

**THREE OAKS TOWNSHIP
PLANNING COMMISSION**
Regular Meeting
Tuesday, May 26, 2026 7:00pm

CALL TO ORDER

Snyder called the meeting of the Planning Commission to order at 7:00 p.m. on Tuesday, May 26, 2026 at Three Oaks Twp. Hall.

Attendance

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

ABSENT

John Kramer, Leslie Kaminski

PUBLIC MEMBERS AT MEETING

Nick Rettig, Derek McGrew, Attorney for Iron Mountain Towers LLC

PUBLIC COMMENTS

None

APPROVAL OF AGENDA

K. Seifert moved to approve the agenda. Second by Mitchell. All Ayes.

APPROVAL OF MINUTES

Mitchell moved to approve the March 2026 PC meeting minutes. Second by K. Seifert. All Ayes.

UNFINISHED BUSINESS

None

NEW BUSINESS

Snyder - Survey is complete and has been sent out.

Master Plan update review wind solar and battery.

Moratorium on Data Center – Looking into that topic and will submit info to Township Board after Township Planner has reviewed.

Special Land Use

Nick Retting – landowner

Derek McGrew – presentation for cell tower company

East to West signal for proposed tower

Tall tower accommodates for curve of earth

Verizon signal is weak

AT&T signal is strong

T-Mobile signal is strong

Non-reflective metal with light

Fall zone area defined on site plan

No noise from tower

No glare from tower

Not finished with environmental study of property

State standards are met regarding cell tower requirements

Area will be fenced

Anti-climb device will be installed on tower ladder

Meets established standards for cell tower

Mitchell – Article 4 Ag RR permitted land use – SLU

Versaw – How long is the lease with property owner?

Derek - 40 year lease with property owner

Versaw – Who is liable for tower if it falls? Can Twp be covered?

Derek – Three Oaks Twp will be additionally insured

Versaw - Are ample funds in escrow – Ample funds to see the project through to completion?

Derek – Bank can send letter to Twp that funds are available

Versaw - Future / proposed structures to be built at later date?

Derek - No additional towers planned on site

Snyder – Why does this tower need to be so tall?

Derek – no other towers in Township will work.

Derek – Other tower locations have been sought

Derek – Try to keep towers away from high population areas

Derek – 200 amp service will be needed as a power service.

Mitchell – Communication needs. How does this tower benefit Three Oaks Twp.?

Derek – Signal for financial benefits Chicago to New York City. Monitored by government.

Seifert – So it really doesn't benefit the community?

Rettig – Wants to cut mortgage in half by having tower on his property

Snyder – Are there communication carriers that you are in contact with at this time?

Derek – No lease agreements are pending
Snyder – Will this tower service Data Center / AI needs?
Derek – Data Center / AI needs will not be met with this proposed tower.
Snyder – Can you provide in writing that this tower has nothing to do with local Data Centers.
Derek – Yes
Snyder – Does AEP allow on their tower
Derek – No. AEP doesn't allow anything on their towers.
Snyder – Lights – can you provide lighting plan? Light pollution study?
Derek – Lighting plan can be provided. No light study at this time.
Snyder – Weather conditions affect the tower?
Derek – Built to withstand 107 mph, 1 ½" ice. No engineered document about ice fall area.
Seifert – Environmental study? Application
Derek – Phase 1 has been completed
Geotex report – multiple borings to be completed after approval
Soil reports – determine anchoring requirements
Derek – Nothing to prevent owner from building additional structures
Snyder – Power needs, water, sewer?
Derek – Fiber and 200 Amp service, no water, no sewer
Snyder – Emergency issues associated with?
Derek – Tower location will have physical address
Snyder – Tower decommission cost?
Derek – Removal bond to decommission tower
Mitchell – Maintenance schedule of property based on weather
Derek – spray after cutting of vegetation
Seifert – property is really wet
Derek – Lot will be built up to keep from flooding
Snyder – Twp will need in writing the following: removal cost, lighting plan, bank letter, COI – additional insured, nothing to do with AI centers.
Derek – No 5G cellular planned @ proposed tower
Derek – Is this a deciding commission? Contact commission by email. Will answer additional questions when they are received.
Mitchell moved to table pending additional information being provided. K. Seifert second. All Ayes.

CORRESPONDENCE

None

ADJOURNMENT

Meeting adjourned at 8:23pm. Moved by K. Seifert. Second by M. Seifert. The next regularly scheduled planning commission meeting will be June 23, 2026 at Three Oaks Township Hall.

Respectfully Submitted,

Dan Versaw