

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 14, 2016

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, January 14, 2016, at the Charter Township of Oxford Hall Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371

Members Present: Bell, Berger, Curtis, Hunwick, Roesner, Spisz, Young

Members Absent: None

Also Present: Supervisor Dunn, Engineer Sharpe, Planner Oppmann, Chief Scholz, Recording Secretary Cushing, a camera person, the applicant, 19 audience members

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

RESPECTS TO THE FLAG

NOTING OF ROLL

APPROVAL OF AGENDA

Chairperson Bell request to amend the agenda to include 10.A. Planning Commission Liaison to Zoning Board of Appeals Recommendation; 11.C. Planning Commission Bylaw Update Discussion; 11.D. Ordinance 67A update discussion as it pertain to ZBA Board Members; 11.E. Buildout Plan Discussion 12.C. Cross out (Young)

Commissioner Spisz moved, Commissioner Curtis seconded, to approve the amended January 14, 2016, agenda.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried.

APPROVAL OF THE MINUTES

Planning Commission Regular Meeting – December 10, 2015

Commissioner Curtis moved, Commissioner Spisz seconded, to approve the Planning Commission Regular Meeting minutes from December 10, 2015.

Commissioner Curtis amended the motion, Commissioner Spisz re-supported to include those changes.

Commissioner Curtis re-amended my amended motion, Commissioner Spisz re-supported.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried.

PUBLIC COMMENTS ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING OR ON AGENDA – None

COMMISSIONERS' COMMENTS, COMMENTS FROM ZONING ADMINISTRATOR, COMMENTS & INFORMATION FROM RECORDING SECRETARY

Commissioners' Comments:

Commissioner Roesner asked if they will be discussing at the next Planning Commission Meeting what the plan, strategy, and funding of the Master Plan; would they be working on the Annual Report and Capital Improvement Plan.

6
CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 14, 2016

Commissioner Young stated his disappointment with the discussion that took place at the Township Board meeting January 13, 2016, regarding the ZBA liaison appointment. Commissioner Young noted that he had been on the Planning Commission for 4 years, his position was to serve the members of the community, and he had no political affiliation. If the Commission asked him to join a sub-committee he would accept and perform the work required as he had yesterday, today, and tomorrow until his term was over. He indicated that he never made decisions on the Commission for a pro development stance, and he would not make them based on where he lived in the Township or the Village. He supported the interest of the members of the community, where he had resided for fifteen years and would like to improve the community not destroy it. He was not sure where the psychological pretrial of his duties had come from but he wanted to make it clear that was not why he was on the Planning Commission. He respects the time, professionalism, and especially the amount experience that sat with him on the Commission. He certainly hopes that after putting the time and effort sitting on the same commission the Commissioners would start respecting him.

Commission Curtis announced that the 2016 Election filing date to seek a position for Supervisor, Clerk, Treasurer, and Trustee is April 19, 2016 at 4:00 p.m.

Chairperson Bell stated that he supports every member on this Commission. All comments are to be made directly to the Chair.

Recording Secretary Comments: None

ELECTION OF OFFICERS

Chairperson

Commissioner Berger nominated Commissioner Bell as Chairman.

Commissioner Hunwick supported the nomination.

Commissioner Bell accepted the nomination.

As there were no other nominations, Commissioner Bell will serve as Chairman for the 2016 year by unanimous consent.

Vice-Chairperson

Commissioner Spisz nominated Commissioner Berger as Vice-Chairman.

Commissioner Roesner supported the nomination.

Commissioner Berger accepted the nomination.

As there were no other nominations, Commissioner Berger will serve as Vice-Chairman for the 2016 year by unanimous consent.

Secretary

Commissioner Young nominated Commissioner Hunwick as Secretary.

Commissioner Berger supported the nomination.

Commissioner Hunwick accepted the nomination.

As there were no other nominations, Commissioner Hunwick will serve as Secretary for the 2016 year by unanimous consent.

PUBLIC HEARING(S)

PROPOSED REZONING OF PARCEL P -04-22-101-003, LOCATED ON THE WEST SIDE OF LAPEER ROAD (M-24) NORTH OF THE VILLAGE OF OXFORD – ADDRESS 925 N.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 14, 2016

LAPEER ROAD, OXFORD, MICHIGAN 48371, PROPERTY OWNER: CHRISTIAN MILLS, FROM RO (RESEARCH OFFICE) to C-2 (GENERAL COMMERCIAL).

Commissioner Spisz moved, Commissioner Berger seconded, to open the Public Hearing at 7:15pm.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

The applicant and owner Christian Mills noted that he was requesting to rezone the subject property to C-2 General Commercial. The property was commonly known as the former Sea Ray Plant. A small part of the building was being used by a dance studio and gym in the past. The rezoning would help accommodate the future use as an indoor recreation facility with ancillary businesses that would complement those other uses in the building. The building would also contain small executive office suites.

Marianne Kainz, 149 Stoney Lake Dr., Stony Lake Village Condominium Association, was concerned why in midstream Mr. Mills were changing the strategic plan. The Association would like to have the applicant adhere to the zoning when purchased. They are concerns with C-2 zoning and that C-1 would be more applicable and contain the use all indoor.

Craig Duke, President of Stony Lake Village Condominium Association, wanted to know what were the reasons for C-2 zoning vs. C-1 zoning and what was the different between the two zonings.

