

CHARTER TOWNSHIP OF OXFORD PLANNING COMMISSION REGULAR MEETING
THURSDAY, JANUARY 10, 2008

A regular meeting of the Charter Township of Oxford Planning Commission held Thursday, January 10, 2008, at the Oxford Veterans Memorial Civic Center.

Members Present: Berger, Black, Lepping, Roesner, Silvester

Members Absent: Bell, Curtis, Fitchena, Kucemba

Also Present: Planner Oppmann, Engineer Sharpe, Assistant Fire Chief Scholz, Recording Secretary Harrison, 2 Camera people, and approximately 6 audience members.

The meeting was called to order by Chairman Silvester at 7:30 pm.

RESPECTS TO THE FLAG

NOTING OF ROLL CALL

APPROVAL OF AGENDA

Black moved, Berger seconded, to approve the January 10, 2008 agenda, as presented.

Ayes: 5 Nays: 0 Absent: 4 Motion Carried

APPROVAL OF THE MINUTES

Planning Commission Regular Meeting – December 13, 2007

Black moved, Berger seconded, to approve the Planning Commission Regular Meeting Minutes of December 13, 2007, as presented.

Ayes: 5 Nays: 0 Absent: 4 Motion Carried

CITIZENS' COMMENTS ON ITEMS NOT SCHEDULED FOR PUBLIC HEARING OR ON AGENDA

Buck Cryderman, Ray Road, commented on recent articles in the paper regarding the proposed Kohl's store, feels the Planning Commission is getting a "bad rap", citizens should attend meetings to become better informed.

Jim Dewling, Boulder Pointe Golf Club, reiterated their concern about Kohl's exposure to the golf course and their landscape plan.

COMMISSIONERS' COMMENTS, INFORMATION FROM RECORDING SECRETARY

Commissioners' Comments: A letter from Commissioner Bell in his absence dated January 7, 2008 was read into the minutes, whereas he stated he would accept any nomination for an officer's position and would like an agenda item to discuss the "Village Look". *Chairman Silvester suggested being there were only five members present and this is an important discussion to be had, to place this on the next agenda when there should be a full Board and public can make comments.*

Recording Secretary Comments: None

ELECTION OF OFFICERS

Chairman Silvester noted five (5) affirmative votes are needed to elect an officer, being there are only (5) members present, all votes have to be unanimous.

Black moved, Lepping seconded, to nominate to re-elect the entire Board of Directors (Chairman Silvester, Vice- Chairman Berger, and Secretary Lepping) as they currently are; and that nominations be closed.

Ayes: 5 Nays: 0 Absent: 4 Motion Carried

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OLD BUSINESS - None

NEW BUSINESS -

PRE-APPLICATION CONFERENCE – NEW BOULDER POINTE GOLF CLUB, LLC. – One Champion Circle, Oxford, MI 48371 – Parcel # 04-21-200-014 – Proposed Swim and Fitness Center (PC 11 08 2007 – withdrawn). Pat Conroy, the architect, was present and proposes to add a swim club in the form of an outdoor “fun pool” to the golf course to be operated during summer hours. It will be located on property owned by the golf course, south of Market Street and east of the driveway going into the facility.

Hours of operation and membership were discussed. Hours would be 10:00 am to 10:00 pm from around Memorial Day to Labor Day and membership would be required for Waterstone and Oxford Township residents. It was noted there would be capacity for 300 members.

It will need to be determined if the golf course was used as open space for the Waterstone Development; Planner Oppmann was asked to look into this.

The applicant was directed to review Ordinance 67A, Article 5, Section 5.12 Commercial Outdoor Recreation, an amendment to the original Special Land Use for the golf course will be needed so Special Land Use procedure will need to be complied with including a public hearing.

Per a question by Engineer Sharpe, pool water will be re-circulated.

PRE-APPLICATION CONFERENCE – NEW BOULDER POINTE GOLF CLUB, LLC. – One Champion Circle, Oxford, MI 48371 – Parcels # 04-21-306-003 (G2 West Area), 04-22-200-016 (G4 East Area), 04-16-300-006 (G8 North Area) – Proposed Rest Facilities. Pat Conroy, the architect, was present and proposes to replace existing port-a-potties with male and female restrooms which could also provide shelter during inclement weather. They will be located on each of the three (3) nine-hole courses.

It was determined the restroom off of East Market Street will be far enough away as to not hinder construction of a cul-de-sac.

Siding was discussed. Mr. Conroy said he would be going in the direction of existing golf course buildings.

The facilities would only be open during golf course hours and an access code will be needed to enter.

Regarding proposed septic for the west facility, Engineer Sharpe spoke to the attorney and determined it is O.K. due to the distance of the nearest sewer line.

Waterstone open space will also be reviewed at the same time as the proposed swim club.

COMMUNICATIONS AND/OR COMMITTEE REPORTS

Violations Report – A hard copy of the Violations Report dated 1/8/08 was submitted. Planner Oppmann offered to report back on the violation issued for land improvement without permits on vacant land south of 2230 Metamora Road.

Sub Committee Reports

Acreage/Lot Split Sub Committee – Nothing to report.

Gravel Inspection Sub Committee – Nothing to report.

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Ordinance Review Sub Committee – Chairman Silvester asked Planner Oppmann to make sure Ordinance 67A has been updated with amendments approved in September, that the Commissioners get a copy, and the Township website is updated.

Reports from Representatives to Other Township Boards/Committees

Highway/Roads Committee – Nothing reported.

Safety Path Committee – Nothing reported or received.

Water and Sewer Committee – Nothing to report, no meetings.

ZBA – Nothing to report, no meeting.

It was the consensus that sub-committee appointments could remain the same, Chairman Silvester will include those for the next meeting.

PLANNER/ENGINEER REPORTS

Planner – Carlisle/Wortman – Nothing from the Planner.

Engineer – Giffels-Webster – Engineer Sharpe noted the Building Department is trying to locate plans for water and sewer in the location of the proposed Goddard School, to see if they were built accordingly and if there were permits; and the road is still an issue. *Commissioner Berger commented per Supervisor Dunn, all three (3) concerns are in the process of being resolved.*

BILLS SUBMITTED FOR PAYMENT

Black moved, Lepping seconded, to approve Carlisle Wortman invoice #28100, dated 12/31/07 in the amount of \$700.00.

Black amended the motion, Lepping re-supported, to recommend approval to the Township Board, payment of Carlisle Wortman invoice #28100 dated 12/31/07 in the amount of \$700.00.

Ayes: 5 Nays: 0 Absent: 4 Motion Carried

ADJOURNMENT

Berger moved, Roesner seconded, to adjourn the meeting at 8:08 pm.

Ayes: 5 Nays: 0 Absent: 4 Motion Carried

Donald Silvester, Chairman

Tom Lepping, Secretary

Date approved: 01/24/2008

lmh