

**THREE OAKS TOWNSHIP  
PLANNING COMMISSION**  
Regular Meeting  
Tuesday, April 22, 2025 7:00pm

**CALL TO ORDER**

Snyder called the meeting of the Planning Commission to order at 7p.m. on Tuesday, April 22, 2025 at Three Oaks Twp. Hall.

**Attendance**

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

**ABSENT**

None

**PUBLIC MEMBERS AT MEETING**

Katherine Warmbein  
Carla Kanger  
Carolyn Stanage-Volstorff

**PUBLIC COMMENTS**

Warmbein – mentioned that she requested a variance

Snyder – Variance will be scheduled for May; explained the process

**APPROVAL OF MINUTES**

Approved January 2025 meeting minutes. Moved by K. Seifert, Second by Kramer

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Snyder – Explained bylaws and the need to obtain them. No approved bylaws could be located by the Township attorney. Township board approved pursuing adoption of Bylaws and requested the Planning Commission members review drafted bylaws.

K. Seifert – Concerned about residency requirements for members of the Planning Commission; needs to be in bylaws.

Versaw – Asked about cost of attorney fees regarding the Archea project.

Snyder – Brought up zoning ordinance. Attorneys didn't recommend removing gas plants to be removed but recommended looking at verbiage of the zoning ordinance.

Mitchell – Mentioned that the process of updating the Master Plan is necessary because Master Plan is over 10 years old.

K. Seifert – Zoning ordinances were qualified into one main zoning ordinance.

Snyder – Master Plan needs to be reviewed and discussed with Township board. Last updated – 2011. Zoning ordinance and Master Plan will be updated at the same time.

Mitchell – Survey needs to be sent to community members.

Kramer – Wind / solar / marijuana ordinances don't need to be updated but short-term rentals and bed and breakfast establishments need to be included in the Master Plan.

Mitchell – Mentioned that no special request will have to be made to spend money regarding Master Plan. PC chair has authority to spend Township money.

Snyder - Look at bylaws at scheduled meeting on May 27, 2025. Warmbein variance also to be scheduled for May 27, 2025.

### **CORRESPONDENCE**

None

### **ADJOURNMENT**

Meeting adjourned at 7:47pm. Motion by K. Seifert. Second by M. Seifert. The next regularly scheduled planning commission meeting will be held May 27, 2025 at Three Oaks Township Hall.

Respectfully Submitted,

Dan Versaw

