

**THREE OAKS TOWNSHIP  
PLANNING COMMISSION**

Regular Meeting

Tuesday, June 23, 2026 7:00pm

**CALL TO ORDER**

Snyder called the meeting of the Planning Commission to order at 7:00 p.m. on Tuesday, June 23, 2026 at Three Oaks Twp. Hall.

**Attendance**

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

**ABSENT**

John Kramer, Mark Seifert

**PUBLIC COMMENTS**

Tracy Monko – Inquired about PC meeting minutes from August 2025 to present. Couldn't find them on the township website.

Nancy Hartel – Asked if Three Oaks Township has an ordinance regarding wind farms.

Sharlene Gossip – Concerned about wind farms coming to Three Oaks.

Snyder – No info has been presented to Three Oaks Township regarding the proposed Wind Farm. The state has final say on approval of proposed Wind Farms.

Ed Carpenter – No knowledge of Wind Farm until a wind testing tower was erected on the Koebel farm south of town.

Snyder – Explained how the Planning Commission has not been notified by anyone representing Wind Farm and how the Township plans to be proactive.

Pam Dahms – Have any municipal officials been contacted about Data Centers and needed infrastructure? Explained how to establish a committee to fight the Data centers and Wind Farms.

Mark McKie Duval – Concerned about Wind Farms coming to Three Oaks.

Ira Johnson – How does the Planning Committee obtain info from the public so all environmental concerns can be addressed.

Snyder – Come to meetings. Submit concerns to township in person or via email.

Bill Dugan – How does the wind farm benefit Three Oaks?

Nancy Hartell – Asked about leases with landowners

Pam Dahms – Can Township board members be contacted to give them information?

Snyder – Township trying to be proactive regarding Data Centers and Green Energy infrastructure.

Sharlene Gossip – Can moratorium be implemented by the Township and overridden by state?

Snyder – Green energy implementation is at state level

Skip Willis – Is the wind farm and renewable energy on the same page as Data Centers. Has hope to prevent Data Centers from coming to Township.

Snyder – Township PC is working with Village on these topics.

Pam Dahms – Can a sub-committee be formed to keep the public informed about Data Centers and Wind Farms.

Steve Diford – AEP infrastructure discussed how neighboring Townships have dealt with large scale infrastructure upgrades.

How can the public be made aware of date changing PC meetings from July 28 to July 21?

Willis – Township contact with public via call

## **APPROVAL OF AGENDA**

Kaminski moved to approve the agenda. Second by Mitchell. All Ayes.

## **APPROVAL OF MINUTES**

Mitchell moved to approve the May 2026 PC meeting minutes. Second by Kaminski. All Ayes.

## **UNFINISHED BUSINESS**

Snyder – SLU applicant shared information and presented at the last PC meeting in May.

Jacob – Attorney- Request for Geotech Report

Grant Phillips - Tower King owner. Industry standard for Geotech to be completed.

Jacob – DRW – entity to support financial??

K. Seifert – Asked about future structures being built on property.

Grant Phillips – Extra space left for additional build out at a later date. Explained his background in the industry.

Jacob – Provided requested info submitted by township.

K. Seifert – Geotech report which has not been completed. It seems backwards.

Grant Phillips – Soil reports are completed typically after approval has been granted by the PC.

Snyder – Plans were submitted. What happens if there is an alteration? Carpenter – Building permit will reflect design and reengineering requirements.

Versaw – Is there a maintenance agreement in place?

Grant Phillips - Yes, contract to mow and maintain property with a local service provider.

Explained the need for the tower and its location.

Ashley Rettig – Landowner - How does the process speed up the approval. Are the decisions made by the owner or Planning Commission?

Grant Phillips – Future building refrigerator size.

Grant Phillips – Decommission cost is small - \$6,500

Snyder – Decommission cost can vary over time and current estimate does not seem adequate based on research completed by PC, planner and attorney

Jacob – Taps Construction quote. Service contract with local provider.

#### Discussion of SLU General Review Standards

#1 Is the proposed use constructed to be harmonious and blend into the surrounding. Not beautiful but it's functional. The location is in an isolated area compared to other areas in Township.

Mitchell – yes, Kaminski – yes, Snyder – yes, Versaw – yes, K. Seifert – no

#2 Proposed SLU doesn't have a negative impact on the surrounding area and is not hazardous. Lighting standards met. Fall Zone established.

All ayes

#3 Public services not put in jeopardy or over used.

All ayes

#4 Consistent with the use of neighboring areas.

All ayes

#5 In compliance with the existing Master Plan.

Mitchell – yes, Kaminski – yes, Snyder – yes, Versaw – yes, K. Seifert – no

#### **Special Considerations**

The Planning Commission discussed the following special considerations related to the cell tower Special Land Use application:

1. Applicant pays all application, permit, review, and other fees related to the request prior to the issuance of any permits.

2. Applicant obtains all necessary local, county, state, and federal permits and approvals.
3. Applicant to allow Township emergency services to colocate on the tower
4. Applicant maintains current Certificate of Insurance with the Township.
5. Applicant meets the stipulations and requirements of the Township Engineer, Township Fire Department, Berrien County Road Department, Berrien County Health Department, and Berrien County Drain Commissioner, as applicable.
6. Prior to the issuance of a building permit, applicants submit a site-specific geotechnical report and comprehensive foundation design for the tower and all guy wire anchor points to the Township Planning Commission for review.
7. Geotechnical report and foundation design to be prepared by a licensed Michigan professional engineer and demonstrates the foundations are specifically engineered to accommodate the soil conditions at the subject property.
8. If the geotechnical report requires changes to the tower location, guy wire locations, or other substantive alterations to the approved site design, a new application shall be required.
9. Applicant to provide a decommissioning guarantee satisfactory to the Township Attorney, (bond, cash deposit, or irrevocable letter of credit) to assure removal of the tower if it is abandoned or unused.
10. Amount of the decommissioning guarantee based on a removal cost estimate prepared by a firm capable of performing this type of work in Three Oaks Township. The estimate is subject to Township review and acceptance within 60 days following approval.
11. Black & Veatch shall review the applicant's decommissioning plan, with the cost review to be paid by the applicant.
12. Decommissioning costs to be reviewed every 10 years. Applicant is responsible for the cost of the Township's review of updated decommissioning costs.

13. Applicant to meet FAA lighting requirements.
14. Aircraft Detection Lighting System(ADLS) is preferred. Applicant to provide ADLS lighting or evidence from the FAA that ADLS lighting is not feasible or allowable.

Approval of SLU with considerations listed. Moved by Mitchell. Second by Versaw. All Ayes.

### **NEW BUSINESS**

Snyder – Master Plan survey to be sent out July 1<sup>st</sup> with taxes.

Asked the public to assist with survey analysis to be conducted at Township Hall. Data Center Moratorium – To review examples and discuss at the next meeting. Wind ordinance – renewable energy. Next meeting looking through existing ordinance and possible moratorium.

The next scheduled meeting was to be on July 28<sup>th</sup>. Snyder won't be available July 28<sup>th</sup>. K. Seifert moved to change the meeting to July 21<sup>st</sup>. Second by Snyder.

### **CORRESPONDENCE**

None

### **ADJOURNMENT**

The meeting adjourned at 8:29pm. Moved by Kaminski. Second by Mitchell. The next regularly scheduled planning commission meeting will be July 21, 2026 at Three Oaks Township Hall.

Respectfully Submitted,

Dan Versaw