

Minutes

Joint Special Meeting
Three Oaks Planning Commission & DDA
19 February ~~2017~~ 2019

The purpose of this special meeting was to continue the review of the Three Oaks 2050 Master Plan, to include Future Land Use (version 3), that has been prepared by McKenna and Associates, Ms Becky Harvey, our consultant from McKenna, joined us to facilitate discussion and review of the 3rd working draft.

In addition to the scheduled meeting, Village Manager Mike Greene had requested the Planning Commission receive preliminary information on a proposed new development for the 70 acre Enterprise Park (west of the Village) currently zoned for agricultural use, which has been recently acquired through a 425 agreement with the Township.

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

Present: Svebakken, Heemstra. Hernandez, Newquist, Shawver,
Wisner. Woerdehoff

Dave Grosse, Village President and Village Manager Mike
Greene also joined the meeting

- 2) Introduction of guests

In addition to Jim Frey, Becky Thomas, Ken Seifert and Bob Schuttler had also
Joined as members of the public, along with Ms. Becky Harvey our consultant
from McKenna.

- 3) The Agenda was then approved by unanimous consent.

- 4) Master Plan Working Session:

The addition of Future Land Use, as an additional section of the Master Plan,
was incorporated in version 3 of the Master Plan by McKenna and Associates to
capture the considerable discussion points made by the Commission during our
ongoing review of the Master Plan..

There was general agreement thar Ms Harvey had captured and incorporated
discussion points from our last review with an increased focus on the changing
nature of our community to include an increasing 2nd homeowner population
while becoming a tourist, visiter, hospitality destination of S W Michigan.

The new Future Land Use section's initial paragraph gives a good summary:-----"Consistent with the goals and objectives in this plan: Three Oaks intends to remain an attractive, desirable rural community with a thriving year-around downtown and ample natural spaces and parks, with an emphasis on providing a high quality of life for its residents and visitors. Focused on development patterns, coupled with the preservation of natural resources and enhancements to its walkable downtown core, the Village is well positioned to continue to offer residents and visitors the best possible blend of amenities and character".

At the completion of the Master Plan review, Ms Harvey encouraged members of the Commission to send any additional comments to Ms Laura Haw, McKenna and Associates so they might be incorporated in the full draft of the plan which will be provided to the Village by 27 February.

5) New Business

Jim Frey, developer and resident of New Buffalo, then made a "preliminary draft" presentation of a proposal to develop the 70 acre Enterprize Park, which would include 5 ½ acres of commercial development, approximately 300 apartments and 29 acres of senior citizen housing. Following his presentation it was agreed he would provide details of his plans, which Ms Harvey, McKenna and Associates would review and respond with necessary steps to be followed for the proposed project application to the Planning Commission

6) There being no further comments from members of the public nor the Commission, Chairman Svebakken called for a motion to adjourn, which was made by Heemstra, seconded by Shawver and approved unanimously..

Next meeting of the Planning Commission will be held on the 5th of March @ 7:00 pm