

VILLAGE OF OXFORD
PLANNING COMMISSION
REGULAR TELECONFERENCE MEETING MINUTES
Meeting conducted via video/teleconference due to the health concerns of COVID-19
Per Governor's Executive Order 2020-75
Call-in access number: (701) 802-5176
Meeting Code: 1531799
Planning Commission Members: Justin Ballard, Rose Bejma, Jack Curtis, Gary Douglas,
Maureen Helmuth, Michelle McClellan, Leslie Pielack

22 West Burdick Street Oxford, MI 48371	June 2, 2020	7:00 pm
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1. CALL TO ORDER

Chairman Justin Ballard called the meeting to order at 7:01 p.m.

2. RESPECTS TO THE FLAG

- 3. ROLL CALL:** Members Present- Ballard, Bejma, Curtis, Douglas, Helmuth, McClellan, Pielack.
Absent: 0. Staff Present: Village Manager Joe Madore, Recording Secretary Tere Onica, McKenna Planner Mario Ortega.

Due to the nature of the meeting, a roll call vote was called and recorded for each motion.

4. APPROVAL OF AGENDA: Meeting Agenda June 2, 2020.

MOTION: by Bejma/Helmuth to approve the June 2, 2020 meeting agenda.

Roll Call Vote: Ayes, 7. Bejma, Curtis, Douglas, Helmuth, McClellan, Pielack, Ballard. Nays: 0.
Absent: 0. Motion carried.

5. APPROVAL OF MEETING MINUTES: May 5, 2020 Regular Meeting.

MOTION: by Helmuth/Pielack to approve the Village of Oxford Planning Commission May 5, 2020 Regular Meeting minutes as presented.

Roll Call Vote: Ayes, 7. Curtis, Douglas, Helmuth, McClellan, Pielack, Ballard, Bejma. Nays: 0.
Absent: 0. Motion carried.

6. CORRESPONDENCE:

MOTION: by Helmuth/Bejma to receive and file the Groveland Township Public Hearing Notice regarding an ORV operation on Shields Rd.

Roll Call Vote: Ayes, 7. Douglas, Helmuth, McClellan, Pielack, Ballard, Bejma, Curtis. Nays: 0.
Absent: 0. Motion carried.

7. OLD BUSINESS: None.

8. NEW BUSINESS:

- a. **Public Hearing: Re-zoning of Parcel # 04-27-278-020, Applicants Oakland County Holdings, LLC.**

MOTION: by Helmuth/Bejma to receive and file all correspondence received by mail, email, and phone regarding the re-zoning request for Parcel ID # 04-27-278-020.

Roll Call Vote: Ayes: 7. Douglas, Helmuth, McClellan, Pielack, Bejma, Curtis, Ballard. Nays: 0. Absent: 0. Motion carried.

Chairman Ballard clarified purpose of Public Hearing is for re-zoning. It is not a site plan or

46 design review even though the applicant submitted a concept drawing.

47 **MOTION:** by Curtis/Helmuth to open the Public Hearing at 7:15 p.m.

48 **Roll Call Vote:** Ayes: 7. Douglas, Helmuth, McClellan, Pielack, Bejma, Curtis, Ballard. Nays:
49 0. Absent: 0. Motion carried.

50
51 Attorney comments-the issue being considered is a change in zoning districts. Once the Public
52 Hearing and review is completed by the Planning Commission, the re-zoning
53 request/recommendation then goes before the Village Council as a re-zoning relates to a
54 change in the Zoning Map. Use is not relevant to the hearing. If re-zoned, the parcel will be
55 able to be developed for all permitted uses. Inquiry into the submitted presentations or
56 proposed uses is not relevant at this hearing. Once re-zoned, a property can be sold,
57 transferred.

