLISLE WORTMAN ASSOC. INC.
 COMMUNITY PLANNERS & LANDSCAPE ARCHITECTS

BASEMAP INFORMATION : OAKLAND COUNTY

Implementation

Implementation

The Master Plan is essentially a statement of policies, objectives, and goals designed to accommodate future growth and redevelopment. The Plan forms the philosophical basis for the more technical and specific implementation measures. It must be recognized that development and change will occur either with or without planning and that the Plan will have little effect upon future development unless adequate implementation programs are established. This section identifies actions and programs which will be useful if the plan is to be followed.

... the Plan will have little effect upon future development unless adequate implementation programs are established.

A variety of programs or administrative "tools" are available to help the plan succeed. These include:

Zoning Requirements

Zoning is the development control that has been most closely associated with planning. Originally, zoning was intended to inhibit nuisances and protect property values. However, zoning should also serve the following additional purposes:

1. To promote orderly growth in a manner consistent with land use policies and the Master Plan
2. To promote attractiveness in the Township's physical environment by providing variation in lot sizes, etc., and appropriate land uses.
3. To accommodate special, complex or unique uses through such mechanisms as planned unit developments, overlay districts, or special use permits.
4. To guide development to prevent future conflicting land uses (i.e. industrial uses adjacent to residential areas).
5. To preserve and protect existing land uses until such time as they may change in accordance with the Master Plan.
6. To promote the positive redevelopment of underutilized areas of the Township.

The zoning ordinance and official map, in themselves, should not be considered as the major long range planning policy of the Township. Rather, the Master Plan should be regarded as a statement of planning policy and zoning should be used to assist in implementing that policy. Future rezoning requests should be evaluated against the goals and objectives and arrangement of land uses specified in the Master Plan.

Zoning Plan

Planning sometimes leads to a disconnect between the goals of the Township and the regulatory provisions of the Zoning Ordinance. The Michigan Planning Enabling Act (Public Act 33 of 2008) bridges this disconnect by requiring a Zoning Plan as part of the Master Plan. The Zoning Ordinance is the primary land use implementation tool available to the Township.

Role of the Master Plan and Zoning Ordinance

The Master Plan sets forth the vision, goals, policies for growth and development in the Township for the next twenty (20) years. It includes strategies for managing growth and change in land uses over this period. The plan is required to be reviewed at least once every five (5) years.

The Zoning Ordinance regulates the use and development of land. By Public Act 110 of 2006, as amended, it is based on a plan designed to promote public safety and general welfare and several additional items as described in the Act.

Role of the Zoning Plan

The Zoning Plan describes the relationship between the future land use categories in the Master Plan and the comparable Zoning Ordinance districts. This Plan is required by the Michigan Planning Enabling Act (P. A. 33 of 2008). Not to be confused with the Zoning Ordinance, the Zoning Plan provides generalized recommendations for methods of bringing the Zoning Ordinance in closer relation with the future land use vision. The Zoning Plan compares zoning districts and future land use categories as well as the intent and basic standards that control the height, area, bulk, location, and use of buildings and premises in comparable zoning districts. These matters are regulated by specific standards in the Zoning Ordinance.

The Township's current Zoning Ordinance offers a variety of residential zoning districts having a range of minimum lot sizes intended to implement the Township's Future Land Use Plan. In some cases, however, it may be necessary to "recalibrate" the required minimum lot areas of those districts to insure that the desired lot sizes and densities contained in the updated Future Land Use Plan will be achieved. The table on the following page illustrates planned minimum lot sizes and equivalent zoning districts.

*... it may be necessary to
"recalibrate" the required
minimum lot areas ...*

**Table 15
Equivalent Zoning and Lot Sizes**

Future Land Use Category	Intended Minimum Lot Size	Corresponding Zoning Districts
Hunt Country Agriculture	20 acres	AG, Agriculture
Hunt Country Estates	10 acres	SE, Suburban Estates
Acreage Estates	5 acres	SF-2, Suburban Farms
Rural Residential	2.5 acres	SF-1, Suburban Farms
Suburban Residential	1 acre	R-2 w/o Sanitary
Village Residential – 25,000	25,000 square feet	R-2 w/ Sanitary
Village Residential – 12,000	12,000 square feet	R-1, One Family
Village Residential – 9,000	9,000 square feet	Planned Development Only

In reviewing the Township’s Future Land Use Plan versus the existing zoning map, certain inconsistencies can be identified. Part of the implementation program of the Master Plan will be for the Planning Commission to analyze areas of inconsistency and determine if re-zonings would be appropriate.

Zoning Provisions and Other Regulatory Measures

In addition to the modifications to existing zoning districts identified above, the Township should consider certain zoning modifications to assist in the implementation of the updated Master Plan. Streamlining and simplification of the development review process is a particularly high priority.

Further Planning

The planning and coordination for the future of the Township does not end with the adoption of this Master Plan. As discussed above, further planning of the Township’s utility systems (sewer and water) will be necessary to ensure that efficient and comprehensive improvements are made to the Township’s overall system whenever utilities are installed.

Funding

A variety of funding mechanisms are available for the Township to implement the goals and policies of the Master Plan. Some of the mechanisms available are listed below.



Streamlining ... the development review process is a particularly high priority.

TEA-21 – Inter-modal Surface Transportation Efficiency Act – The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) established a fund for Transportation Enhancement Activities. The Transportation Equity Act for the 21st Century (TEA-21) of 1998 carried on this program, which was been extended from year to year. Under the current program, ten percent of the State’s Surface Transportation Fund is set aside for transportation enhancement activities, which can include: provision of facilities for pedestrians and bicycles; acquisition of scenic easements and scenic or historic sites; landscaping and other scenic beautification; and preservation of abandoned railway corridors (including the conversion and use of it for pedestrian or bicycle trails), among many other activities. Because Townships are not their own road authority, they must work with an authorized road authority (Road Commission, MDOT, etc.) in making an application. Application for such funds requires matching local funds.

Michigan Natural Resources Trust Fund & Land and Water Conservation Fund – There are a variety of funding sources available to local governments for park development which can be used for development of bicycle facilities. The Michigan Department of Natural Resources Recreation Division administers the Michigan Natural Resources Trust Fund (MNRTF), and the Land and Water Conservation Fund (LWCF). These funds are generally intended for land acquisition and recreation improvements, which are well suited to open space acquisition and greenway development. Application for such funds requires matching local funds.

Community Foundation of Southeastern Michigan GreenWays Initiative – The Community Foundation of Southeastern Michigan offers two types of grants for the development of greenways under their GreenWays Initiative Program. Under the program, two varieties of grants are available: one for predevelopment activities and another for land acquisition and construction of actual greenways. The program requires that land acquisition and construction projects apply concurrently for grants under other programs, such as the TEA-21 grant programs or one of the MDNR grant programs, in order to leverage their funds for greater impact.

Special Assessment – This method facilitates the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road and utility improvement projects.

Bond Issues – Bonds offer the advantage of providing lump sums of money with which to undertake large or expensive projects. They can earn interest until the sums are actually spent to partially offset the interest to be paid on the borrowed funds. State law requires that bond revenues

be expended within three years of the sale of the bonds. It is permissible, however, to exercise bonding authorization in segments so that a commitment to a bonding program can be stretched over a longer period by spacing sales of the bonds. Bonds entail the disadvantage of substantial long-term interest costs while still requiring taxation to retire them.

Millage – It is unlikely that a large project, such as the construction of a regional greenway or major infrastructure projects, can be achieved without widespread public support. Public support for these projects, moreover, can be accompanied by financial support accomplished through a special millage dedicated to a specific project. With a total taxable value of about \$700,000,000 in Oxford Township, a one-mill assessment would generate \$700,000 per year, or nearly 3.5 million dollars after five (5) years.

An operating millage extending over a number of years has two distinct advantages: it is a pay-as-you-go system of funding, without commitment to long-term payments of interest and principal; and it is based on assessed valuation of properties in the community. The disadvantage is that a millage does not directly provide lump sums for substantial purchases or development projects. Instead, it encourages piecemeal acquisition and development. However, the millage can be used over a period of years to complete an undertaking whose total cost exceeds the annual millage revenue.

General Fund Appropriation – Appropriations from the Township’s General Fund are also possible when a prompt commitment of funds is necessary and the funds are available (as in the case of matching funds for grant requests).

