

Oakfield Township
10300 24 Mile Rd. Rockford, MI 49341
Planning Commission Meeting Minutes 02/18/2025
APPROVED ON 3/18/2025

Call to Order

A meeting of the Planning Commission, Oakfield Township was held on February 18, 2025. The meeting was called to order by Chairman Jim Tilton at 7:00 pm.

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

Attending: Darcia Kelley, Betsy Koett, Michael Page, Michelle Page, Troy Breimayer, Steve Young, Mary Ann Rittersdorf.

Approval of previous meeting minutes: The meeting minutes for 1/21/2025 were not available. They will be addressed in the March 2025 meeting.

Open meeting/public comments for rezoning request for 12887 Old 14 Mile Rd from rural residential to commercial:

J. Tilton addressed the group confirming the property in question is adjacent to the existing commercial storage facility at the intersection of Old 14 Mile Rd and Lincoln Lake Rd. He also addressed Chapter 9 of the zoning ordinances as well as the perspective of the township that business/commercial properties remain along M57/14 Mile Rd as per the Master Plan.

Mrs. Page raised her concern about the property at the corner of Lincoln Lk and 14 Mile Rd being developed as well as other properties along Old 14 Mile Road being purchased by the owner of that same property, sandwiching her property between them and leaving them without recourse to that development.

Mr. Young was asked about his proposed development of the property in question. His plan is to build a pole barn (est. 60x60) to store equipment and offices for his commercial HVAC/Plumbing business, currently in space outside of Greenville which is insufficient for his purposes. The pole barn will be placed at the rear of the 2.6 acre property, existing trailer to be removed and further site plans to be presented to the commission. All current workers are remote. Facility will take deliveries from semi's and large trucks, office staff on premises daily.

Other issues raised: If approved, prospective plans must conform to other commercial property zoning requirements. Any additional building(s) required must be presented to the Commission for site plan review in the future.

Motion to close the public meeting – Motion by K. Gascho, second by J. Beehler Approved 6 Yes, 1 Abstain (Marko)

Motion to recommend approval of the rezoning of the property from rural residential to commercial to the Oakfield Township Board of Trustees by D. Puszczak, second W. Pelak, 4 Yes, 2 No (Tilton, Rittersdorf) 1 Abstain (Marko)

Motion to adjourn by D. Puszczak, second by K. Gascho, 7-0 at 7:40 pm.

Submitted by: Dannie Marko, Secretary