

Three Oaks Planning Board Meeting
3 October 2017

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

Present: Svebakken, Binswanger, Shawver, Caid, Wisner and Heemstra.

Michael Greene, Village Manager, and Ms Rebecca Harvey, McKenna and Associates, were also in attendance and recognized by the Chairman.

- 2) Motion to approve the minutes of the 11 September meeting was made by Heemstra, seconded by Caid and unanimously approved.

- 3) Motion to approve the agenda was made by Binswanger, seconded by Shawver and unanimously approved.

- 4) Report from Michael Green, Village Manager.:

Council approved the McKenna Training Proposal subject to appropriate Council and Committee member attendance at the Training meeting..

Special land use permit for the property at 23 West Ash continues under review by Village Legal Counsel as he prepares a response letter.

Planning Board's request to schedule Public Hearing to approve revised Zoning Map was postponed pending its coordination with Michigan Economic Development Commission's encouragement to qualify as an "Redevelopment Ready Community".

- 5) Preliminary discussion of Journeyman's development proposal.

Chairman Svebakken recognised Bill Welter, Journeyman Distillery owner, who had joined us as a member of the public. Bill indicated he was finalizing the site plan for the planned project he had previously brought to the Planning Board for preliminary discussion, had questions and wanted to discuss some options he was considering.

After discussion, that included how best to access the planned warehouse which is part of his project (with its anticipated increased truck traffic) it was agreed that the Village would provide a letter of guidance. Chairman Svebakken then requested the Village Manager, with assistance of our planning consultant to draft and send the letter detailing what steps Mr. Welter must undertake to proceed..

- 6) Zoning Map update coordinated with the revised Three Oaks Village Zoning Ordinance.

After review and discussion of the revised Zoning Map as it relates to the revised Zoning Ordinance, a motion was made by Shawver, seconded by Caid and unanimously approved by the Board to schedule a Public Hearing for the new Zoning Map, to be scheduled in conjunction with the Planning Board's November meeting.

- 7) Qualification of Three Oaks as "Redevelopment Ready Community"

Village Manager Michael Greene discussed the Village Council's decision to seek designation as a "Redevelopment Ready Community" (RRC). The Michigan Economic Development Commission (MEDC) recommends Michigan communities achieve designation of "RRC" to better prepare for and encourage desirable future development.

After discussion of necessary qualifications, and Greene's, preparation to gain necessary information to guide the Village in the management and promotion of being recognized as a R.R.C. the Board endorsed the concept and requested they be kept informed of future development and progress.

- 8) Zoning Change Request to rezone 6934 US 12 Highway

The Village received a request to rezone the property located at 6934 US Highway 12 from its current C1 designation (Commercial) to R1 (Single Family, residential) designation..

After discussion, Shawver moved, Caid seconded a motion to schedule a Public Hearing as required for rezoning requests, the motion was unanimously approved.

The Chairman then asked if there were any other comments the members wished to make before adjournment, which led to a discussion regards the questionable conditions existing in the mobile home park. Village Manager Michael Greene agreed to look into who is responsible for the oversight of the mobile home park.

- 9) There being no further comments from the Public nor from Members Chairman Svebakken established our next meeting would be scheduled at its regular time of 7 November, at 7:00 P.M; and, called for a motion to adjourn. Such motion was made by Binswanger, seconded by Wisner and unanimously approved.

