

Minutes of Three Oaks Planning Commission  
5 February 2019 Meeting

Meeting Agenda

- 1) Chairman Svebakken called the meeting to order at 7:00 P.M. and asked Secretary Shawver to call the roll;

Present: Svebakken, Shawver, Wisner, Newquist,  
Woerdehoff

Absent & excused: Heemstra and Hernandez

- 2) Introduction of guests and recognition of public

Chairman Svebakken asked those in attendance at the meeting to introduce themselves. Lorie Wood and Derek Sever were recognized, Angela Reichert and Janet Schuttler were also in attendance as representatives of the Downtown Development Authority as was Village President Dave Grosse. Ms Becky Harvey, McKenna and Associates also joined the meeting as it was starting.

- 3) Motion to approve the minutes of the 9 January 2019 meeting, was made by Wisner, seconded by Newquist and approved.
- 4) Motion to approve the Agenda was made by Shawver, seconded by Woerdehoff and approved.
- 5) Report from Village Council, Village Manager and Zoning Board of Appeals

Village Council;

Newquist gave a brief overview of the recent Council meeting, noting the Council had requested the Planning Commission to review the Sidewalk ordinance and prepare a report for the Council on possible improvements and revisions

Village Manager;

Not in attendance, no report

Zoning Board of Appeals

No meeting, or report

Unfinished Business:

6) Master Plan Working Session;

Ms. Becky Harvey, McKenna and Associates, facilitated a discussion of the latest draft of The 2050AKS Master Plan which had been received 5 February (Tuesday morning) and indicated that it is not a complete draft.

It was noted the report had little mention of the recent survey results which were gathered in preparation for the report, nor of the changing business climate taking place in downtown Three Oaks; that was positioning Three Oaks as a wedding, tourist and entertainment destination in the Harbor Country area..

Discussion of the demographic changes taking place in the Village, especially as they reflect significant increase in second home ownership and non-exempt residential home ownership took place and the accuracy of the Residential Rental Property map was questioned. It was agreed the information contained in tables 1-1 and 1-2 as also presented in the Residential Rental Property map should be reviewed and corrected. The information is important and every effort should be made to assure there accuracy.

It was also pointed out again (see minutes of 9 January meeting) that any changes in the use of a building, other than single family residential buildings, requires a site plan review by the Planning Commission as set forth in Sec. 6.202 of the Village Zoning Ordinance.

As there were other topics of business, and we had not been able to review the entire document, it was agreed to schedule an extra meeting of the Commission. The extra meeting to review the Master Plan was scheduled for 19 February at 7:00 pm at the Village Hall. Ms Harvey assured us we would have the revised copy a few days prior to the 19th to allow time to prepare for the meeting and asked that any additional edits and changes the members wished to have included be sent to her attention through Village Manager Mike Greene ASAP..

## New Business

### 7) Recreational Marijuana Discussion

Chairman Svebakken confirmed that Darlene Heemstra had agreed to chair the committee to prepare recommendations for Village Council on the future use and sale of marijuana in the Village and appointed Jim Wisely and Rob Woerdhoff to join with those already appointed (Colleen Newquist, Hank Binswanger and Angela Reichert) to serve on the committee with Darlene. Member Larry Shawver who had been previously appointed but agreed to accept an appointment to Chair the Sidewalk committee and resigned from the Marijuana Committee.

### 8) Sidewalk Committee

Chairman Svebakken accepted a brief report from Shawver that contained two nominations for the committee ; Jose Hernandez and John Kramer, were then appointed by the Chair to the Committee

- 9) There being no further comments from the Public the Chairman again expressed his concern there had not been progress on resolving the Marijuana growing which is taking place in the residential property on West Ash Street. He also pointed out the lack of attention to enforcement of the ordinances. After some discussion the Village President Dave Grosse said he would discuss the concerns with the Village Manager.

Chairman Svebakken asked for a motion to adjourn, which was made by Shawver, seconded by Woederhoff, and approved.

The special meeting of the Planning Commission and DDA to review the next draft of the 2050 Three Oaks Master plan will be held in the Village office 19 February 2019 at 7:00 pm.