58
59 The following email and phone calls were received by the Clerk's Office to be included into
60 the Public Hearing record:

- 61 • Matt Strong, Minnetonka and Lincoln, opposes the re-zoning. Requested a live meeting.
- 62 • Shannon & Gilbert Strong, requested postponing until a live meeting date could be
63 scheduled. Oppose re-zoning.
- 64 • Andrea Kitchner, 18 Lincoln, requested postponement. Cited poor property
65 maintenance. Opposes re-zoning with many concerns.
- 66 • Jody Daenzer, 184 Minnetonka, requested meeting be rescheduled until public could be
67 present.
- 68 • Laura Amedure, 24 Lincoln St. asked meeting to be postponed. Opposed to rezoning
69 citing incompatibility with surrounding residential area and decrease in property value.
- 70 • Judith Martin-Opposed to rezoning citing traffic, safety, elementary school.
- 71 • Richard and Teia Kaltner, 14 Lincoln St. Oppose re-zoning citing road access, fire lane,
72 safety, home values.
- 73 • Kathy Graham, 79 Minnetonka Dr., opposed re-zoning citing density, existing land-use,
74 zoning.
- 75 • Emma Taylor, 208 Minnetonka Dr., opposed re-zoning with reference to May 7, 2018
76 meeting citing the parcel would "only allow for a single-family home..." regarding the
77 proposed land division(Chris Khorey, McKenna Planning Consultant). Also opposes a
78 virtual meeting. (call-in and email)
- 79 • Mark Zwyer, 196 Minnetonka Dr. opposes re-zoning and virtual meeting an unfair to
80 public. (call-in)
- 81 • Thomas Matteson, 35 Lincoln St., opposed to re-zoning citing incompatibility with
82 neighboring character, traffic, density, elementary school location.
- 83 • Kay Bittell, 131 Minnetonka Dr., requested meeting extension until a live Public
84 Hearing could be scheduled.
- 85 • Robert and Susan Pagel opposed to re-zoning citing negative impact to surrounding
86 area. Asked that virtual meeting be cancelled and rescheduled for later date.
- 87 • Brandon Wescott, (voice mail message) requested postponement of important issue
88 until a live meeting could be scheduled. Cited public concerns.
- 89

90 **MOTION:** by Helmuth/Bejma, under advice of the attorney, to receive and file into the

91 record all communications received from the public via mail, e-mail, and phone into the
Public Hearing.

93 **Roll Call Vote:** Yes, 6. McClellan, Pielack, Bejma, Ballard, Curtis, Helmuth. Nays: 1.
94 Douglas. Motion carried.

95
96 Speaking at the meeting:

- 97 • Deb Loncini, 515 Mechanic- Opposed citing traffic, safety, strain on resources.
- 98 • Emma Taylor, 208 Minnetonka- expressed concern over inability to meet in person.
99 Opposes rezoning. Submitted opposition via email.
- 100 • James and Marion Magraw, 172 Minnetonka-opposes re-zoning. Increased traffic on
101 narrow roads, noise, Elementary school children safety, property values
- 102 • Kelly Arkles, 491 Thornhill Trail. Small area the village already has many areas zoned
103 multi-family. Opposed.
- 104 • Shannon Strong, Lincoln Street-Opposed to multi-family, multi-level re-zoning.
105 Development objective. PUD single family topography, parking, traffic, and
106 emergency vehicle access.
- 107 • Mark Zwayer, Minnetonka, classified as a single-family zoning. Opposed.
- 108 • Kathy Graham, parcel too small for multi-family use. Opposed.
- 109 • Karen Patterson, 27 Lincoln Street-Opposed. Not consistent with current use.
- 110 • Jody Dunzer with Collins family- Opposed. Traffic, property values. Does not belong in
111 the middle of a single residential neighborhood.
- 112 • Joseph, 142 Minnetonka- Opposed.
- Kevin Kadrach, 724 Woodleigh Way -Opposed.
- 114 • Adam Laskowski, 29 Lincoln Street-Opposed and agree with other comments.
- 115 • Robert Pagel, 94 Minnetonka- Opposed.
- 116 • Trisha Wasvary, 46 W. Burdick St., and son at 158 Minnetonka-Opposed re-zoning to
117 multi-family. Dumpster and trash odor, etc.
- 118 • Michael Luca, 31 Lincoln St.-Opposed.
- 119 • John Luca, Lincoln Sr.-Opposed. Speculation. No guarantees.
- 120 • Andy Kitchner, 18 Lincoln- Opposed. Upkeep of property. No upkeep currently.
- 121 • Terrence and Kristina Molby, property owners. Driveway issue is part of easement
122 agreement. Had nothing to do with re-zoning. Commented on trees and lawn blight.
- 123 • Brandon Wescott- Opposed rezoning. Increase in noise. Aesthetics of neighborhood.
- 124

