

Three Oaks Township Planning Commission
Public Hearing
Tuesday, April 23, 2019

The public hearing of the Three Oaks Township Planning Commission was called to order at 7:00 pm by Chairperson Snyder.

The public hearing in regard to Special land use permit for Daniel Versaw and Versaw Earthworks – Property address 19545 Witt Road. Parcel Tax Code No. 11-20-0021-0011-01-0 was called to order at 7:00.

In attendance were:

- Daniel Versaw and spouse – Representing Versaw Earthworks, LLC
- Frank J DeFrancesco – Attorney for applicant
- Edward Carpenter – Building Inspector
- Kenneth Siefert
- Karen Campbell

Versaw stated that the permit is consistent with farming in the community.

Campbell read and submitted a statement with concerns in oppositions to the permit.

- Concerned about heavy truck loads on Forest Lawn Rd and travel from Basswood to Maudlin Road, not built to sustain heavy truck traffic
- View and sight of property

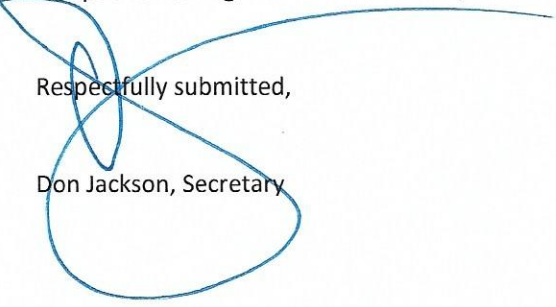
saw stated that he has moved some piles of materials to back of property and still needs to move some vehicles.

Kenneth Siefert was concerned with restrictions the planning commission may impose on roads and those restrictions may impact the federal funds received and may increase the financial costs for others.

The public hearings was closed at 7:42 pm.

Respectfully submitted,

Don Jackson, Secretary



Three Oaks Township Planning Commission
Regular Meeting Minutes
Tuesday, April 23, 2019

The regular meeting of the Three Oaks Township Planning Commission was called to order at 7:42 pm by Chairperson Snyder. Roll Call was taken with Snyder, Jackson, Seifert, Dunlap, Mitchell, and Fatter present. Kramer was absent.

There was no Public Comment.

Chairperson Snyder presented the minutes of the Tuesday, March 26, 2019 regular meeting. A motion by Mitchel, supported by Dunlop, to approve the minutes. The motion was approved 6-0.

Old Business:

- Status of bylaws
 - Chairman Snyder has received by-laws from attorney and will forward to commissioners for review at next meeting.
- Special Land Use Permit – Versaw request
 - A Public hearing was held on the special land use permit from Versaw.
 - Karen Siefert recused herself in regard to the discussion and decision for the special land use permit, as Versaw is a customer and she felt there was a conflict of interest.
 - The commission reviewed the basis of determination under Section 15.03 of the Three Oaks Zoning Ordinance.
 - Adherence with General Standards
 - Yes – is similar to agriculture.
 - Special use shall be harmonious with the character of adjacent property and surrounding area.
 - Yes – similar to agriculture.
 - Special use shall not change the essential use of the surrounding area.
 - Yes
 - The special use shall not be hazardous to adjacent properties
 - Yes
 - The special use shall not place demands on public service and facilities in excess of current capacities.
 - Yes
 - Special conditions applied
 - Primary route shall be US 12 and Basswood Rd.
 - Operations will be limited to:
 - 7:00 – 8:00am for pick-up
 - 3:00 – 6:00 pm for drop off.
 - Hours outside the allowed will be limited to the event of unforeseen situations including, but not limited to:
 - Broken equipment
 - Emergency
 - Weather related issues
 - Property owner agrees that daily use will be minimal.
 - Property owner will remove exiting piles of material located at the front of property.
 - Outside parking will be limited to and screened/fenced to:
 - One Excavator
 - One Front-end loader
 - One Bulldozer
 - All structures will be brought up to code prior to June 7, 2019 (45 days).
 - The special use permit shall be reviewed every two years, beginning May 2020.
 - A motion was made by Mitchel, supported by Fatter to approve the special land use permit, subject to conditions to approve the permit. Dunlap, Mitchell and Fatter voted in favor, Snyder and Seifert abstained and Jackson voted no. Motion carried 3-1, two abstentions.
- New Business
 - None

New Business:

- None

Having no other business to come before the Planning Commission, a motion for adjournment was made by Fatter, supported by Mitchell. The motion was approved 6-0. Chairman Snyder adjourned the meeting at 8:35. The next meeting is scheduled for, Tuesday May 28, 2019.

Respectfully submitted,

Don Jackson, Secretary

