

**THREE OAKS TOWNSHIP
PLANNING COMMISSION**
Regular Meeting
Tuesday, January 27, 2026 7:00pm

CALL TO ORDER

Snyder called the meeting of the Planning Commission to order at 7:00 p.m. on Tuesday, January 27, 2026 at Three Oaks Twp. Hall.

Attendance

Present: Mark Seifert, Karen Seifert, Robin Snyder, Daniel Versaw

ABSENT

Christian Mitchell, John Kramer, Leslie Kaminski

PUBLIC MEMBERS AT MEETING

None

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

M. Seifert moved to table approval of November 2025 PC meeting minutes. Second by K. Seifert.

UNFINISHED BUSINESS

None

NEW BUSINESS

Trisha from Williams & Works – Zoom meeting regarding Twp. Master Plan kicked off at 7:15pm

- Update – Total Master Plan rewrite is not necessary.
- Discussed themes regarding Master Plan rewrite.
- The state has parameters in place which the Master Plan needs to follow.
- Goals of Master Plan need to be executed through zoning and tightening up SLU permits.
- Michigan State government regulations over data centers are similar to renewable energy regulations.
- Use Master Plan as guide for future land use preservation.

- Short-term rental (STR) rules to be incorporated into Master Plan.
- Possibly designate landfill land as open space preservation.
- Will look at the register of deeds of who owns landfill and the Township responsibility for possible public use in the future.
- Need to determine number of land splits in current Master Plan.
- There are 3 types of land splits regarding proposed subdivisions.
- The Michigan legislature recently amended the land split law of 1967.
- Possibly use Bainbridge Township Master Plan as a template.
- Public services goals in Master Plan: sewer and water in tap, visible fire and ambulance services. Can tailor to fit Twp needs.
- Expecting to complete revised Master Plan 6 months from the time the survey is received back from the public.

K. Seifert moved to conduct elections at February meeting. Second by M. Seifert.

CORRESPONDENCE

None

ADJOURNMENT

Meeting adjourned at 8:12pm. Moved by Snyder. Second by M. Seifert. The next regularly scheduled planning commission meeting will be February 24, 2027 at Three Oaks Township Hall.

Respectfully Submitted,

Dan Versaw

