

Minutes of the,

Three Oaks Planning Board Meeting

7 November 2017

- 1) Chairman Svebakken called the meeting to order at 7:00 P.M., and asked Secretary Shawver to call the roll:  
Present; Caid, Heemstra, Shawver, Svebakken and Wisner.  
Excused absence, Binswanger.
- 2) Motion to approve the minutes of the 3 October 2017 meeting was made by Wisner, seconded by Heemstra and unanimously approved.
- 3) Motion to approve the agenda was made by Shawver, seconded by Caid and unanimously approved
- 4) Reports from Village Council, Village Manager and Zoning Board of Appeals;  
Village Manager; 1) Bill Welter, Journeyman Distillery, has been briefed on necessary steps to file Preliminary Site Plan for his proposed project. We anticipate he will now file a request to move forward. 2) Regards status of Medical Marihuana request for 23 West Ash. Village Attorney Charles Hilmer provided a letter outlining why the property did not qualify. 3) Discussed status of Master Plan Update and RRC process, which should be coordinated prior to submission for approval. 4) The rezoning request for the property located at the entrance to the Mobile Home park was denied due to outstanding property taxes on the property.  
Zoning Board of Appeals; Svebakken (reporting as a member of the Board of Appeals) reported the Board had met to discuss a zoning variance request for the property located on the NE corner of Tulip and Michigan. The Zoning Board granted a partial approval of the request, but did not approve the request in it's entirety
- 5) Public Hearing:  
Motion to recess the regular meeting to convene the Public Hearing on the proposed Zoning Map was made by Shawver, seconded by Wisner and unanimously approved.

The Chair then opened the Public Hearing noting that notice of the Meeting for the Purpose of Adoption of a New Zoning Map had been properly given and stated that the proposed Zoning Map would reflect the recently adopted Zoning Ordinance replacing in its entirety the existing Village of Three Oaks Zoning Map. Furthermore, the proposed Zoning Map would then be incorporated into the Village's Code of Ordinances.

5) continued

The Chair stated that the proposed Zoning Map integrates the changes of the latest Zoning Ordinances including the following:

- Consolidation of the R-1A and R-1B districts to the R-1, Single Family Residential District;
- Consolidation of the R-2, Two-Family Residential district into the R-1, Single Family Residential (where it's use is permitted);
- Renaming of the Mobile Home Residential to the Manufactured Home Residential (reflecting State standards);
- Elimination of the R-5, Group Home Residential district (where such uses are permitted in other districts or within a Conservation Development and a separate district is not necessary)
- Elimination of the Flood Plain District (flood plains regulated separately);
- Incorporation of the MU, Mixed Use districts; and
- Incorporation of the Corridor Overlay districts.

It was noted that the September 2017 Planning Commission meeting, recommended the approval of the proposed Zoning Map so that it may accurately reflect the recently adopted Village Zoning Ordinance.

The Chair, noting there were no members of the public available for questions, entertained a motion to Close the Public Hearing and Open the Regular meeting. Such motion was made by Shawver, seconded by Wisner and unanimously approved.

6) Zoning Map Update:

There being no further questions from the Members, it was concluded that the Public Hearing had been properly conducted and that a Motion to Recommend that the Village Council approve the Proposed Zoning Map which would replace in its entirety the existing Village of Three Oaks Zoning Map

Motion was made by Heemstra that the Planning Commission recommend the approval of the New Zoning Map to the Village Council. Motion was seconded by Caid and unanimously approved.

7) Planning Commission Bylaws were distributed with the request members be prepared to review them at the December meeting.

- 8) Capital Improvement Plan for the Village was discussed and a request was made to the Village Manager that he include consideration of improvements which might be made in Carver Park that would better reflect the corner of Elm and Highway 12 as the “Gateway to the Village”.

There being no further comments from the Public, nor members of the Commission, the Chairman called for a motion to adjourn the meeting. Such motion was made by Shawver, seconded by Wisner and unanimously approved.

The next meeting of the Planning Commission will be 5 December 2017