Tax Increment Financing, Public Act 450 of 1980 – Tax increment financing is a means of funding infrastructure improvements such as roads, sewers, etc. which are needed for development. Bonds are issued by the community to pay for the needed improvements and then paid off by capturing the resulting increases in property taxes spawned by the improvements.

Downtown Development Authority (DDA), Public Act 197 of 1975 – The DDA Act provides for the establishment of a downtown development authority that may utilize tax increment financing to promote growth as well as correct and prevent deterioration in business districts.

Local Development Finance Authority (LDFA), Public Act 281 of 1986 – The LDFA Act provides for the establishment of local development finance authorities that may, through the development and implementation

of plans, use tax increment financing to fund projects that will create jobs and promote economic growth.

Capital Improvements Program

Capital improvements programs consider the funding and timing of all municipally related capital needs including such items as roadways, utilities, parks, facility improvements (such as a new township hall or fire station) etc. The Township has not thus far established a routine process for the adoption of a Capital Improvements Program (CIP) as part of its annual budgeting process. The CIP is generally a schedule of projects and contains estimated costs and sources of funding. If such a process is instituted in the future, the Land Use Plan should be used as a key reference document in the preparation of such a capital improvements program, to ensure that public dollars are spent where the most benefit will be received. The CIP can be used to anticipate and plan for major infrastructural projects, such as utility improvements or road improvements/extensions (as illustrated on Map 10, Future Roads and Rights-of-Way).

Ordinance Enforcement

One of the most essential tools for implementing the Master Plan is the enforcement of existing ordinances. While the Master Plan embodies the desires of the community for an improved living environment, the Zoning Ordinance and other general law ordinances establish minimum standards designed to protect the public health, safety, and welfare.

Public Outreach and Education

Citizen involvement and support will be necessary as the Plan is implemented. Local officials should constantly strive to develop procedures which make citizens more aware of the planning process and the day to day decision making which affects implementation of the Plan. A continuous program of discussion, education and participation will be extremely important as the Township moves toward realization of the goals and objectives contained within the Master Plan. This will be especially necessary to implement land preservation strategies, such as P.A. 116 enrollment (and re-enrollment), purchase of development rights (PDR), and placement of conservation easements. Education of the value of the Township's natural features is necessary to promote sound land stewardship.

Plan Updates

The Plan should not become a static document. The Planning Commission should attempt to re-evaluate and update portions of it on a periodic basis. The land use portion should be updated at least once every

three to five years, and the Planning Commission should set goals for the review of various sections of this Plan on a yearly basis. The Master Plan should also be coordinated with other planning documents, such as utility or recreation plans, in order to provide proper long-range planning for such improvements.

Open Space and Greenways Action Plan

An Action Plan is important in organizing the various tasks related to open space and greenways identified in the preceding Goals and Objectives and Land Use Plan chapters, to provide for the most timely and efficient execution of this Plan possible. To accomplish this, an Action Plan should identify the responsibility, timing, and possible funding for each action item.

... the Action Plan identifies the responsibility, timing, and possible funding for each action item.

Responsibility

The body, or bodies, that are responsible for carrying out each implementation action should be listed in the Action Plan. Given the number of groups with mutual or interrelated purposes within the Township, many actions may have a shared responsibility for their implementation. For instance, the development of individual safety path segments may be the specific responsibility of the Safety Path Committee, however the Township Board may be required to authorize the necessary funds.

Timing

A schedule for the execution of necessary implementation actions should be spelled out in the Action Plan. The timing for each action was determined based upon the relative urgency or need for the action as well as the sequential nature of large, regional or multi-phase projects. The Action Plan must be designed around a five-year time frame, however not all projects may be accomplished within this period. As such, the Open Space and Greenway Plan should be reevaluated and updated after five years has elapsed (if not sooner).

Funding Options

The Action Plan should identify appropriate funding options for each of the necessary implementation actions.

Table 16 – Greenways Implementation Matrix

Implementation Objectives	Responsibility	Timing	Funding Options
Safety Paths			
Continue to Collect Contributions to Safety Path Fund	TB	As development occurs (ADO)	N/A
Investigate Grants	SPC		As Available
M-24 West side, Market St to Gateway Dr.			
Obtain Easements, Concept Design	SPC	2011	GF, SPF
Final Design	Developer, TB, PC	2012	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2012	GF, SPF, Grants
East Drahner Road North Side, M24 to Glaspie St.(Oxford Lakes)			
Obtain Easements, Concept Design	SPC	2011	GF, SPF
Final Design	Developer, TB, PC	2012	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2012	GF, SPF, Grants
M-24 West Side, Stoney Lake Park to Market Street			
Obtain Easements, Concept Design	SPC	2011	GF, SPF
Final Design	Developer, TB, PC	2013	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2013	GF, SPF, Grants
Seymour Lake Road North Side, Dunlap to Waterstone			
Obtain Easements, Concept Design	SPC	2012	GF, SPF
Final Design	Developer, TB, PC	2014	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2014	GF, SPF, Grants
Lakeville Road South Side, Grampian to Chinapin Rill (M.H.P)			
Obtain Easements, Concept Design	SPC	2012	GF, SPF

Implementation Objectives	Responsibility	Timing	Funding Options
Final Design	Developer, TB, PC	2015	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2015	GF, SPF, Grants
M-24 Both Sides, Village Limits to Drahner Rd			
Obtain Easements, Concept Design	SPC	2012	GF, SPF
Final Design	Developer, TB, PC	2016	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2016	GF, SPF, Grants
Seymour Lake Road Dunlap Rd. to Seymour Lake Park			
Obtain Easements, Concept Design	SPC	2013	GF, SPF
Final Design	Developer, TB, PC	2017	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2017	GF, SPF, Grants
Old Rail Road Right of Way, Indian Lake Rd to Drahner Rd			
Obtain Easements, Concept Design	SPF	2013	GF, SPF
Final Design	Developer, TB, PC	2018	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2018	GF, SPF, Grants
Ray Road & Oxford Road South and West Side, M24 to Oxford Rd.			
Obtain Easements, Concept Design	SPC	2013	GF, SPF
Final Design	Developer, PC, TB	2019	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2019	GF, SPF, Grants
Dunlap Road East side, Seymour Lake Rd to Oxford Twp. Hall.			
Obtain Easements, Concept Design	SPC	2014	GF, SPF
Final Design	Developer, PC, TB	2020	GF, SPF, Grants
Construction	SPC, Developer, Contractor	2020	GF, SPF, Grants
Greenways			

Implementation Objectives	Responsibility	Timing	Funding Options
Ortonville-Oxford Connector Greenway			
Coordinate w/ Detroit Edison and Brandon Township	TB, PC, PRC	2013	N/A
Acquire Easement	TB	2014	TEA-21, GWI, GF, MILL, CON
Plan Greenway, Identify Segments/Phases	PC, PRC	2015	TEA-21, GWI, GF, MILL
Construct Greenway, in Phases	PRC	2016	TEA-21, GWI, GF, MILL
Village – Flint River Connector Greenway			
Coordinate w/ Property Owners, Investigate Feasibility	TB, PC, PRC	2013	N/A
Acquire Property/Easements	TB	2013	TEA-21, GWI, MDNR, GF, MILL, CON
Plan Greenway, Identify Segments/Phases	PC, PRC	2014	TEA-21, GWI, MDNR, GF, MILL
Construct Greenway, in Phases	PRC	2015	TEA-21, GWI, MDNR, GF, MILL
Flint River Greenway			
Coordinate w/ MDNR, Devil’s Ridge Golf Course	TB, PC, PRC	2013	N/A
Seek Easement/Acquisition of Property in Section 3 and Adjacent to Dodge State Game Area No. 7	TB	2014	TEA-21, GWI, MDNR, GF, MILL, CON
Plan Greenway, Identify Segments/Phases	PC, PRC	2015	TEA-21, GWI, MDNR, GF, MILL
Construct Greenway, in Phases	PRC	2016	TEA-21, GWI, MDNR, GF, MILL
Aquatic Buffers			
Flint River/Paint Creek Buffers			
Seek Easement/Acquisition of Property in Sections 3 and 15	TB	2012	GWI, MDNR, GF, MILL, CON
Aquatic Buffer Requirement			
Adopt Aquatic Buffer Zoning Requirements	PC, TB	2012	GF
Implement Aquatic Buffer Zoning Requirements	PC	ADO	N/A
Open Space			
Protect/Acquire Potential Natural Areas			
Prioritize Potential Natural Areas for Acquisition	OSC, PC, PRC, TB	2012	CON
Coordinate w/ Property Owners	PC, PRC, TB	2013	CON
Seek Easement/Acquisition of Property	TB	As possible	MDNR, GF, MILL, BOND, CON
Preserve Woodland Network			

