

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, APRIL 28, 2016

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, April 28, 2016, at the Charter Township of Oxford Hall Meeting Room, 300 Dunlap Road, Oxford, Michigan 48371

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

Members Absent: Berger (excused)

Also Present: Engineer Sharpe, Planner Oppmann, Chief Scholz, Recording Secretary Cushing, a camera person, the applicants, 9 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

Commissioner Spisz moved, Commissioner Hunwick seconded, to approve the agenda.

Ayes: 6 Nays: 0 Absent: 1 Motion Carried.

APPROVAL OF THE MINUTES

**Planning Commission Regular Meeting – April 14, 2016**

Commissioner Curtis moved, Commissioner Spisz seconded, to approve the Planning Commission Regular Meeting minutes of April 14, 2016.

Ayes: 6 Nays: 0 Absent: 1 Motion Carried.

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

COMMISSIONERS' COMMENTS

Commissioner Curtis referenced Oxford Leader article on new owners of Lakeville Mobil Home Park. He looked forward to working with them in the future.

Commissioner Hunwick reminded everyone that a NOHAZ is scheduled for Saturday, April 30, 2014, at the Oxford Middle School.

PUBLIC HEARING(S)

**DMK Development – Oxford MI, LLC: proposed Special Land Use (SLU) for a new construction of a commercial building with outdoor sales. Location: West side of N. Lapeer Road, south of Ray Road, and north of Burdick within the Township of Oxford, Michigan – portion of Parcel# P -04-22-151-006 in the C-2 (General Commercial) Zoning District. Outdoors sale and display of products, with the permitted use is a special land use in the C-2 (General Commercial) zoning district in which the subject property is located, per Ordinance 67A, Article 3.5 L C-2, General Commercial**

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, APRIL 28, 2016

Commissioner Spisz moved, Commissioner Curtis seconded, to open the Public Hearing at 7:04 pm.

Ayes: 6      Nays: 0      Absent: 1      Motion Carried

The applicant is proposing to construct a Tractor Supply store on the west side of M-24, south of Market St., and just south of the Burning Oak Steakhouse. It will be part of a larger 7.3 acre parcel. TSC has four sale components: indoor, fenced outdoor, permanent display (trailers) behind the building, and sidewalk display in front of the building. Outdoor sales and display is a critical component of a Tractor Supply store.

Adam Stewart, 386 Franklin Lake Circle, was concerned that the outdoor sales would generate light pollution on the neighboring residential homes.

Mrs. Jones, 382 Franklin Lake Circle, concurred with Mr. Stewart on the light pollution. They look forward to Tractor Supply coming to Oxford but request that mature landscape is considered between commercial and residential.

Jennifer Mielnicki, 295 Derby Lane, concurred with her neighbors but would like to request an alternative screening of the back yard outdoors screening. She recommended a block wall.

Commissioner Roesner moved, Commissioner Hunwick seconded, to close the Public Hearing.

Ayes: 6      Nays: 0      Absent: 1      Motion Carried

OLD BUSINESS

None

NEW BUSINESS

**SPECIAL LAND USE - DMK Development – Oxford MI, LLC: proposed Special Land Use (SLU) for new construction of a commercial building with outdoor sales. Location: West side of N. Lapeer Road, south of Ray Road, and north of Burdick within the Township of Oxford, Michigan – portion of Parcel# P -04-22-151-006 in the C-2 (General Commercial) Zoning District. Outdoors sale and display of products, with the permitted use is a special land use in the C-2 (General Commercial) zoning district in which the subject property is located, per Ordinance 67A, Article 3.5 L C-2, General Commercial**

Commissioner Curtis moved, Commissioner Roesner seconded that the Planning Commission grants Special Land Use approval for outdoor sales and display for the Tractor Supply, a portion of Parcel #04-22-151-006, zoned C-2 General Commercial, applicant DMK Development – Oxford MI, LLC, 4927 E. Stariha Drive, Suite B, Norton Shores, MI 49441. This approval is based on the following conditions:

1. The proposed use is in substantial compliance with the discretionary Special Land Use Findings of Fact in Section 4.5.
2. The proposed use will be in substantial compliance with the Use Specific Special Use Standards in Section 6.13.
3. With the following conditions:
  - a. Additional screening requirements being met: berm height of approximately 4 feet with stager Evergreen Trees instead of River Birch planted at 60% to 80% opacity.
  - b. Special Land Use is assigned to the tenant “Tractor Supply Company”.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, APRIL 28, 2016

- c. No materials stacked above the fence height of 8 feet.
- d. Pre stained block (CMU) with color mortar.

