

**THREE OAKS TOWNSHIP
PLANNING COMMISSION**
Regular Meeting
Tuesday, July 21, 2026 7:00pm

CALL TO ORDER

Snyder called the meeting of the Planning Commission to order at 7:00 p.m. on Tuesday, July 21, 2026 at Three Oaks Twp. Hall.

Attendance

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

ABSENT

John Kramer, Mark Seifert, Alternate – Moore

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

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

PUBLIC COMMENTS

Nancy Hertel – Asked about items #1 and #2 of PC agenda.

UNFINISHED BUSINESS

#1 Snyder described how Williams & Works has been proactively working on renewable energy ordinance.

Also described how PA233 Wind, Solar, Battery storage (renewable energy) ordinance is written.

Currently Three Oaks Township doesn't have a wind energy ordinance.

Described why Three Oaks Township needs a renewable energy ordinance and how to PC will enact a renewable energy ordinance.

Consideration to Master Plan

- Are areas of the Township suitable for renewable energy?
- Enviro sensitive areas

- Community benefits / values
- Infrastructure impact / public safety
- Private property rights

Williams & Works suggested approaching renewable energy as a whole, not separately.

Mitchell – Agreed to approach the renewable energy ordinance as a whole.

Versaw – Are renewable energy public funded or private equity?

Mitchell – Has issue that PA233 circumvents the local planning commission. Can the PC do anything to give the Township more say in the process?

Snyder – Asked if PC should review 2017 Master Plan.

Mitchell – What is the Township attorney's approach to renewable energy?

Snyder – Attorney said to work with Twp. Planner.

K. Seifert – PC needs to continue to work with Williams & Works as the PC works through revising the Master Plan.

Snyder – PA233 limits the PC's ability to enact a renewable ordinance stricter than PA233.

Mitchell – Can PC obtain updated renewable energy draft from Williams & Works

Mitchell – Proposed wind farm negatively impacts the Township's aesthetics

Seifert – Farmers need this opportunity to stay in business

Versaw – Renewable energy will negatively impact the community and will create a rift between people and families.

Snyder – Wants to know benefits to the township regarding renewable energy.

#2 Snyder – Data Center Moratorium

Williams & Works provided ordinance draft for data centers.

Snyder discussed how moratorium is designed to buy PC time to produce data center ordinance.

Mitchell – Is the state pushing data centers?

Snyder – There are 2 factions regarding data centers pro & con

Snyder – Moved to pursue moratorium on Data Centers. Second by Versaw. All Ayes.

Snyder – Discuss with Williams & Works

#3 Short Term Rentals (STR)

Snyder – Twp PC will discuss STR ordinance with Village PC at the September meeting.

NEW BUSINESS

#4 Master Plan Update

Snyder – Checked online survey before meeting. Discussed how many surveys have been received. Marcie Miles is working on documenting survey.

K. Seifert - # of surveys sent out?

Snyder – About 1200 surveys were sent out

#5 Topics to discuss with Village on September 22

- Renewable energy
- Data centers
- STR
- Twp PC Master Plan

Snyder – joint meeting may be held at the Fire Station.

John Swanstrom

Renewable energies are subsidized – Township can get more data. State passed exemptions for Renewable Energy.

STR – Study in Berrien County regarding pros and cons. STRs are important to local economy.

Nancy Hartel – Asked to work renewable energy ordinance a certain way.

Tracy Marco – Asked about meeting with Rep Paquette

Patty Shelby – Can Three Oaks Planning Commission review other township ordinances?

Melissa Scurek

Three Oaks Township Announcements

Three Oaks Community Bulletin

These can be used to interact with community

Snyder – SLU from Village for car wash

CORRESPONDENCE

None

ADJOURNMENT

Meeting adjourned at 8:16pm. Moved by Mitchell. Second by Kaminski. All Ayes. The next regularly scheduled planning commission meeting will be August 25, 2026 at Three Oaks Township Hall.

Respectfully Submitted

Dan Versaw