Implementation Objectives	Responsibility	Timing	Funding Options
Adopt Zoning Language Emphasizing Protection of Tree Row Connections	PC, TB	2012	GF
Implement Tree Row Protection Zoning Requirements	PC	ADO	N/A
Seek Valuable, Contiguous Open Space in Developments			
Implement Open Space Preservation Zoning Requirements	PC, TB	ADO	N/A
Adopt References in the Zoning Ordinance to the objectives of the Open Space and Greenway Plan	PC, TB	2012	GF
Adopt Zoning Ordinance amendment promoting the use of native vegetation in landscaping	PC, TB	2012	GF

PC: Planning Commission

SPC: Safety Path Committee

SPF: Safety Path Fund

MDNR: Michigan Dept. of Natural Resources Grants

TB: Township Board

OSC: Open Space Committee

MILL: Township Millage

TEA-21: Transportation Enhancement Grants

PRC: Parks and Rec. Commission

GF: General Fund

BOND: Bond Issue

GWI: Greenways Initiative Grants

1. **ADO:** As Development Occurs

CON: Land Conservancies

***Appendix A:
Open Space & Greenway
Tools and Techniques***

Appendix A: Open Space and Greenway Tools and Techniques

Communities seeking to implement successful open space and greenways systems typically pursue several objectives. These often include:

- Protection and enhancement of the integrity of riparian systems;
- Protection of high-quality or unique natural areas;
- Preservation of scenic character along roadways;
- Establishment of pedestrian and non-motorized linkages;
- Preservation of linkages between wildlife habitat areas; and,
- Coordination of open space preserved in development projects.

No single approach could hope to achieve all of these objectives. Therefore, in order to meet these ends, a program employing multiple tools and approaches is generally required. The following pages contain discussions of tools and techniques that communities across Michigan have used to create successful open space and greenway systems.

Regulatory Approaches to Open Space Protection

Planned Development

The Planned Unit Development (PUD) process allows for developer flexibility while meeting overall density and land use goals. PUDs can allow for a mix of land uses, reduction of lot size, increase in height, or other waivers from conventional zoning regulations in exchange for public benefit. PUDs may be used to preserve open space, natural features, and farmland by permitting sufficient flexibility in the development process to allow significant land areas to be set aside for preservation. In contrast, most open space in a conventional zoning district is in the yard of each individual lot or in a park. Some communities include a density bonus depending upon the extent of the public benefit.

Open Space Development/Clustering Regulations

Open space development/clustering regulations are becoming more common in zoning ordinances as a means of varying the usual pattern of development. Known under a variety of names -- open space development, clustering or cluster development, conservation development, open space zoning or rural clustering -- this option is a technique that encourages grouping homes in those areas of a development site that are best suited for development. Open space development does not increase the development density permitted by the individual district, unless incentives are provided to do so. It allows only the development that would be permitted

under conventional zoning regulations, but allows that development to be placed on a smaller portion of a site. Often large parts of a site are permanently protected open space, protected by a preservation covenant or, in some instances, deeded to a non-profit land trust or the township. Development of this type must be permitted pursuant to the provisions of P.A. 177 of 2001.

Overlay Zones

Overlay zones are special districts which supplement, but do not replace, the existing applicable zoning regulations. Overlay zones can be used for any number of objectives, ranging from commercial corridor improvement to river protection efforts. Overlay zones are especially useful when an area containing unique opportunities or constraints is under several different zoning designations. Important elements of overlay zones for natural resources protection include: protection of vegetation and trees; setbacks from sensitive areas such as wetlands and streams; percentage requirements for open space preservation; and avoidance of critical habitat areas. Detailed site inventories could also be required for natural areas located within such an overlay district.

Resource Protection Regulations

Regulations enacted by communities to protect specific natural resources, such as woodlands, wetlands, floodplains, etc., can complement other open space preservation initiatives of the community. By protecting these resources, they may remain as part of the community's open space network. Examples of these regulations include:

Wetland Protection Regulations – Some communities enact local wetland ordinances to fill the gaps in state and federal legislation and exemptions. Part 303 of P.A. 451 of 1994, the Natural Resources and Environment Protection Act, outlines regulations for the protection of wetlands, and provides for wetland regulation by local governments. By regulating wetlands of acreages smaller than that which is regulated by the MDEQ (five acres), a greater portion of a community's lowland/wetland resources may be protected. Some principal objectives of local wetland regulations are to:

- Prevent filling, dredging, alteration, or removal of material from a wetland area.
- Prevent alteration to drainage patterns that may affect a wetlands system.
- Prohibit deposition of any material - including hazardous chemicals, non-biodegradable aquatic pesticides, herbicides and fertilizers - into, within or upon the wetland.

The Charter Township of Oxford has adopted its own wetland ordinance, Ordinance #80B, and an accompanying wetland map.

Woodland Preservation Regulations – Woodland preservation regulations are implemented to protect large stands of trees and woodland in a community, typically requiring that a portion of existing trees on a property be preserved or replaced if removed.

Floodplain Regulations – Floodplain regulations most often seek to minimize flood damage by avoiding dangerous, uneconomic, undesirable, or unwise use of the floodplain. Development within the 100-year floodplain is generally limited or prohibited. Floodplain regulations can also have the effect of protecting unique riparian environments often found in the floodplain, and can preserve the overall health and integrity of streams by acting as a buffer.

Native Vegetation

Allowing and promoting the use of native vegetation in the landscape provides many benefits. Because native plants are well-adapted to local conditions, they generally require little maintenance once established, eliminating or significantly reducing the need for fertilizers, water and lawn maintenance equipment. They also often attract beneficial insects, which prey upon pests, decreasing the need for pesticides. Natives improve water quality and reduce soil erosion by filtering contaminated stormwater and stabilizing soils with their deep root systems. Native plants attract and provide suitable habitat for indigenous wildlife, including native songbirds and butterflies, thus promoting biodiversity. The use of native plants also helps to maintain the natural heritage of Oxford Township.

In order to capitalize on the benefits that using native vegetation can offer, the Township could consider a revision to its current landscaping requirements, emphasizing the use of native plants.

Ownership Approaches to Open Space Protection

Land Acquisition

Although this can be an expensive option, communities or organizations have the option to obtain outright ownership of property in order to protect it. Purchasing is simple and makes it easier to manage and protect open space and natural resources. A variety of options for land acquisition exist, some of which may be voluntary while others may proceed through condemnation. These techniques include, but are not limited to, the following: land banking, whereby land is systematically purchased (fee simple) and set aside for future use; lease-back or sell-back, whereby the governmental unit purchases the land and either leases or sells it with deed restrictions; and partial property rights purchase (see Conservation Easement technique in this section).

Many communities assume that land acquisition is unobtainable for them due to the cost associated with the action. However, there are a variety of financing options and means available to leverage funds available to municipalities. They include sale of bonds to raise capital for land purchase; estate donations of land; state and federal grants for acquisition of land for parks and recreation; public/private partnerships; donations of funds from foundations; and third party acquisition, such as by a conservancy group. Voluntary donation of land to a conservancy or municipality may also be pursued.

Land Trusts/Conservancies

Land trusts, also known as conservancies, are local, regional, state, or national nonprofit organizations directly involved in protecting land for its natural, recreational, scenic, historical, or productive value. There are over 1,100 local and regional land trusts throughout the country today who collectively manage many tracts of land. Some of the land trusts/conservancies operating in the Oakland County area include: Michigan Nature Association, North Oakland Headwaters Land Conservancy; Six Rivers Land Conservancy, and Southeast Michigan Land Conservancy.

Land trusts have a variety of land protection measures, which include the following: acquisition and outright ownership, receiving and holding conservation easements, and facilitating the transfer of ownership or conservation easements to other conservation organizations who will ensure the perpetual protection of the land.

Conservancy and land trust groups and foundations can provide the technical and financial assistance for acquisition of land for conservancy purposes. Land conservancies often help to negotiate conservation agreements, and work in cooperation with government agencies to determine open space needs and priorities. Some land conservancies manage land owned by others, or advise landowners how to protect and preserve the natural character of their land. Land conservancies also purchase or accept donations of land or conservation easements.