Commissioner Curtis moved, Commissioner Roesner seconded to amend the motion to include evergreen screening at 60% to 80% opacity on the north side fenced in area.

Roll Call

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

Nays: None

Absent: Berger

Motion Carried

PRELIMINARY SITE PLAN– DMK Development – Oxford MI, LLC – Proposed to construct a Tractor Supply 21,930 square foot building with 17,478 square foot fenced outdoor storage area, plus an additional 6,744 square feet of sidewalk display areas in front of the building; The site is part of a larger 7.3 acre parcel #04-22-151-006 west side of N. Lapeer Road, south of Ray Road, within the Township of Oxford, Michigan in the C-2 (General Commercial) Zoning District. Applicant: DMK Development – Oxford MI, LLC 4927 E. Stariha Drive, Suite B, Norton Shores, MI 49441

Commissioner Curtis moved, Commissioner Young seconded that the Planning Commission grants Preliminary Site Plan approval for the Tractor supply, a portion of Parcel #04-22-151-006, zoned C-2 General Commercial, Applicant, DMK Development – Oxford MI, LLC, 4927 E. Stariha Drive, Suite B, Norton Shores, MI 49441. This approval is based on the following conditions:

1. Any unresolved issues related to the Township Planner’s review letter dated April 20, 2016.
2. Any unresolved issues related to the Township Engineer’s review letter dated April 18, 2016.
3. Any unresolved issues related to the Fire Department’s review letter dated April 11, 2016. With the addition that the latest NFPA Standards will be met when installing the propane fill tank.
4. All conditions pertaining to the Special Land Use are applied to Final Site Plan.

Ayes: 6      Nays: 0      Absent: 1      Motion Carried.

Chairperson Bell recessed for 2 minutes.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

**Violation Report** – No comment

**Sub Committee Reports**

Acreage/Lot Split Sub Committee – Committee approved a lot split for 3463 Barber.

Economic Development Committee – No meeting May 4, 2016

Gravel Inspection Sub Committee – Commissioner Roesner asked for an update on the barbwire fence status.

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING  
THURSDAY, APRIL 28, 2016

Ordinance Review Sub Committee – Will meet when the Chairperson is in town.

**Reports from Representatives to Other Township Boards/Committees**

Safety Path & Maintenance Committee – Nothing to report

Water and Sewer Committee – Nothing to report

ZBA – Commissioner Roesner invited the Planning Commission members to the ZBA training class on May 23, 2016 @ 6:00 p.m.

Village Planning Commission – Commissioner Curtis announced that the next meeting will be May 3<sup>rd</sup> and they are interviewing to fill the 2 vacant seats. The Village Council approved the Sign Ordinance pulling LED signs and banners on the Polly Ann Bridge out of the Ordinance and re-directed it back to the Planning Commission.

PLANNER/ENGINEER REPORTS

**Planner – Carlisle/Wortman** – Master Plan Update

Planner Oppmann went over some current steps that will be taken to inform adjacent communities and agencies that the Master Plan will be updated. Two community meeting/workshops will be scheduled.

**Engineer – Sharpe Engineering** –

Engineer Sharpe reported that the Lakeville Water Main survey is completed and the engineer design has commenced and looking to bid the project and start in July. Burton and Katzman will commence Land Improvement.

Chief Scholz appreciates the screening between residential and commercial but if there is no follow up it is useless, especially if they don't water.

ADJOURNMENT

There being no additional business, Chairman Bell adjourned the meeting at 8:25 p.m.

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Todd Bell, Chairman

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Ed Hunwick, Secretary

Date approved: May 12, 2016  
dkc