

OAKFIELD TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
June 17, 2025 APPROVED

CALL TO ORDER

The Regular meeting of the Oakfield Township Planning Commission was held on June 17, 2025 at 10300 14 Mile road, Rockford, MI and was called to order by Chairman Jim Tilton at 7:00 PM.

Present were: J. Tilton __x__ D. Puszczak __x__ K. Rittersdorf __x__ W. Pelak __x__ J. Beehler __x__
K. Gascho __x__ and D. Marko __x__

Absent:

Guests: **See Sign in Sheets for Public Meeting**

APPROVAL OF MINUTES

Motion by J. Beehler, 2nd K. Rittersdorf to accept meeting minutes from April 15, 2025

J. Tilton __Y__ D. Puszczak __Y__ K. Rittersdorf __Y__ W. Pelak __Y__ J. Beehler __Y__

K. Gascho __Y__ and D. Marko __Y__ Approved

OLD BUSINESS

NEW BUSINESS

Public Meeting on rezoning for property located at M57 & Lincoln Lake

The meeting started with 68 people in attendance (sign-in sheets attached), with 2 representing the owner/developer and the architectural firm that provided the site plans. Jim Tilton advised the group that all would be able to comment for 2 minutes each and, using the sign-in sheets, he would call on each person registered. Jim Tilton read a letter from a community member that could not attend (letter is attached). The developer (Jason Dexter) and Architect (Mark Rocheleau) provided an overview of the site plan and answered questions from the audience. The overview included time of purchase, discussions with the township on different ways to develop, additional land purchases to make an entrance on Old 14 Mile, needing to meet EGLE, Drain Commission and Health Commission requirements.

For purposes of brevity, a synopsis of the questions/ issues raised follows:

What is the proposed rezone: from rural residential to MHC (Manufactured Housing Community) and a 55+ requirement.

What is the lot size of each parcel: ~58x96; overall property is ~14 acres.

Are the roads within the new MHC public roads maintained by the county? No, roads are private and maintained by the community.

Will local wells be impacted with development: working with KC Health and Drain commission to meet standards and engineer for placement of the appropriate well type.

Will the septic system be open or closed: closed system.

Will retention ponds be sufficient for rain and runoff from roads: must meet county standards.

There were multiple statements on traffic issues for Old 14 Mile Road including: current amount of traffic, speeding, accidents at the corner of Old 14 Mile Rd & Lincoln Lake and the need for a traffic study, reduced speed on Old 14 Mile Road and a traffic light at this intersection instead of stop signs. Issues were raised about too many houses in the development, the type of housing (trailer park), lot rent, responsibility for garbage pickup and snow removal and overall maintenance of the community. Issues of pollution from pesticides, waste treatment & construction debris into local creeks, lakes and local water table: developer must meet Health, Drain and Road commission standards. Issues on the ability of the township to handle fire and emergency issues with this type of development. Issues of infrastructure being 10 years away from the proposed MHC community. Will this MHC be Section 8 housing? Was not considered by the developer. Issue on Oakfield Township responsibility in taking over septic system if it fails and the costs to the Township if the owner does not keep the system operationally in good condition. Such a situation would require a special assessment to correct against the residents, of which they would be over 55+ and possibly on fixed incomes. Public comments closed at 8:58 pm

Board Comments:

Jim Tilton – looking at the application chapter 11 PUD, all developments must be in accordance with Master Plan and considered land use section of master plan. The community has stressed that they want township to remain rural with M57 as the commercial corridor. It would appear this project does not fall into that nature.

Jeff Beehler – It is clear the township residents want to preserve the rural nature of the township. Future land use maps are to concentrate M57 as commercial although a mixed use zoning might be possible on that property.

Bill Pelak – community made their point in the meeting.

Ken Rittersdorf – agrees with most of the comments.

Kalie Gascho – appreciate the group showing up to express their concerns. She will look into setting up a meeting with the road commission regarding issues raised.

Motion by D. Marko, 2nd by D. Puszak: To recommend to the Oakfield Township Board of Trustees to deny the rezoning of these 4 properties as listed in the application from existing rural residential classification to MHC.

Basis for decision: MHC community is not consistent with our Master Plan in keeping M57 a commercial corridor.

Roll call vote: J. Tilton __Y__ D. Puszczak __Y__ K. Rittersdorf __Y__ W. Pelak __Y__ J. Beehler __Y__ K. Gascho __Y__ and D. Marko __Y__ RECOMMENDATION OF DENIAL OF REZONING APPROVED 7-0

ADJOURNMENT

Motion to adjourn by D.Puszczak, 2nd K.Rittersdorf at 9:15pm

Respectfully submitted,
Dannie Marko, Secretary