Conservation Easements

A conservation easement is a legally binding restriction on private property that allows for certain limited uses and activities such as farming, grazing, or recreational uses. The intent of the conservation easement is to protect land which is environmentally sensitive or unique from the encroachment of development. Conservation easements may be pursued voluntarily by the property owner, or may be one method of protecting open space preserved in PUD or open space developments. Such easements are often donated to, or purchased by, another entity, often a conservancy or municipality, who enforce and monitor its terms.

Under Michigan law, conservation easements may range from 10 years to an indefinite amount of time. However, to benefit from the federal income and estate tax reductions, a permanent easement must be recorded. Additionally, the easement must be designated as a charitable donation as determined by the IRS, and be used for the following public benefits: outdoor recreation, maintain natural habitat/ecosystem, scenic enjoyment, or historical significance. The Michigan Farmland and Open Space Preservation Act P.A. 116 of 1974 also offers financial incentives for creating conservation easements.

Natural Areas Registry

A natural areas registry is a voluntary protection program in which the landowner agrees to notify the conservancy of any changes to the natural area, or if they wish to sell their land. In return, the landowner receives a plaque, periodic newsletters, and the satisfaction of knowing they have helped to preserve natural diversity. Through the Nature Conservancy, systematic inventories of key elements observed on a property are conducted, if agreed to by the landowner. Or a binding agreement can be written in which the landowner provides the conservation organization a "right of first refusal" when the property is to be sold. For a small fee, the land holder agrees to allow a government or private organization the right to match a legitimate offer for the property, if one is tendered, and obliges the landowner to approach that organization first so that it can make an offer when the property is placed on the open market. The commitment on the part of the property owner may include the following: continue protecting the special features on the property; notify the conservancy of any plans to change land or water uses or of any potential threats to the ecological features; allow a conservancy naturalist to visit occasionally; and inform the conservancy of intent to sell/transfer property ownership.

Appendix B: Documentation of Process

- ◆ *Notice of Intent to Plan (and Mailing List) – November 22, 2010*
- ◆ *Transmittal of Draft Plan to Surrounding Communities – August 22, 2011*
- ◆ *Correspondence from Oakland County Board of Commissioners – October 25, 2011*
- ◆ *Planning Commission Public Hearing Notice – October 27, 2011*
- ◆ *Minutes of October 27, 2011 Planning Commission Meeting*
- ◆ *Minutes of December 14, 2011 Township Board Meeting*
- ◆ *Certification of Approval*

NOTICE OF INTENT TO PLAN

TO: Oakland County Planning & Economic Development Services
Charter Township of Brandon
Charter Township of Independence
Charter Township of Oakland
Charter Township of Orion
Village of Oxford
Addison Township
Dryden Township
Hadley Township
Metamora Township

FROM: Todd Bell, Chairman, Planning Commission

DATE: November 22, 2010

RE: Notice of Intent to Prepare a Master Plan Update for the Charter Township of Oxford

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), the Charter Township of Oxford is beginning the process for a Master Plan update.

This is notification of our "Intent to Plan" to neighboring communities, utilities and related and interested entities.

In the near future we will be forwarding a draft of the new Master Plan for your review and comment.

We welcome your comments and involvement in the development of this plan. For more information, please contact Planning & Zoning Coordinator Barb Walkaus, by telephone ((248) 628-9787 ext. 101), U. S. mail, fax, or e-mail (bwalkaus@oxfordtownship.org).

Sincerely,

Todd Bell

bmw

DRAFT MASTER PLAN– Labels to Oakland
County & Surrounding Communities
NOV 2010

HADLEY TOWNSHIP
CHAIRMAN – PLANNING COMMISSION
P O BOX 227
HADLEY MI 48440

METAMORA TOWNSHIP
CHAIRMAN – PLANNING COMMISSION
730 W DRYDEN ROAD
METAMORA MI 48455

CHARTER TOWNSHIP OF BRANDON
CHAIRMAN – PLANNING COMMISSION
395 MILL STREET
P O BOX 929
ORTONVILLE MI 48462

DRYDEN TOWNSHIP
CHAIRMAN – PLANNING COMMISSION
4849 DRYDEN ROAD
DRYDEN MI 48428

CHARTER TWP OF INDEPENDENCE
CHAIRMAN – PLANNING COMMISSION
6483 WALDON CENTER DRIVE
P O BOX 69
CLARKSTON MI 48346

ADDISON TOWNSHIP
CHAIRMAN – PLANNING COMMISSION
1440 ROCHESTER ROAD
LEONARD MI 48367

VILLAGE OF OXFORD
CHAIRMAN - PLANNING COMMISSION
22 WEST BURDICK
P O BOX 94
OXFORD MI 48371

CHARTER TOWNSHIP OF ORION
CHAIRMAN - PLANNING COMMISSION
2525 JOSLYN ROAD
LAKE ORION MI 48360

CHARTER TOWNSHIP OF OAKLAND
CHAIRMAN – PLANNING COMMISSION
4393 COLLINS ROAD
ROCHESTER MI 48306-1670

CHARLOTTE P BURCKHARDT AICP PCP
PLANNING & ECONOMIC DEVELOPMENT SERVICES
COUNTY SERVICE CENTER
1200 N TELEGRAPH ROAD BUILDING 34 EAST
PONTIAC MI USA 48341



CHARTER TOWNSHIP OF OXFORD

300 Dunlap Rd.

P.O. Box 3

Oxford, Michigan 48371-0003

Phone 248/628-9787 Fax 248/628-8139

NOTICE OF MASTER PLAN REVIEW

TO: Oakland County Planning & Economic Development Services

Charter Township of Brandon Charter Township of Independence
Charter Township of Oakland Charter Township of Orion

Addison Township Dryden Township
Hadley Township Metamora Township

Village of Oxford

FROM: Todd Bell, Planning Commission Chairman

DATE: August 22, 2011

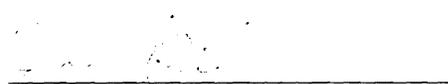
RE: Notice of Review – Master Plan Update – Charter Township of Oxford

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), the Charter Township of Oxford Planning Commission has completed a draft for distribution of the Charter Township of Oxford Master Plan. Enclosed please find a copy of the draft Master Plan for your review. In accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), this constitutes our formal distribution to our neighboring local governments, and any other related entity that has requested this distribution. The Charter Township of Oxford welcomes your cooperation and comments on the proposed plan.

You may submit comments on this Update within 63 days of its receipt to the Charter Township of Oxford Planning Commission. Thank you for your consideration in this matter. If you have any questions or comments on the draft Charter Township of Oxford Master Plan, contact Barb Walkaus, Planning & Zoning Coordinator, via electronic mail at bwalkaus@oxfordtownship.org or by mail at:

Charter Township of Oxford
300 Dunlap Road, PO Box 3
Oxford, Michigan 48371

Respectfully,



Todd Bell



CHARTER TOWNSHIP OF OXFORD

300 Dunlap Rd.

P.O. Box 3

Oxford, Michigan 48371-0003

Phone 248/628-9787 Fax: 248/628-8139

NOTICE OF MASTER PLAN REVIEW

TO: Consumers Energy – Gas – Lansing / Pontiac
Detroit Edison
SBC / Ameritech

Oakland County Health Department
Water Resources Commissioner
Road Commission for Oakland County – Beverly Hills, Waterford

Comcast – Cable Television

FROM: Todd Bell, Planning Commission Chairman

DATE: August 22, 2011

RE: Notice of Review – Master Plan Update – Charter Township of Oxford

In accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), the Charter Township of Oxford Planning Commission has completed a draft for distribution of the Charter Township of Oxford Master Plan. Enclosed please find a copy of the draft Master Plan for your review. In accordance with the Michigan Planning Enabling Act (PA 33 of 2008, as amended), this constitutes our formal distribution to our neighboring local governments, and any other related entity that has requested this distribution. The Charter Township of Oxford welcomes your cooperation and comments on the proposed plan.