Beth Sumner, 1077 Valley View Dr., Clarkston (owner of Kids Energy Zone) committed on the work that Christian Mills had made to the building. She stated his integrity needed to be commended.

Clark Harris, 1419 Harwood Drive, was excited to see something going into a historical building. He thought Stony Lake Village Condominium must be pleased with having a restored historical building vs. a building falling apart to view. It demonstrated the degree of a developer and owner was when they work with the neighbors. He stated that this was a program that shows the community it was moving forward.

Rick Norris, 1835 Squaw Lagoon Drive, understood the concern of the Stony Lake Village Condominium but everyone could see the direction that the project was going. As a business owner in the Legacy, he noted that the zoning for C-2 would a better fit to meet the future buildout and accommodate the current uses already in the building.

Danielle Wernis, 249 Davis Lake Dr., stated that The Legacy will be a great asset to the community and school. Christian Mills had reach out to the school and provided a place for clubs and activities to take place.

Chairman Bell read into the record email from Les Pratt, 160 Stony Lake Drive.

Commissioner Berger moved, Commissioner Young seconded, to close the Public Hearing.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

OLD BUSINESS

PLANNING COMMISSION LIAISON TO ZONING BOARD OF APPEALS RECOMMENDATION

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 14, 2016

Commissioner Berger moved, Commissioner Spisz seconded, to have Kallie Roesner as a Planning Commission representative to the Zoning Board of Appeals.

Ayes: 6 Nays: 1 Absent: 0 Motion Carried

NEW BUSINESS

REZONING OF PARCEL P -04-22-101-003, LOCATED ON THE WEST SIDE OF LAPEER ROAD (M-24) NORTH OF THE VILLAGE OF OXFORD – ADDRESS 925 N. LAPEER ROAD, OXFORD, MICHIGAN 48371, PROPERTY OWNER: CHRISTIAN MILLS, FROM RO (RESEARCH OFFICE) to C-2 (GENERAL COMMERCIAL)

Commissioner Curtis moved, Commissioner Young seconded recommend to the Oxford Township Board the rezoning parcel P -04-22-101-003, located at the west side of Lapeer Road (M24) North of the Village of Oxford, address 925 N. Lapper Road, Oxford, Michigan 48371 property owner Christian Mills from RO (Research Office) to C-2 (General Commercial).

Commissioner Curtis amended the motion, Commissioner Young re-supported to include the recommendations from Carlisle Wortman Associates letter dated January 6, 2016:

1. Due to surrounding land uses, the rezoning would not constitute spot zoning.
2. The rezoning would render the uses in the building more conforming with the Zoning Ordinance.
3. The proposed rezoning is consistent with the Future Land Use designation for the property.
4. The change of zoning is consistent with surrounding land uses and will not adversely impact surrounding properties more than what could be allowed under existing Zoning District.

Roll Call

Ayes: Spisz, Berger, Hunwick, Young, Curtis

Nays: Roesner, Bell

Absent: None

Motion Carried

Commissioner Roesner nay vote was due to lack of site plan.

Chairperson Bell called for a two minute recess. Chairperson Bell reconvened the meeting.

ASSIGN SUB-COMMITTEES

Chairperson Bell will assign the sub-committees at the next PC Meeting.

PLANNING COMMISSION BYLAW UPDATE DISCUSSION

This will be forthcoming at the next PC Meeting.

ORDINANCE 67A UPDATES DISCUSSION AS IT PERTAINS TO ZBA BOARD MEMBERS

Planning Commission will need to make some housekeeping changes, run a Public Hearing, make a recommendation to the Township Board, and have a First and Second Reading.

BUILDOUT DISCUSSION

Commissioner Roesner moved, Commissioner Spisz seconded to pursue getting a cost to develop a Buildout Plan.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 14, 2016

Roll Call

Ayes: Berger, Young, Curtis, Hunwick, Roesner, Spisz, Bell

Nays: None

Absent: None

Motion Carried

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Violation Report – Search definition was not setup to print open violations vs. closed. Deputy Supervisor will be working on that.

Sub Committee Reports

Acreage/Lot Split Sub Committee – Nothing to report.

Economic Development Committee – Meetings will be suspended.

Gravel Inspection Sub Committee – Gravel Report was included in the Commissioner’s packet

Ordinance Review Sub Committee – Nothing to report.

Reports from Representatives to Other Township Boards/Committees

Safety Path & Maintenance Committee – Projects are on hold, waiting for funding.

Water and Sewer Committee – Committee was working with the school to complete the water circle.

ZBA – Nothing to report.

PLANNER/ENGINEER REPORTS

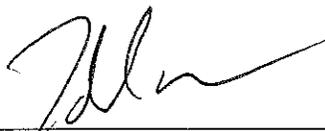
Planner – Carlisle/Wortman – Park and Recreation Master Plan was set for a Public Hearing on January 26, 2016, at 6:00 p.m. and will be forward to the Township Board approval. Also, Carlisle/Wortman will be at the Michigan Township Association Conference next week.

Engineer – Sharpe Engineering – Burton-Katzman project was moving forward, Sharpe Engineering is finalizing their review and a grading permit was approved for Phase 1.

ADJOURNMENT

Commissioner Curtis moved, Commissioner Spisz seconded, to adjourn the meeting at 9:04 p.m.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried.



Todd Bell, Chairman



Ed Hunwick, Secretary

Date approved: February 25, 2016

dkc