

**THREE OAKS TOWNSHIP
PLANNING COMMISSION**
Regular Meeting
Tuesday, March 24, 2026 7:00pm

CALL TO ORDER

Snyder called the meeting of the Planning Commission to order at 7:00 p.m. on Tuesday, March 24, 2026 at Three Oaks Twp. Hall.

Attendance

Present: Karen Seifert, Robin Snyder, Daniel Versaw, Christian Mitchell, Leslie Kaminski, Mark Seifert

ABSENT

John Kramer

PUBLIC MEMBERS AT MEETING

None

PUBLIC COMMENTS

None

APPROVAL OF MINUTES

K. Seifert moved to approve the February 2026 PC meeting minutes. Second by Kaminski. All Ayes.

UNFINISHED BUSINESS

None

NEW BUSINESS

Special Land Use Application – James Bragg & Thomas Workman
(applicants)– Harbor Country Roll Off at 5463 W. US 12 Three Oaks MI
Contractor yard – Special Land Use (SLU)

Carpenter –

Concerns: No dumpsters in front yard, no waste in dumpsters that are stored onsite, grass cut to be no longer than 6". A 6' privacy fence needs to be built along west property line.

Snyder - Asked if application is sufficient and if site plan is sufficient.

Carpenter - Mentioned that application and site plan are sufficient.

Carpenter - Acknowledged that the site doesn't meet 5 acre standard because the property was platted before contractor ordinance was enacted.

Carpenter - Wants the SLU to be reviewed once every 2 years.

List of conditions to be reviewed by Carpenter and signed by applicants.

Planning Commission Questions

Need for lights?

Plan to put cameras up?

Repairs on site to trucks and equipment?

Saturday and Sunday work?

Transfer of debris from dumpster to dumpster?

Buildings are up to code?

Snyder - Asked for public comment. No public comments made.

Snyder - Read SLU requirements.

1. Neighboring properties are compatible to property.
2. Doesn't affect surrounding area negatively or alter neighboring properties.
3. No strain on public services
4. Meets industrial requirements

Landowner / Applicant presentation

Cleaning up existing site is currently occurring

Access to cell tower property is not fenced in.

No customers will be allowed on site

Fence will encompass property with gates

Current fence surrounds work area

All dumpsters will be within fenced area

70 total dumpsters – dumpsters at shop for staging only

2 trucks, 1 excavator on site

Hours of operation 8am – 5pm – normal business hours

Occasionally on Saturdays

Crushed concrete driveway and parking

Willing to mitigate dust with water if needed

Storm water to run off to the North ditch. No run off to neighboring properties.

Owner will contact Drain Commissioner – Soil Erosion permit may be applicable

500-gallon fuel tank on site

2-year lease on property with property owner

Minimum equipment repairs to be done on site – change tires, top off fluids.

No transfer of debris from dumpster to dumpster.

No need for lights or lighting. Don't plan to work at night.

Possible cameras in the future. Currently wildlife cameras.

Buildings are up to current code.

1 location

Office is in New Buffalo Township

SLU Special Conditions

1. Hours of operation 8am to 5pm Monday – Friday, occasional Saturdays or Sundays at customer request.
2. Maintenance of privacy fence to be 6' tall

3. Fence to surround work area with access gates
4. 2 year review of SLU by Planning Commission
5. Contact Drain Commissioner – George McManus for required or applicable permits.
6. Have Drain Commissioner follow up or share findings with Planning Commission.
7. No dumpsters in front yard south side of office
8. Temporary storage of filled containers can be left at the property on occasion to meet certain customer needs.
9. Yard maintenance / mowing grass to be no longer than 6” tall.
10. Carpenter wants access to back of property for review if entrance gates are to be installed. Carpenter will receive a key from applicant at that time.

Mitchell moved to approve SLU with special conditions. Versaw second. All Ayes

No Zoom meeting with Williams and Works. Will reschedule for April meeting.

CORRESPONDENCE

None

ADJOURNMENT

Meeting adjourned at 8:09pm. Moved by K. Seifert. Second by Kaminski. The next regularly scheduled planning commission meeting will be April 28, 2026 at Three Oaks Township Hall.

Respectfully Submitted,


Dan Versaw