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Charter Township of Oxford
300 Dunlap Road, PO Box 3
Oxford, Michigan 48371

Respectfully,

Todd Bell

DRAFT MASTER PLAN– Labels to Oakland
County & Surrounding Communities
AUGUST 2011

HADLEY TOWNSHIP
PLANNING COMMISSION
P O BOX 227
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COUNTY SERVICE CENTER
1200 N TELEGRAPH ROAD BUILDING 34 EAST
PONTIAC MI USA 48341



BOARD OF COMMISSIONERS

1200 N. Telegraph Rd.
Pontiac, MI 48341-0470

Phone: (248) 858-0100
Fax: (248) 858-1572

October 25, 2011

Mr. Curtis Wright
Oxford Township Clerk
300 Dunlap Rd
Oxford, MI 48371

Dear Mr. Wright:

On Tuesday, October 25, 2011, the Oakland County Coordinating Zoning Committee (CZC) held a meeting and considered the following draft Master Plan:

**Charter Township of Oxford 2011 Master Plan
(County Code Master Plan No. 11-04)**

The Oakland County Coordinating Zoning Committee, by a 3 to 0 vote, endorses the County staff review of the draft Master Plan. The staff review finds the master plan **not inconsistent** with the plan of any of the surrounding communities and is enclosed. Comments were received from Detroit Edison and the Road Commission for Oakland County and are attached to our review.

On behalf of the Committee, I would like to thank Brian Oppmann, the Township's Planning Consultant, for attending the meeting and answering questions. If further documentation is necessary, the unofficial minutes of the October 25, 2011 Oakland County Coordinating Zoning Committee meeting will be available shortly. If you have any questions on the Committee's action, please feel free to call me at (248) 858-5443 or email me at burckhardt@c@oakgov.com.

Sincerely,

Charlotte P. Burckhardt, AICP, PCP
Principal Planner

enc.

cc: Todd Bell, Oxford Township Planning Commission Chair
Deanna Burns, Oxford Township Deputy Supervisor
Barb Walkaus, Planning & Zoning Coordinator
✓ Brian Oppmann, Carlisle Wortman & Associates
Beth Nuccio, Oakland County Commissioner

Lawrence Smith, Addison Township Planning Commission
Pauline Bennett, Addison Township Clerk
Rand Bowman, Planning Consultant
Ronald Haase, Brandon Township Planning Commission Chair
Jean McCreery, Brandon Township Clerk
Bill Dinnan, Brandon Township Planning and Building Department
Doug Lewan, Carlisle Wortman & Associates
Matt Jonik, Dryden Township Planning Commission Chair
Bonnie Rumley, Dryden Township Clerk
Doug Piggott, Rowe Inc
Timothy Moore, Hadley Township Planning Commission Chair
Cynthia Daly, Hadley Township Clerk
David Birchler, Birchler Arroyo & Associates
Cheryl Karrick, Independence Township Planning Commission Chair
Barbara Pallotta, Independence Township Clerk
David Belcher, Independence Township Planning
Richard Carlisle, Carlisle Wortman & Associates
Thomas Middleton, Oakland County Commissioner
Tim Machak, Metamora Township Planning Commission Chair
Jennie Dagher, Metamora Township Clerk
James Carter, Oakland Township Planning Commission Chair
Judy Workings, Oakland Township Clerk
Ellen Witz, Oakland Township Planning Coordinator
Larry Nix, Williams & Works Inc
Michael Gingell, Oakland County Commissioner
Doug Zande, Orion Township Planning Commission Chair
Penny Shults, Orion Township Clerk
Beth McGuire, Orion Township Zoning/Planning Administrator
Tom Schultz, Village of Oxford Planning Commission Chair
Susan Nassar, Village of Oxford Clerk
Joe Young, Village of Oxford Manager
Amy Chestnut, McKenna Associates Inc
Representative Brad Jacobsen
Senator Jim Marleau
North Oakland Transportation Authority
Water Resource Commissioner
Oakland County Health Department
Consumers Energy – Gas Transmission Clearing Office
Mike Jablonski, Consumers Energy
David Evancoe, Road Commission for Oakland County
Bill Conklin, Road Commission for Oakland County
Jeanette Jones, Detroit Edison
Dean Jones, SBC/Ameritech

NOTICE

PUBLIC HEARING

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION PROPOSED 2011 MASTER PLAN

Pursuant to the Michigan P.A. 33 of 2008, notice is hereby given that the Charter Township of Oxford Planning Commission will hold a Public Hearing on Thursday, October 27, 2011, beginning at 7:00 p.m., or as soon thereafter as may be heard, at the Oxford Veterans Memorial Civic Center, second floor, 28 North Washington, Oxford, MI 48371.

The purpose of the hearing is to receive public comments on the Proposed Oxford Township Master Plan. The Master Plan is a long range policy plan for land use that helps guide the Township officials when making development decisions. Contents of the Master Plan include:

- Introduction
- Background Studies
- Goals, Objectives and Strategies
- Land Use Plan
- Implementation

The Master Plan is not a zoning map and does not change the zoning of individual properties.

A copy of the complete Master Plan is available for public inspection at the Oxford Township Offices, 300 Dunlap, Oxford, MI 48371, during regular business hours, Monday through Friday (except holidays) 8:00 a.m. to 5:00 p.m.

The Charter Township of Oxford will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes 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, (248) 628-9787, as soon as possible to allow the Township sufficient time to have the aids and services available.

Written comments may be sent to Chairman Todd Bell, Charter Township of Oxford, Planning Commission, 300 Dunlap Road, P.O. Box 3, Oxford, Michigan 48371-0003.

Todd Bell, Chairman
Planning Commission
Charter Township of Oxford
300 Dunlap P.O. Box 3
Oxford, MI 48371-0003
(248) 628-9787

PUBLISHED:	OXFORD LEADER	10/12/2011
POSTED:	OXFORD TOWNSHIP	10/12/2011
	VILLAGE OF OXFORD	10/12/2011

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 27, 2011

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, October 27, 2011, at the Oxford Veterans Memorial Civic Center.

Members Present: Bell, Berger, Curtis, Lepping, LeRoy, Roesner, Spisz

Members Absent: None

Also Present: Planner Oppmann, Fire Chief Scholz, Trustee Cryderman, Recording Secretary Harrison, a cameraperson, and approximately 4 audience members

EXCERPTED MINUTES:

PROPOSED OXFORD TOWNSHIP MASTER PLAN. THE MASTER PLAN IS A LONG RANGE POLICY PLAN FOR LAND USE THAT HELPS GUIDE THE TOWNSHIP OFFICIALS WHEN MAKING DEVELOPMENT DECISIONS

Commissioner Curtis moved, Commissioner Spisz seconded, to open the public hearing for item 8.B Proposed Oxford Township Master Plan at 7:18pm.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

Ms. Colleen Sakosky, 3108 Seymour Lake Road, was concerned about the vacant property at the corner of Seymour Lake and Baldwin, it was once zoned commercial then rezoned to residential and does not want it to go back to commercial.

Mr. Ron Meyer, 1700 Hummer Lake Road, said he could not find anything in the Master Plan indicating the desire for the Township to maintain its rural character and atmosphere except for some limitations regarding tree rows, nothing substantial; concerned the Master Plan contains some contradictive language citing Article 1 Section 1.2 subsection C where it talks about limiting the inappropriate overcrowding of land yet there are no parcel size limitations noted.

Mr. Richard Zanotti, the Property Development Manager for Edward C. Levy Company, noted a couple of typos in the Master Plan including the spelling of his company's name which he already has given to Planner Oppmann. He commented on a piece of property they own known as the Michelson South property, this Master Plan draft gives it a proposed future rezoning with less flexibility than was once proposed. The property is serviced by water and is designed for sanitary sewer service, the features of the property do not fit what the Master Plan is calling for, he believes it would be a better transition to go with a different designation. He commented there is verbiage in the draft that emphasizes the need to work with extractive operations, many of the mined properties are in certain phases of reclamation so as they become reclaimed, especially along M-24, will be ready for redevelopment; and he appreciates the designation placed on many of these properties allowing for more flexibility. He was in favor of the mixed use category. He commented they are getting a lot of requests from various users to come to Oxford and that Oxford Township has the resources to bring them here.

