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**VILLAGE OF OXFORD  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

*Planning Commission Members: Rose Bejma, Jack Curtis, Kelsey Cooke, Gary Douglas,  
Maureen Helmuth, Justin Ballard, Leslie Pielack*

22 West Burdick Street Oxford, MI 48371	July 16, 2019	7:00 pm
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1. **CALL TO ORDER**

9 Chairman Gary Douglas called the meeting to order at 7:00 p.m.

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2. **RESPECTS TO THE FLAG**

11 3. **ROLL CALL:** Members Present-Bejma, Ballard, Cooke, Curtis, Douglas, Helmuth, Pielack.  
12 Staff Present: Mario Ortega AICP, Tere Onica Recording Secretary.

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4. **APPROVAL OF AGENDA: Meeting Agenda July 16, 2019**

15 **MOTION:** by Curtis/Helmuth to approve the Village of Oxford July 16, 2019, regular meeting  
16 agenda. All in favor. Motion carried.

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5. **APPROVAL OF MEETING MINUTES: July 02, 2019 Regular Meeting.**

19 **MOTION:** by Curtis/Helmuth to approve the July 02, 2019 Regular Meeting minutes. All  
20 in favor. Motion carried.

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6. **CORRESPONDENCE:** None.

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7. **PUBLIC HEARING:** None.

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8. **OLD BUSINESS:**

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- a. **ADULT USE MARIJUANA ORDINANCE DISCUSSION:** Planner Ortega presented the  
29 draft revision for Adult Use Marijuana Ordinance dated July 15, 2019. Chairman Douglas  
30 commented on the spelling of Marijuana with a “j” instead of “h” emphasizing the preference  
31 for “j”.

32 **MOTION:** by Douglas to formally adopt the spelling of Marijuana with a “j” instead of “h”.  
33 Motion failed for lack of support due to spelling in the State Statute. Planner Ortega commented  
34 that the spelling used in the State Statute uses an “h” and that there needs to be a statement of  
35 clarification in the ordinance indicating the “j” spelling in the ordinance is synonymous with the  
36 “h” spelling in the Statute.

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38 The planner presented three maps for discussion: Village of Oxford Zoning Map, Future Land  
39 Use Map, and Map 3: Existing Community Facilities Map. A Land Use Table of Permitted Uses  
40 by District was distributed. Discussion on a buffer zone of 500 ft. vs 1000 ft. from schools,  
41 preschool centers, licensed daycare facilities, public and private parks and a separation between  
42 marijuana businesses followed. A 500 ft. buffer zone was considered adequate and sufficient by  
43 the commissioners. The Village can reduce the required State buffer of 1000 ft. Reserving  
44 potential use in C-1 (Commercial-1), C-2 and C-3 but limiting the number of uses permitted was  
45 examined. Increasing or decreasing the number of uses could be adjusted if the Village chose to

46 do so later. The commissioners were asked to specify concerns to deny retail establishments  
47 near certain park areas.

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49 Section 4.1.29 (A), (B) Definitions- additional definitions are needed. Permitted uses were  
50 expanded by the State to include consumption and event facilities. The (5) permitted uses  
51 under B (1) do not include Transporter. The Planner advised that the Village could expand or  
52 contract the ordinance after it is adopted to accommodate any changes. There was a question on  
53 the process whether to draft an ordinance to include all uses for council to make the final  
54 determination or provide a recommendation on which uses should be allowed.  
55 Prohibited Facilities under B (2) include Mixed-Use, Home Occupation and Accessory Use  
56 and are also prohibited by State Statute. State regulations will not be permanently adopted until  
57 July 2020. Changes are expected to materialize over the next year.

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59 Four (4) areas zoned I-1 (Industrial-1) on Glaspie Street were considered. One area was close to  
60 a subdivision and two (2) areas were north of town. Flex Zoned areas were mentioned.  
61 Discussion circled back to how many facilities will be allowed and where they should be.  
62 The idea of a "Lottery" system was suggested. A list of major and local roads can be used for  
63 location criteria. To require establishments be located on a platted street would prevent  
64 easements being granted across properties. Discussion concluded at Item C. Location.

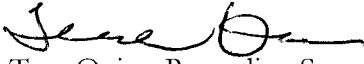
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66 The next regularly scheduled meeting for August 6<sup>th</sup> was cancelled due to the upcoming election.  
67 The next scheduled meeting is, Tuesday, August 20<sup>th</sup> at 7:00 p.m. The second meeting of each  
68 month will continue to be dedicated to working on the Adult Use Marijuana Ordinance. The  
69 meeting will be held in the Community Room.

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71 **9. PUBLIC COMMENT:**

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73 **10. CONSULTANT AND ADMINISTRATIVE COMMENTS:** None.

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75 **11. COMMISSIONER COMMENTS:**  
76 Commissioners were pleased with progress and upon return in August will take up the  
77 number of facilities and where they should be located.

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79 **12. ADJOURNMENT:**  
80 **MOTION:** by Helmuth/Ballard to adjourn at 8:55 p.m. All present voting in favor. Motion  
81 carried.

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84 Respectfully submitted,  
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87 Tere Onica, Recording Secretary