125 **MOTION:** by Bejma/Pielack to close PH at 7:57 p.m.

126 **Roll Call Vote:** Ayes- 7. Pielack, Ballard, Bejma, Curtis, Douglas, Helmuth, McClellan.
127 Nays:0. Absent: 0. Motion carried.

128
129 **9. COMMISSIONER COMMENTS:**

130 Commissioner cited August 2016 Master Plan. Development of single-family housing such as
131 bungalow courts is clearly stated on page two Washington Triangle and Master Plan for
132 Multiple Family Residential District.

133
134 McKenna Planner Mario Ortega, reiterated points made regarding re-zoning and approval

135 process. Any development that would occur on the site would have to go through multiple
136 steps for development to occur. Commissioners must consider the host of uses compatible
137 with the site, adjacent property, and Master Plan. South Washington Re-Development Plan
138 was cited. Single family development is appropriate. Planned Unit Development Plan (PUD).
139 Unique topology type. Physical features of area.

140
141 Concerns voiced over restricted access. No driveway options. Lack of capability to use
142 standard buffers. In high density development would have to be carefully located.
143 PUD is a reasonable option for development.

144
145 **MOTION:** by Curtis/Douglas to recommend to the Village Council to deny the request to
146 re-zone Parcel # 04-27-278-020 from Residential-1 to Multiple Family District based on the
147 South Washington Redevelopment plan adopted in 2016.

148 **Roll Call Vote:** Ayes -7, Ballard, Bejma, Curtis, Douglas, Helmuth, McClellan, Pielack. Nays:
149 0. Absent: 0. Motion carried.

150
151 **10. PUBLIC COMMENTS:**

152 Shannon Strong-Thanked commissioners.
153 Kelly Arkles – Thanks.
154 Jim & Marion Magraw -Thanks for looking out for Oxford.
155 Emma Taylor-Thanks for having residents’ best interests at heart.
156 Jody - Good job of doing “Small Done Right.”
157 Pat Wasvary-Thanks for listening.
158 Mark Zwyer-Thanked commissioners.

159
160 **11. CONSULTANT AND ADMINISTRATIVE COMMENTS**

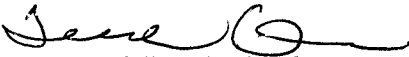
161 The Village has received an Outdoor Dining Review Application from 74 N. Washington. This
162 has been scheduled for Tuesday, June 16th at 7:00 p.m.

163
164 **12. COMMISSIONER COMMENTS:**

165 Oxford Township- Jack Curtis- Increasing size of outdoor eating permits due to Covid-19
166 restrictions. Double trouble in Oxford because of the M-24 road project. Oxford Township is
167 reviewing a food truck ordinance. Meeting is at the end of the month.
168 ZBA-Rose Bejma-no meetings.
169 DDA-Pete Sholtz, Streetscape M-24 project has kicked off. Due to shutdown have had to
170 meet by ZOOM. Working with OC and Mainstreet to get CARES Grant. Quite a few have
171 been awarded to Village. PPE for Start up kits for local business. North bound traffic will be
172 shut down tomorrow morning through November.
173 Economic Revitalization Committee working with DDA.

174
175 **13. ADJOURNMENT:**

176 **MOTION:** by Helmuth/Douglas to adjourn at 8:48 p.m. All in favor. Motion carried.
177

178
179 
180 Respectfully submitted,
181 Tere Onica, Recording Secretary