Hearing or receiving no other comments from the public:

Commissioner Curtis moved, Commissioner Spisz seconded, to close the public hearing at 7:27 pm.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 27, 2011

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

Chairman Bell addressed Ms. Sakosky's concern – he noted the Master Plan depicts what the Township would like to see in the future, he emphasized current zoning is not being changed. He noted that parcel was looked at and was proposed for a mixed use designation. The Committee was looking for gateway points to the community and that area is one of them. It could possibly have the potential for a small office or gas station. Regarding a comment by Mr. Meyer – minimum lot sizes are covered in the Township ordinance and Public Act 33 of 2008, the new Michigan Planning Enabling Act, requires Master Plans to have a zoning plan which is located at the back of the Master Plan draft. It is a chart that shows corresponding future land use categories to zoning districts and lot sizes.

Commissioner LeRoy believed there was some discrepancy with the population figures that were based on the 2010 Census; and had a couple of other minor issue he would pass on to Planner Oppmann. *Planner Oppmann responded that the population numbers have been updated since this draft was presented.*

Commissioner Roesner also had concerns about tree preservation. The Master Plan draft notes in several place that the Township is going to preserve tree rows however it is not enforceable. She suggested the Township offer some kind of incentive to get property owners to preserve trees.

Commissioner Lepping agreed and noted a committee he was part of that tried to develop a woodland protection ordinance, however it was never pursued because developers could cut down all their trees before such an ordinance was passed. He also commented on the corner of Baldwin and Seymour Lake Road, concerned the plan for mixed use could resurrect old issues as when it was proposed for commercial.

Commissioner Berger commented it has always been his objective, and believes the rest of the Board's, to promote and maintain a scenic rural character throughout the Township. If someone comes in with a rezoning request and it maintains the integrity of the Township, then the Planning Commission would help them pursue that request. The Master plan helps to create the continuity of balance from industrial to commercial to mixed use to residential and to single family as well as to service residents with necessities.

Commissioner Curtis noted a letter from Commissioner Phillip Weipert, Chairman of the Oakland County Coordinating Zoning Committee, the letter noted some minor changes Planner Oppmann needs to make and also notes how far the Township goes to try and keep the rural personality of the community.

Planner Oppmann handed out a "Summary of Changes to the Master Plan" and briefly went over those changes. He noted he attended the Oakland County Zoning Committee meeting on Tuesday which approved the Master Plan draft. He commented they also questioned the Baldwin and Seymour Lake parcel and since it is one of their borders, would review whatever goes on there. They provided an extensive report regarding the plan, which they always do, that was extremely thorough.

The Commissioners discussed how to move forward. Should they table this, let Planner Oppmann make the changes discussed tonight and in the Oakland County letters, and then recommend it to the Township Board, or recommend it to the Township Board now with the changes noted. Those changes or concerns being the vacant property at Baldwin and Seymour Lake roads, preservation of

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, OCTOBER 27, 2011

tree lines, Mr. Zanotti's concern about their Michelson South property, etc. Due to the Thanksgiving holiday, the next regular Planning Commission meeting is scheduled for December 8th. It was decided to do the following:

Commissioner Curtis moved, Commissioner Lepping seconded, to recommend to the Township Board the draft copy of the Master Plan for review and input; for Planner Oppmann to make the clarifications noted in Commissioner Weipert's letter and the typographical changes needed for the Township Board's review; further, to request comments back from the Board by November 23rd (so that a revised draft can be provided for the December 8th Planning Commission meeting).

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

Chairman Bell asked the Commissioner to e-mail additional comments to Planner Oppmann or to Planning and Zoning Coordinator Walkaus.

UNAPPROVED MINUTES

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
HELD ON THURSDAY, DECEMBER 8, 2011

A meeting of the Charter Township of Oxford Planning Commission was held on Thursday, December 8, 2011, at the Oxford Veterans Memorial Civic Center.

Commission Members Present: Bell, Berger, Leroy, Lepping, Roesner, Spisz, Curtis

Commission Members Absent: None

Also Present: Planner Oppmann, Engineer Sharp, Recording Secretary Paquin, and 3 audience members.

The meeting was called to order by Chairman Bell at 7:00 pm.

EXCERPTED MINUTES:

UNFINISHED BUSINESS:

MASTER PLAN – RECOMMENDATION TO TOWNSHIP BOARD – PLANNER OPPMANN

Commissioner Lepping voiced concerns about the mixed use classification at the corner of Seymour Lake Rd. and Baldwin Rd. He commented that it should stay residential. Commissioner Bell explained that we were not changing the zoning.

Commissioner Curtis moved, Commissioner Spisz seconded to recommend adoption of the new Master Plan to the Township Board.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

Resident Chuck Kissaw of 3140 Seymour Lake Rd. explained that he is a new resident and said that the area is beautiful. He had been told there may be plans to build a party store on that corner. He suggested that if ever a change was going to be made, the residents be given a voice. Commissioner Bell suggested that he voice his concerns at the next Township Board meeting. Commissioner Spisz explained that if anything was ever going to be done there, it would have to go through rezoning anyway.

ADJOURNMENT

Commissioner Curtis moved, Commissioner Berger seconded, to adjourn the meeting at 7:28 pm.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

Todd Bell, Chairman

Tom Lepping, Secretary

Date approved: 01/12/2012
bp

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

A Regular Meeting of the Charter Township of Oxford Board of Trustees was held Wednesday, December 14, 2011 at the Oxford Veterans Memorial Building at 28 N. Washington Street, Oxford, Michigan, 48371 (second floor).

Members Present: Bellairs, Bunting, Cryderman, Dunn, Ferrari, Spisz, Wright

Members Absent: None

Also Present: Engineer Sharpe, Fire Chief Scholz, Fire Department Finance Manager Payne, Planning Commissioner Curtis, Zoning Board of Appeals Member Hunwick, Deputy Supervisor Burns, CJ Carnacchio-Oxford Leader, Recording Secretary Harrison, a cameraperson, and approximately 6 citizens

Supervisor Dunn called the meeting to order at 7:01 pm.

APPROVAL OF THE AGENDA

Trustee Spisz moved, Treasurer Ferrari seconded, to approve the Regular Meeting Agenda of December 14, 2011 with the following amendments:

- Add item 10 c. Finance Manager Retirement Contribution
- Add the Treasurer's Report for November 2011 to the Consent Agenda

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

APPROVAL OF CONSENT AGENDA

Trustee Spisz moved, Trustee Cryderman seconded, to approve the Consent Agenda with the following amendments:

- Remove the Regular Bills and Consultant Bills through December 9, 2011

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA – None

FIRST READING – PROPOSED ORDINANCE NO. 120, AN ORDINANCE TO REGULATE THE USE OF OUTDOOR WOOD BOILERS

Trustee Spisz moved, Trustee Cryderman seconded, to move Proposed Ordinance No. 120, An Ordinance to Regulate the Use of Outdoor Wood Boilers to Second Reading and possible adoption at the January 2012 regular Board meeting.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

FIRST READING – PROPOSED ORDINANCE NO. 121, AN ORDINANCE TO REGULATE THE OXFORD TOWNSHIP CEMETERIES

Treasurer Ferrari moved, Trustee Spisz seconded, to move Proposed Ordinance No. 121, An Ordinance to Regulate the Oxford Township Cemeteries, incorporating the changes noted

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

by Clerk Wright and Trustee Spisz, to Second Reading and possible adoption at the January 2012 regular Board meeting.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

FIRST READING – 3.25 ACRE PROPERTY REZONING

Treasurer Ferrari moved, Trustee Spisz, moved to set the Second Reading and possible adoption for the regular meeting in January 2012 of the rezoning of 3.25 acres, known as part of Parcel No. 04-09-101-001, currently zoned SF-2 Suburban Farms to I-1 Light Industrial; contingent upon the split being done at final approval.

Treasurer Ferrari amended the motion, Trustee Spisz re-supported that it also be contingent upon Levy Inc. deeding the 3.25 acre parcel to Oxford Township.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

FIRE DEPARTMENT

FIRE CHIEF SCHOLZ CONTRACT RENEWAL

Treasurer Ferrari moved to authorize Supervisor Dunn to sign the employment contract between the Charter Township of Oxford and Peter Scholz with the following changes:

1. In item #1, change the contract from a three (3) year contract to a two (2) year contract beginning January 1, 2012 ending December 31, 2013.
2. In item #5, change the annual salary from \$79,600.00 to \$81,000.00.
3. Item #6(b), delete the last line “If Employee is called out on a Fire Department-related call-out on a holiday, this will not qualify Employee to receive one day’s holiday pay at the end of the calendar year.”

