

Chair called Village Council Meeting to order at 7:00 PM at Three Oaks Village Hall.

Pledge of Allegiance: Yes

Roll Call: Present: Capiak, Graziano, Kramer, Heemstra, Zebell

Absent: Pappa, Grosse

Approval of the Agenda as presented by the Village President Pro-Tem. Moved: Heemstra

Supported: Zebell Aye: 5 Nay: 0 Absent: 2 Abstain: 0 MOTION CARRIED.

Public Comment on the Agenda: None

- **Approval of the Consent Agenda to include:** Approval of minutes from the Regular Council meeting held on 01-13-16, Approval of Invoices to be paid (\$20,393.24), Approval of Disbursements made from January 1 through January 31, 2016 (\$78,570.61), Approval of Prepays, and Payroll as paid (\$41,846.05), and Treasurer's Report. Moved: Kramer Supported: Zebell Aye: 5 Nay: 0 Absent: 2 Abstain: 0 MOTION CARRIED.
- **RESOLUTION #02-2016-1 – REQUEST ADDITION of DEWEY CANNON DRIVE to the LOCAL STREET SYSTEM on the VILLAGE ACT 51 MAP:** Adam Umbrasas, Village Manager, recommended that the Village submit a request to the State of Michigan to add Dewey Cannon Drive to the Local street system under ACT 51 which would allow for additional funding. He said that the survey for the street has been completed. **A Motion was made to adopt Resolution #02-2016-1, a resolution to request the addition of Dewey Cannon Drive to the Village's Local Street system under ACT 51 P.A. 1951.** Moved: Heemstra Supported: Kramer Aye: Capiak, Graziano, Kramer, Zebell, Heemstra Nay: None Absent: Pappa, Grosse Abstain: None MOTION CARRIED.
- **RESOLUTION #02-2016-2 – A PERFORMANCE RESOLUTION for GOVERNMENTAL AGENCIES:** Michigan Department of Transportation (MDOT) requires that a performance resolution be adopted annually by each municipality. This grants MDOT permission to work within the right-of-ways of the municipality. **A Motion was made to adopt Resolution #02-2016-2, a Performance Resolution for Governmental Agencies, which grants MDOT permission to work within the right-of-ways of the Village of Three Oaks.** Moved: Kramer Supported: Heemstra Aye: 5 Nay: 0 Absent: 2 Abstain: 0 MOTION CARRIED.
- **FIRST REVIEW OF PROPOSED CROSBY OAKS PROJECT:** Adam Umbrasas reported that a developer has submitted a preliminary site plan for the proposed Three Oaks Senior Campus development for seniors aged 55 years and older. It will be located on the site of the Crosby Oaks property which is located south of Locust Street, west of the residents facing Sherwood and east of Watkins Park. The property size is approximately 16.3 acres and is currently zoned R-1. The developer has applied for approval of a Planned Unit Development (PUD). The proposed development includes four (4) phases. Phase I would be apartment buildings with a total of 56 units; Phase II would be a medical office; Phase III would be additional apartment buildings with a total of 56 units and Phase IV would be a combination of single family senior villas and small multifamily buildings. 80% of them will be rent controlled and 20% of them will have rental rates relative to those in effect on the open market. The Planning Commission is holding a Public Hearing on the request on Thursday, March 10, 2016 at 6:00 pm at Village Hall, followed by the Planning Commission's regular meeting. If the request is approved by the Planning Commission, it will then be presented to the Village Council at their Council Meeting to be held on Tuesday, March 15, 2016 at 6:00 pm.
- **ZONING BOARD OF APPEALS (ZBA) BOARD APPOINTMENTS:** Cheryl Capiak, President Pro-Tem reported that the terms of the ZBA members have expired. They have not needed to meet in the past couple of years, but will need to meet because of the proposed Three Oaks Senior development. Cheryl recommended the following people be appointed to the ZBA: Planning Commission representative, Jim Wisner, (alternate is Gary Miciunas); Village Council representative, John Kramer, (alternate is Troy Zebell); and (3) Members at Large, Chris Ranzenberger, Ryan Layman and Kim Weber. **A Motion was made to appoint the following members to the Zoning Board of Appeals, (ZBA) – Planning Commission representative, Jim Wisner, alternate Gary Micunas, Village Council Representative, John Kramer, alternate, Troy Zebell, and three (3) Members at Large – Chris Ranzenberger, term expiring**

in 2017, Ryan Layman, term expiring in 2018 and Kim Weber, term expiring in 2019. Moved: Heemstra Supported: Graziano, Aye: 5 Nay: Absent: 2 Abstain: 0 MOTION CARRIED.

- **PARKS & RECREATION BOARD:** The written minutes from the February 1, 2016 meeting were not yet available. The next meeting is scheduled for Monday, March 7, 2016 at 7:00 pm.
- **PLANNING COMMISSION:** The written minutes from the February 9, 2016 meeting were not yet available. The next meeting is scheduled for Thursday, March 10, 2016 at 6:00 pm.
- **DDA BOARD:** The DDA is not scheduled to meet until Wednesday, April 6, 2015 at 5:30 pm.
- **VILLAGE MANAGER'S UPDATES:** Adam Umbrasas reported that the annual audit had started and was progressing well; that the redesigning of the website is almost complete; that he attended a manager's conference last week, and that there was a water main break on US 12 that was repaired in a matter of hours. He commended the staff for the quick handling of the repair during some very inclement weather.
- **VILLAGE PRESIDENT PRO-TEM COMMENTS:** Cheryl Capiak thanked the DPW/Streets staff for being so responsive in clearing the streets during some recent heavy snowfall. She also stated that the March Council meeting would need to be rescheduled. It was decided that the March Village Council meeting would be held on Tuesday, March 15, 2016 at 6:00 pm.
- **PUBLIC COMMENT: Sherri Kautzky, Village resident,** asked if there would be local jobs created as a result of the new proposed Three Oaks Senior Campus development. Adam replied that there would be approximately 100 local jobs created.
- **MEETING ADJOURNED AT 7:28 pm**

Submitted by:

Cynthia E. Moynihan,  
Three Oaks Village Clerk

Minutes for the 02-10-16 Regular Council Meeting  
Were **APPROVED** at the 03-15-16 Council Meeting