

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING, THURSDAY, FEBRUARY 25, 2016

A Regular Meeting of the Charter Township of Oxford Planning Commission was held Thursday, February 25, 2016 at the Oxford Township Meeting Room, 300 Dunlap Road, Oxford, MI 48371.

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

Members Absent: None

Also Present: Engineer Sharpe, Planner Oppmann, Chief Scholz, Recording Secretary Cushing, a camera person, the applicants, 2 audience members.

The meeting was called to order by Chairman Bell at 7:02 p.m.

RESPECTS TO THE FLAG

NOTING OF ROLL

APPROVAL OF THE AGENDA

Commissioner Curtis moved, Commissioner Spisz seconded, to approve the Charter Township of Oxford Planning Commission regular meeting agenda for Thursday, February 25, 2016.

Ayes: 7 Nays: 0 Absent: 0
Motion Carried

APPROVAL OF THE MINUTES

Planning Commission Regular Meeting – 01/14/2016

Commissioner Roesner moved, Commissioner Spisz seconded, to approve the Planning Commission regular meeting of January 14, 2016, with the addition underneath the Christian Mills rezoning to indicate that her nay vote was due to lack of Site Plan.

Ayes: 6 Nays: 1 Absent: 0
Motion Carried

Planning Commission Regular Meeting – 02/11/2016

Commissioner Curtis moved, Commissioner Young seconded, to approve the Regular Planning Commission Meeting minutes from February 11, 2016.

Ayes: 7 Nays: 0 Absent: 0
Motion Carried

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

COMMISSIONERS' COMMENTS

Commissioner Curtis announced that Oakland County Conservation is taking orders for their 2016 tree sale. They are offering a wide variety of native and non-invasive species of trees and shrubs to help meet your reforestation needs. You can order on line or request a catalog www.oaklandconservationdistrict.org . Also, Park and Recreation Director Ron Davis are still looking for sponsors for the Seymour Celebration.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING, THURSDAY, FEBRUARY 25, 2016

Commissioner Roesner announced that the Michigan Zoning and Planning Commission Guide are available for checkout.

PUBLIC HEARING - None

UNFINISHED BUSINESS - None

NEW BUSINESS

PRELIMINARY SITE PLAN – Savannah Ridge Estates – Proposed to construct a thirty (30) single family residential units on a vacant property approx. 42.11 acres. Parcel ID # 04-34-426-003 located east of Baldwin, west of Coats Road, off of Stanton Road on the north side, in the R-3 (Single-Family Residential) Zoning District. Applicant: Clearview Homes, LLC, 44700 Delco Blvd., Sterling Heights, MI 48313.

Commissioner Spisz noted that he purchased a home from Clearview Homes, LLC prior to this application but it is still under contracted warranty and abstaining from the motion. The Commissioners concurred that he did not have a conflict of interest with this request and the applicant.

Commissioner Curtis moved, Commissioner Hunwick seconded, that the Planning Commission recommend approval to the Township Board Preliminary Site Plan approval for Savannah Ridge Estates, Parcel #04-34-426-003, zoned R-3 Single Family Residential, Applicant, Clearview Homes, LLC, 44700 Delco Blvd., Sterling Heights, MI 48313. This approval is based on the following conditions:

- Address the comments in the Township Planner's review letter dated February 19, 2016.
- Address the comments in the Township Engineer's review letter dated February 9, 2016.
- Address the comments in the Fire Department's review letter dated February 8, 2016.

Commissioner Curtis moved, Commissioner Hunwick seconded to amend his motion to remove item #1 from the Planner's letter dated February 19, 2016.

Commissioner Curtis moved, Commissioner Hunwick seconded to amend my motion to include typo to that should state 35 not 30.

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

Nays: Bell

Absent: None

Motion Carried

FINAL PUD — Parcel: P 04-35-400-016 – Applicant: Robertson Brothers Co, 6905 Telegraph Road, Bloomfield Hills, MI 48301 – Property Owner: Hills of Oxford Association, 1130 Tienken Ct., Suite 102, Rochester Hills, MI 48306 Proposed development of the Hills of Oxford South, a condominium, consisting of approximately 2.27 acres of vacant land surrounding existing condominium buildings.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR
MEETING, THURSDAY, FEBRUARY 25, 2016

Commissioner Curtis moved, Commissioner Spisz seconded, that the Planning Commission recommend approval to the Township Board Final PUD approval for the Hills of Oxford South, Parcel #04-35-400-016, zoned RM Multiple Family Residential, Applicant, Robertson Brothers Co., 6905 Telegraph Road, Bloomfield Hills, MI 48301. This approval is based on the following conditions:

- Address the comments in the Township Planner's review letter dated February 17, 2016.
- Address the comments in the Township Engineer's review letter dated February 9, 2016.
- Address the comments in the Fire Department's review letter dated February 10, 2106.
- Address the comments in the Attorney's review letter dated February 17, 2015, with the clearing up of item 6.C. before final approval.

Commissioner Curtis moved, Commissioner Spisz seconded, amend the motion to state the attorney's letter that was included in the packet removing the date.

Ayes: 6 Nays: 1 Absent: 0

Motion Carried

Chairperson Bell moved, Commissioner Young seconded, to amend the agenda to add 10.C. Discussion with Clerk Wright on Meeting Minute Policy.

Ayes: 5 Nays: 2 Absent: 0

Motion Carried

Discussion with Clerk Wright on Meeting Minute Policy

Discussion only.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Violation Report: A report was included in the packet.

Sub Committee Reports:

Acreage/Lot Split Sub Committee

None.

Economic Development Sub Committee

None.

Gravel Inspection Sub Committee

None

Ordinance Review Sub Committee

The Committee will work on setting up a meeting date and time.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING, THURSDAY, FEBRUARY 25, 2016

Safety Path & Maintenance Committee

Commissioner Curtis updated the Commission on the plan to identify high priority and low priority areas and put plans together for bidding.

Water & Sewer Committee

Commissioner Curtis updated the Commission that they will be discussing the water route to Lakeville Mobile Home Park and the sewer rate deficit use vs. pay.

Zoning Board of Appeals

Commissioner Roesner stated that the last case is an example that some nonconforming areas in the Community need to be looked at as a blanket case for a whole area or change the Ordinance for that section.

Village Planning Commission

Commissioner Curtis stated that the Village Planning Commission recommended to the Village Council an extensive sign ordinance and on March 22nd there will be a public hearing on 98 Glaspie Street.

PLANNER/ENGINEER REPORTS

Planner – Carlisle/Wortman – Master Plan outline will be presented at the April meeting along with discussion and the goal is approval of the plan by January 2017.

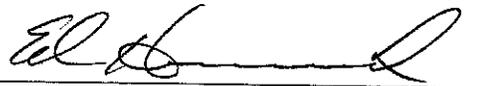
Engineer – Sharpe Engineering – Nothing to report.

ADJOURNMENT

There being no additional business, Chairman Bell adjourned the meeting at 8:51 p.m.



Todd Bell, Chairman



Ed Hunwick, Secretary

Date Approved: March 10, 2016

/dkc