Motion failed, no support

Supervisor Dunn moved, Trustee Spisz seconded, to authorize Supervisor Dunn to sign the employment contract between the Charter Township of Oxford and Peter Scholz with the following changes:

1. In item #1, change the contract from a three (3) year contract to a two (2) year contract beginning January 1, 2012 ending December 31, 2013.
2. Item #6(b), delete the last line “If Employee is called out on a Fire Department-related call-out on a holiday, this will not qualify Employee to receive one day’s holiday pay at the end of the calendar year.”

Roll Call:

Ayes: Spisz, Ferrari, Dunn
Nays: Cryderman, Wright, Bellairs, Bunting
Absent: None
Motion Failed

Treasurer Ferrari moved, Trustee Cryderman seconded, to authorize Supervisor Dunn to sign the employment contract between the Charter Township of Oxford and Peter Scholz with the following changes:

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

1. In item #1, change the contract from a three (3) year contract to a two (2) year contract beginning January 1, 2012 ending December 31, 2013.
2. Item #6(b), delete the last line "If Employee is called out on a Fire Department-related call-out on a holiday, this will not qualify Employee to receive one day's holiday pay at the end of the calendar year."
3. Add back in the Leave Time provision that was in the original contract.

Roll Call:

Ayes: Cryderman, Ferrari
Nays: Bunting, Bellairs, Spisz, Wright, Dunn
Absent: None
Motion Failed

Treasurer Ferrari moved to authorize Supervisor Dunn to sign the employment contract between the Charter Township of Oxford and Peter Scholz with the following changes:

1. In item #1, change the contract from a three (3) year contract to a two (2) year contract beginning January 1, 2012 ending December 31, 2013.
2. Item #6(b), delete the last line "If Employee is called out on a Fire Department-related call-out on a holiday, this will not qualify Employee to receive one day's holiday pay at the end of the calendar year."
3. Add back the provision to pay for retiree healthcare at 50% up to age 65.

Treasurer Ferrari withdrew the motion

Clerk Wright moved, Trustee Cryderman seconded, to authorize Supervisor Dunn to sign the employment contract between the Charter Township of Oxford and Peter Scholz with the following changes:

1. Item #1, leave as a three (3) year contract expiring December 31, 2014 and add "or the expiration of the millage, whichever time is less."
2. Add - upon the Employee's attainment of the age of 62 (the age allowed to receive social security insurance benefits), the Employer shall continue to offer supplemental healthcare coverage including prescription, dental, and optical on a 50% split between the contract employee and the employer upon the retirement of the employee.

Clerk Wright amended the motion, Trustee Cryderman re-supported to add: #3. delete the last line from item 6(b) - "If Employee is called out on a Fire Department-related call-out on a holiday, this will not qualify Employee to receive one day's holiday pay at the end of the calendar year."

Roll Call:

Ayes: Wright, Cryderman
Nays: Bunting, Spisz, Bellairs, Ferrari, Dunn
Absent: None
Motion Failed

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

Treasurer Ferrari moved, Trustee Cryderman seconded, to extend Fire Chief Scholz's current contract from January 1, 2012 through March 31, 2012.

Roll Call:

Ayes: Cryderman, Ferrari
Nays: Spisz, Wright, Dunn, Bellairs, Bunting
Absent: None
Motion Failed

Trustee Spisz moved, Trustee Cryderman seconded, to modify the existing original contract between Peter Scholz and the Charter Township and to authorize Supervisor Dunn to sign the agreement with the following changes:

1. To increase the base salary to \$83,000.00 a year, and to eliminate the last sentence in item #3 – "employee will receive an hourly wage equal to that of a senior Paid-On Call Paramedic/Firefighter for any calls he responds to after 6:00pm until 6:00am."
2. Item #1, leave as a three (3) year contract expiring December 31, 2014 and add "or the expiration of the millage, whichever time is less."

Trustee Spisz amended the motion, Trustee Cryderman re-supported

to change the contract period from three (3) years or the expiration of the millage, whichever time is less, to a two (2) year contract commencing January 1, 2012 through December 31, 2013; and to eliminate the provision (last line of 6(b)) that "If Employee is called out on a Fire Department-related call-out on a holiday, this will not qualify Employee to receive one day's holiday pay at the end of the calendar year."

Roll Call:

Ayes: Ferrari, Bellairs, Bunting, Spisz, Dunn
Nays: Wright, Cryderman
Absent: None
Motion Carried

Fire Chief Scholz noted that 3 of his employees were recognized by Crittenden Hospital for their "Door-to-Balloon Time" response in a recent cardiac arrest incident.

TRANSFER OF PAYROLL AND PERSONNEL RECORDS

Trustee Spisz moved, Trustee Cryderman seconded, to transfer all the personnel records for the position of Fire Chief, Finance Manager, and including present and all past employees, to the Oxford Township Clerk's office at 300 Dunlap Rd. effective immediately.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

Trustee Spisz moved, Trustee Cryderman seconded, to transfer the management of payroll for the positions of Fire Chief and Finance Manager to the Oxford Township Clerk's office at 300 Dunlap Rd. effective immediately.

Trustee Spisz amended the motion, Trustee Cryderman re-supported that it become effective with the next payroll cycle.

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

Ayes: 2 Nays: 5 Absent: 0 Motion Failed

To be put on the next regular agenda, Clerk Wright to check with the Township Auditor regarding this possible action.

FINANCE MANAGER RETIREMENT CONTRIBUTION

Trustee Spisz moved, Treasurer Ferrari seconded, to require the Finance Manager, Margaret Payne, to start contributing 2.5% towards the MERS pension program, Group #632710100 Plan B-4; with a 2.5% multiplier; beginning January 1, 2012 (the first payroll in January).

Ayes: 6 Nays: 1 Absent: 0 Motion Carried

UNFINISHED BUSINESS

VET'S HALL FLOOR CLEANING

Treasurer Ferrari moved, Trustee Cryderman seconded, to rescind the motion from the November 9, 2011 Oxford Township regular meeting awarding the Veteran's Hall floor stripping and waxing contract to New Image and award the Veteran's Hall floor stripping and waxing contract to CLT Cleaning Service at the rate of \$1,525.00, which includes removal and replacement of chairs, per occurrence; effective January 1, 2012 through December 31, 2012.

Treasurer Ferrari amended the motion, Trustee Cryderman re-supported to change "per occurrence" to "each quarter."

Roll Call:

Ayes: Bunting, Bellairs, Ferrari, Dunn, Wright, Cryderman
Nays: Spisz
Absent: None
Motion Carried

Trustees to discuss increasing security deposit so that part of it can go to the cleaning company for excessive cleanup if deemed necessary, and extending the cleaning company's contract for 3 years; to be placed on the January regular meeting.

VET'S HALL RENTAL POLICY

Treasurer Ferrari moved, Trustee Spisz seconded, to approve the Policies and Rules for the Charter Township of Oxford Veterans Memorial Civic Center First Story as revised with an additional revision to security deposits – for Oxford Township Residents, \$100.00; for Private Parties and Fundraising Groups and for Non-Residents, \$150.00; further, to approve the supporting Facility Rental Use Application Form and Indemnification and Hold Harmless Agreement Form to allow for rentals to include the serving of alcohol.

Treasurer Ferrari amended the motion, Trustee Spisz re-supported to request a legal review for no more than five (5) hours.

Roll Call:

Ayes: Spisz, Bellairs, Bunting, Cryderman
Nays: Wright, Ferrari, Dunn
Absent: None
Motion Carried

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

NEW BUSINESS

WAGE ADJUSTMENTS

Treasurer Ferrari moved, Supervisor Dunn seconded, that the Oxford Township Board of Trustees change the classification of the Clerical Assistant to the Treasurer/Administrative Assistant for the Building Department from a Grade 2 (Clerical/Secretary) to a Grade 3 (Administrative/Executive Assistant). Furthermore, the current affected employee will be placed in Grade 3, Step 1, beginning January 1, 2012.

Roll Call:

Ayes: Bunting, Spisz, Cryderman, Ferrari, Dunn

Nays: Wright, Bellairs

Absent: None

Motion Carried

PLANNING COMMISSION APPOINTMENT

Treasurer Ferrari moved, Trustee Spisz seconded, to accept the recommendation of Supervisor Dunn to re-appoint Todd Bell to the Planning Commission for a three-year term commencing January 1, 2012 and expiring December 31, 2014.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

2012 OXFORD TOWNSHIP MEETING DATES

Treasurer Ferrari moved, Trustee Spisz seconded, to adopt the 2012 Oxford Township Meeting Schedule with the addition of a regular meeting November 21, 2012.

