

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, DECEMBER 10, 2015

A regular meeting of the Charter Township of Oxford Planning Commission was held Thursday, December 10, 2015 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: Engineer Sharpe, Chief Scholz, Recording Secretary Cushing, a camera person, the applicants

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 11.B. Appointment of a Planning Commission Liaison to Zoning Board of Appeals

Commissioner Curtis moved, Commissioner Young seconded, to approve the amended December 10, 2015, agenda.

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

APPROVAL OF THE MINUTES

Planning Commission Regular Meeting – October 22, 2015

Commissioner Curtis moved, Commissioner Young seconded, to approve the Planning Commission Regular Meeting minutes of October 22, 2015, as written.

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 Spisz wished everyone a Merry Christmas.

Chairperson Bell noted that the Planning Commission will start receiving minutes from the park subcommittee which is made up of members from all boards to work towards a plan for each of the parks.

Recording Secretary Comments: None

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ELECTION OF OFFICERS

Commissioner Roesner moved, Commissioner Spisz seconded, to postpone the election of officers to the first meeting in 2016.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

PUBLIC HEARING(S)

PROPOSED REZONING OF PARCEL P -04-26-303-014, LOCATED ON THE EAST SIDE OF LAPEER ROAD (M-24) SOUTH OF THE VILLAGE OF OXFORD – ADDRESS 533 S. LAPEER ROAD., OXFORD, MICHIGAN 48371, PROPERTY OWNER: CLARKSTON STATE BANK, FROM C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL).

Commissioner Berger moved, Commissioner Curtis seconded, to open the Public Hearing at 7:08pm.

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

No Comments

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

Ayes: 7 Nays: 0 Absent: 0 Motion Carried

NEW BUSINESS

REZONING – CLARKSTON STATE BANK, a/k/a 533 S. LAPEER ROAD – PROPOSED REZONING FROM C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL) – APPLICANT: PURITAN INVESTMENT LLC, 900 S. GLASPIE, OXFORD, MI 48371 PARCEL P-04-26-303-014.

Chairperson Bell explained his business dealings through his office with Puritan Investments and the Commissioners concurred that he did not have a conflict of interest with this request and the applicant.

The applicant Al Crawshaw from Puritan Investments stated his interest on purchasing the building from Oxford State Bank to expand the business into a larger building. In order to do that with 533 S. Lapeer building the property would have to be rezoned from C-2 General Commercial to I-1 Light Industrial. The property is located just south of the Village of Oxford. To the north, the property is zoned C-2 General Business District and is a shopping plaza. Properties to the east, are zoned I-1 Industrial and are used primarily as boat storage and other industrial uses. The property to the south is occupied by Hubbard Spring, which was rezoned to I-1 Light Industrial in 2013. To the west, the property is zoned C-2 General Commercial and has been used in the past as a fueling station and auto repair. Shop equipment is designed for sheet metal manufacturing which is a clean and a quit service (laser cut shaper, press bender, bridgeport, welders)

Commissioner Curtis moved, Commissioner Spisz seconded that the Planning Commission recommend to the Township Board approval of the rezoning Parcel P 04-26-303-014 from C-2 (General Commercial) to I-1 (Light Industrial) based on the following conditions ZBA variances applied for are approved.

Roll Call

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Ayes: Curtis, Hunwick, Spisz, Young, Bell

Nays: Berger, Roesner

Absent: None

Motion Carried.

APPOINTMENT OF A PLANNING COMMISSION LIAISON TO ZONING BOARD OF APPEALS

Commissioner Curtis nominated Commissioner Young as the PC Liaison to ZBA.

Commissioner Hunwick nominated Commissioner Roesner as the PC Liaison to ZBA.

As there were no other nominations, Chairperson Bell asked a show of hands. Commissioner Young received 4 and Commissioner Roesner received 3. It was noted that it would be recommended to the Township Supervisor that Commissioner Young be appointed effective January 1, 2016 through his term of appointment to the Planning Commission as the PC Liaison to the ZBA.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Violation Report – Chairperson Bell request the secretary to forward the Commissioners current emails to the Ordinance Officer for the distribution of violation letters.

Sub Committee Reports

Acreage/Lot Split Sub Committee – Nothing to report.

Economic Development Committee – Meeting is set for Thursday, December 14, 2015 at 6:30 p.m. to meet at the Oxford Township meeting room.

Gravel Inspection Sub Committee – Gravel reports will be on the next agenda.

Ordinance Review Sub Committee – Will be scheduling a meeting in January 2016.

Reports from Representatives to Other Township Boards/Committees

Safety Path & Maintenance Committee – Meeting set for Friday, December 11, 2015 to finalize the current projects and design a map showing future and current paths.

Water and Sewer Committee – A new map will be designed showing water and sewer lines/district.

ZBA – November 2015 meeting denied an applicant's request for variances to current multiple housings setbacks on one property in order to split the lots. There is a meeting set for December 14, 2015 addressing the setback regulations on 533 S. Lapeer Road if a rezoning is granted.

PLANNER/ENGINEER REPORTS

Planner – Carlisle/Wortman – Nothing to report.

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Engineer – Sharpe Engineering – If any of the Commissioners have concerns regarding the roads email them to Jim Sharpe so he can discuss it with MDOT at a meeting that will be scheduled in February 2016.

ADJOURNMENT

Commissioner Berger moved, Commissioner Curtis seconded, to adjourn the meeting at 7:52 p.m.

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



Todd Bell, Chairman



Ed Hunwick, Secretary

Date approved: January 14, 2016
dkc