

Oakfield Township Planning Commission  
10300 14 Mile Road, Rockford, MI 49341

Minutes  
August 18, 2015

Regular Meeting Call to Order:

Chair, Robin Rudden called a regular meeting of the Oakfield Township Planning Commission to order on Tuesday, August 18<sup>th</sup>, 2015 at 7:30 PM.

Attendance

Present: Robin Rudden, Jason Black, Gary Olger, Roger Mason, Andy Harter

Absent: Marla Platt, Bill Pelak

Guests: Kathy Kent, Jeff Miller, Pam Miller, John Miller, Paul Miller, Jennifer Miller, Greg Dean, Dennis Caverly

Approval of Minutes

Gary Olger made a motion to approve the regular meeting minutes of July 21<sup>st</sup>, 2015. Roger Mason supported. The motion carried on a voice vote of 5-0.

Township Board Report (Roger Mason)

The Township continues to see a surge of building permits, the most seen in the last 4 or 5 years. Mason attributes this to the strength of the Township and improving economic conditions.

New Business

Pam Miller requested approval of a site plan for proposed private road servicing a new parcel. Her plan proposes the purchase of 0.70 acres from her neighbor, Dennis Caverly, that will serve as an access road to a landlocked 2.0 acre parcel. The 2.0 acre parcel will eventually serve as a future building site for her son's home. Roger Mason made a motion to approve Ms. Miller's site plan subject to the conditions outlined within the Township Engineer's memo dated June 24<sup>th</sup>, 2015. Gary Olger supported. The motion carried on a roll call vote of 5-0.

Kathy Kent, owner of Ground Pounder Garage, requested approval of a site plan to expand operations into an existing building rented from Lawrence Hubbard. Ms. Kent explained that her business is expanding and needs the additional garage space to service increased customer demand. Her plan is to expand garage bays into the new rented structure while leaving office space unchanged. Jason Black made a motion to approve the Ground Pounder Garage LLC site plan as submitted by Kathy Kent. Roger Mason supported. The motion carried on a roll call vote of 5-0.

Old Business

Greg Dean, Township Supervisor, explained that the ordinance book was last updated in 1991, is dated and is no longer an effective document for servicing the residents. Mr. Dean pointed to several examples in which the ordinance has not kept pace with changes in State law, does not fairly address some zoning issues and does not reflect the best interests of the Township. Mr.

Dean said a new ordinance would cost approximately \$25,000 in legal fees. He asked Commission member to read over the ordinance and recommend changes. His plan is to have Commission members work alongside the Township attorney to draft a comprehensive ordinance that meets State law, is logically organized and is written in language that any Township resident can easily understand. Once complete, Mr. Dean said the Commission would present the new ordinance to the Township Board for approval.


Commission members agreed and were generally dissatisfied with the current ordinance. Andy Harter suggested that obtaining another rural Michigan township's ordinance that meets our intent and make adjustments from that point. Jason Black and Robin Rudden suggested another good starting point would be first obtaining the legal requirements from the Township Attorney.

Public Comment

Regular Meeting Adjournment

Jason Black made the motion to adjourn. Gary Olger supported. The motion carried on a 5-0 voice vote. The meeting adjourned at 8:15 PM. The next Planning Commission meeting is tentatively scheduled for September 15<sup>th</sup>, 2015.

Andrew J. Harter  
SECRETARY



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