Treasurer Ferrari moved, Trustee Spisz re-supported

to also include August 15, 2012 for a budget workshop and September 19, 2012 for budget adoption.

Ayes: 6 Nays: 1 Absent: 0 Motion Carried

Treasurer Ferrari moved, Trustee Spisz seconded, to adopt the 2012 Oxford Township Planning Commission Meeting Schedule as presented.

Ayes: 6 Nays: 1 Absent: 0 Motion Carried

Treasurer Ferrari moved, Trustee Cryderman seconded, to adopt the 2012 Oxford Township Zoning Board of Appeals Meeting Schedule as presented.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

2012 NO HAZ INTERLOCAL AGREEMENT

Treasurer Ferrari moved, Trustee Cryderman seconded, to accept the 2012 North Oakland County Household Hazardous Waste Interlocal Agreement Between Oakland County and the Charter Township of Oxford as presented and authorize Supervisor William Dunn to sign the Agreement.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

Treasurer Ferrari moved, Trustee Cryderman seconded, that the Charter Township of Oxford shall notify Oakland County that it will not charge a \$10.00 participation fee per Oxford Township resident and the cost for the participation shall be paid by the Charter Township of Oxford.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

Treasurer Ferrari moved, Trustee Cryderman seconded, to approve the North Oakland Household Hazardous Waste Consortium Resolution as presented and hereby appoint Melvin Cryderman as the official representative for the Charter Township of Oxford to the NO HAZ Advisory Board for 2012.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

2011 BUDGET AMENDMENTS

101 General Fund

Treasurer Ferrari moved, Trustee Cryderman seconded, to approve the 2011 amended General Fund Budget (101) with revenues and expenditures balancing at \$1,976,581.00 and attach the spreadsheet as an appendix to the minutes.

Roll Call:

Ayes: Bunting, Bellairs, Ferrari, Dunn, Wright, Spisz, Cryderman
Nays: None
Absent: None
Motion Carried

205 Police Contracting Fund

Treasurer Ferrari moved, Trustee Cryderman seconded, to approve the 2011 amended Police Contracting Fund (205) with revenues and expenditures balancing at \$1,898,534.00 and attach the spreadsheet as an appendix to the minutes.

Roll Call:

Ayes: Cryderman, Spisz, Wright, Dunn, Ferrari, Bellairs, Bunting
Nays: None
Absent: None
Motion Carried

210 ALS Fund

Treasurer Ferrari moved, Trustee Cryderman seconded, to approve the 2011 amended ALS Fund (210) with revenues and expenditures balancing at \$1,107,783.00 and attach the spreadsheet as an appendix to the minutes.

Roll Call:

Ayes: Dunn, Wright, Ferrari, Bellairs, Spisz, Cryderman, Bunting
Nays: None
Absent: None
Motion Carried

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

211 Fire and EMS Fund

Treasurer Ferrari moved, Trustee Cryderman seconded, to approve the 2011 amended Fire and EMS Fund (211) with revenues and expenditures balancing at \$1,180,965.00. and attach the spreadsheet as an appendix to the minutes.

Roll Call:

Ayes: Bellairs, Ferrari, Wright, Spisz, Cryderman, Bunting, Dunn

Nays: None

Absent: None

Motion Carried

239 Telecommunications Fund

Treasurer Ferrari moved, Trustee Cryderman seconded, to approve the 2011 amended Telecommunications Fund (239) with revenues and expenditures balancing at \$21,454.00 and attach the spreadsheet as an appendix to the minutes.

Roll Call:

Ayes: Cryderman, Bellairs, Wright, Bunting, Dunn, Spisz, Ferrari

Nays: None

Absent: None

Motion Carried

295 Building Permit Fund

Treasurer Ferrari moved, Trustee Cryderman seconded, to approve the 2011 amended Building Permit Fund (295) with revenues and expenditures balancing at \$55,105.00 and attach the spreadsheet as an appendix to the minutes.

Roll Call:

Ayes: Wright, Ferrari, Bunting, Spisz, Cryderman, Dunn, Bellairs

Nays: None

Absent: None

Motion Carried

MASTER PLAN

Trustee Spisz moved, Supervisor Dunn seconded, to approve the Master Plan as presented.

Trustee Spisz amended the motion, Supervisor Dunn re-supported to include the updates and changes per Clerk Wright's notes.

Roll Call:

Ayes: Spisz, Dunn, Ferrari, Bunting

Nays: Wright, Bellairs, Cryderman

Absent: None

Motion Carried

Board took a 5 minute recess at 10:00pm

Board reconvened at 10:06pm

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

OXFORD AREA CABLE COMMISSION

Treasurer Ferrari moved, Trustee Spisz seconded, to direct Trustee Cryderman and Mr. Charles Kniffen, as the Oxford Township Cable representatives, to take to the Cable Commission a new composition – three (3) votes from the Charter Township of Oxford, two (2) votes from Addison Township, one (1) vote from Oxford Village, one (1) vote from Leonard Village; contingent on all communities giving 100% of the cable franchise fees to the Commission.

Roll Call:

Ayes: Bellairs, Bunting, Spisz, Ferrari, Dunn

Nays: Cryderman, Wright

Absent: None

Motion Carried

ITEMS REMOVED FROM CONSENT AGENDA FOR ACTION OR DISCUSSION

APPROVAL OF REGULAR BILLS THROUGH DECEMBER 9, 2011

Treasurer Ferrari moved, Trustee Spisz seconded, to approve the Regular Bills through December 9, 2011 as presented.

Roll Call:

Ayes: Bunting, Bellairs, Ferrari, Dunn, Wright, Spisz, Cryderman

Nays: None

Absent: None

Motion Carried

APPROVAL OF CONSULTANT BILLS THROUGH DECEMBER 9, 2011

Trustee Spisz moved, Treasurer Ferrari seconded, to approve the Consultant Bills through December 9, 2011 minus \$1,500.00 on Carlisle Wortman invoice #2111014 and \$600.00 on Carlisle Wortman invoice #21111-105.

Trustee Spisz amended the motion, Treasurer Ferrari re-supported

to add: so as to review the justification for the hours spent.

Roll Call:

Ayes: Wright, Ferrari, Bellairs, Dunn, Bunting, Cryderman, Spisz

Nays: None

Absent: None

Motion Carried

BOARD OF TRUSTEE COMMENTS

Trustee Cryderman commented that Trustee Bellairs' comments during the Cable Commission discussion were well taken. He also suggested the need to have further discussion whether it is the Fire Chief's intention to use the Vet's Hall as a warming station.

Trustee Spisz reported he should have something to present at the next meeting regarding the Vet's Hall generator. He wished everyone a Merry Christmas and a Happy New Year.

CHARTER TOWNSHIP OF OXFORD BOARD OF TRUSTEES REGULAR MEETING,
WEDNESDAY, DECEMBER 14, 2011

Clerk Wright read a letter from US Department of State informing the Township their acceptance as a Passport Acceptance Facility has been denied because the area surrounding the Township is already over-served.

Treasurer Ferrari noted the Township received a congratulations certificate from Pure Michigan, the Energy Office, for spending the EECBG grant to improve energy efficiency throughout the State.

Supervisor Dunn noted he will be voting no on putting a new generator in the Vet's Hall. He does not want to put any more money into the building.

Trustee Bellairs commented the Board should consider adding another time for Public Comment at the end of the meeting.

Trustee Bunting wished everyone a Merry Christmas and a Happy New Year, and asked everyone to keep in mind our police officers, firefighters, and our American Soldiers keeping us safe.

PUBLIC COMMENTS - None

ADJOURNMENT

Treasurer Ferrari moved, Trustee Spisz seconded, to adjourn the meeting at 10:38 pm.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

William Dunn, Supervisor

Curtis Wright, Clerk

Date Approved

/lmh

Certification of Approval

I hereby certify that on December 14, 2011, the Board of Trustees of the Charter Township of Oxford formally approved this updated and amended "Charter Township of Oxford Master Plan" including the accompanying amended Future Land Use Plan, pursuant to the requirements of the Michigan Planning Enabling Act, Public Act 33 of 2008.



Curtis Wright, Clerk
Charter Township of Oxford
Board of Trustees