

2018 Annual Report
Village of Three Oaks
Planning Commission

1 April 2019

Members: Gene Svebakken, Chairman
 Larry Shawver, Secretary
 Henry Binswanger
 Colby Cade. (Jan,--Oct.)
 Darlene Heemstra (appointed to serve final 2 months of Caid's term)
 Brendan Wagner
 Jim Wisner

The Planning Commission was supported throughout 2018 by our planning consultant, Ms Becky Harvey, AICP,P, McKenna and Associates. We sincerely appreciated Village President Dave Grosse and Village Manager Mike Greene's attendance at many of our meetings, and want to thanks the Village Council for their support of the planning process which has resulted in a closer collaboration between the two bodies

The purpose of this report is to report to the Village Council significant activities and achievements of the Village Planning Commission during 2018 as required in the Michigan Planning and Enabling Act (MPEA).

Meetings: The Planning Commission met 10 times throughout the 2018 calendar year, January and May meetings were were cancelled and properly posted as such.

Activities and Achievements:

- 1) Working with our consultant, McKenna and Associates, developed and presented a proposal for their support of the required update (5 year) of the Village Master Plan.

- 2) In response to Council's request revised the proposal to eliminate cost of the "Community Education" component of the plan, with a strategy for Village staff, committee members and volunteers conducting the community assessment portion of the plan

- 3) Proposed and conducted a joint meeting of the Planning Commission and DDA To discuss development of their respective Master Plans and agreed it would be cost effective and beneficial to develop the Master Plans together.
- 4) Refined the Master Plan proposal to establish joint Village and DDA Master Plan development with McKenna and Associates, at a substantial savings to the Village.
- 5) Giving consideration to comments made by the public (52 individuals) attending our June meeting, drafted a letter to President Dave Grosse and the Village Council requesting a stay to the "cease and desist" letter which had been sent to the Journeyman Distillery, until after their June Village Council meeting; where the Council would have the opportunity to discuss and reconsider the Cease and Desist notification, and asked their Chairman to deliver the message to President Grosse.
- 6) Developed and supported the plan for Community Needs Assessment and survey to obtain community input to the Master Plan with a strategy to conduct such survey at a community picnic and the Wurst Fest
- 7) With Village Manager Mike Greene discussed at length our "vision" of affordable housing in the Village and our continued desire to create a "walk-able" community . Discussion was held regarding possible re-vitalization" of developer interest in an affordable housing project in Three Oaks.
- 8) Conducted strategic working session of the Planning Commission and DDA to review survey results and McKenna's outline that included the survey results.
- 9) Regrettably received the resignation of Colby Cade from the Planning Commission due to his increased work and family responsibilities. Darlen Heemstra was appointed to replace Colby, as her term of office had expired.
- 10) Agreed that Chairman Svebakken should initiate discussion with Township Supervisor George Mongold to explore possibility of conducting joint planning meeting with the Township prior to finalizing the Master Plan
- 11) Revised and approved the Planning Commission By-Laws

- 12) Agreed to accept request from Village President to explore options that the Village Council might take as they consider the impact of recreational marijuana within the Village limits and appointed a committee to conduct such exploration.

Recommendations:

As we near the end of the new Master Plan for the Village we would again recommend increased attention to the monitoring and enforcement of the Village Ordinances.