

**THREE OAKS TOWNSHIP
PLANNING COMMISSION**
Regular Meeting and Public Hearing
Tuesday, August 23, 2022 7:00pm

CALL TO ORDER

M. Seifert called the regular meeting of the Planning Commission to order at 7:00p.m. on Tuesday, August 23, 2022 at Three Oaks Twp. Hall.

ROLL CALL

Present: Christian Mitchell, Daniel Versaw, John Kramer, Karen Seifert, Mark Seifert

ABSENT

Rich Fatter

PUBLIC MEMBERS AT MEETING

See attached list

ADJOURNMENT TO PUBLIC HEARING

M. Seifert adjourned to public hearing at 7:04pm Tuesday, August 23, 2022.

THREE OAKS TOWNSHIP PLANNING COMMISSION PUBLIC HEARING

PURPOSE OF PUBLIC HEARING

To consider Special Land Use (SLU) for a Pottery Studio to be located at 17860 S Phillips Rd, parcel #11-20-0012-0006-01-3.

- Proposed owners submitted application with attached letter and photos on July 10, 2022.
- Township Clerk mailed to adjoining landowners of SLU application

Presentation of proposed property owners, James and Linda Winegar.

- Currently live in Pennsylvania
- Want to move to MI to be closer to family
- Full time potters – 50 years of experience

- Want to conduct classes for 3 – 4 people at a time at proposed location – no seminars or large groups – focus on 1 on 1 training
- Small display in proposed location
- No need or desire for gallery or store front at proposed location
- Willing to work with Township and build relationship with Three Oaks residents
- No plans to have employees
- Market wares through trade shows / wholesale
- Limited shipping – normal delivery services to property
- Separate clay from water after pottery sessions

PUBLIC COMMENTS

- Carpenter - no permits had been issued for plumbing or electrical in barn
- No septic permit had been issued by the Berrien County Health Department

PUBLIC COMMENTS CLOSED

CORRESPONDENCE

Letter from John Chesnut – neighboring landowner. Asked commissioners to reject the SLU application – see attached letter

COMMISSIONERS ADDRESS CHAIRMAN ON THE PETITION

Kramer – Asked about retail

Winegar – No retail

K. Seifert – Asked about pollution, classes for pottery students

Winegar – No pollution. Separate clay from water and kilns are electric. 1 on 1 training.

K. Seifert – Asked about retail possibilities / store front

Winegar – No large retail at site. Maybe sell to students. No store front.

Mitchell – Asked about signs

Winegar – Duplicate business model as their Pennsylvania location. No signs.

Versaw – Asked about kilns

Winegar – Big kilns are propane. Small kilns are electric.

Versaw – Asked about septic and usage

Winegar – Can use the house bathroom

Versaw – Asked about drainage to neighboring properties

Winegar – No plans to affect drainage

K. Seifert – Discussed master plan of Township SLU not transferable. Buyers understand no parking along road.

Mitchell – Clarified SLU guidelines

K. Seifert – Asked about event or class parking

Carpenter – No parking on grass is allowed

Commissioners approved SLU application with special conditions:

1. No parking along edge of road – comply with Article 13 parking requirements
2. No expansion of current parking area. Current area for 8 cars to park on driveway – 2 owners, 6 pottery students. (No parking in grass.)
3. No adverse landscaping of property
4. No retail store
5. Barn will be brought up to code

Motion to pass SLU made by Mitchell, 2nd by Kramer. All Ayes. No Nays.

ADJOURNMENT TO REGULAR MEETING

M. Seifert adjourned to regular meeting at 7:35pm, Tuesday, August 23, 2022

REGULAR MEETING

ADDITIONS TO AND APPROVAL OF THE AGENDA

APPROVAL OF MINUTES

M. Seifert asked for a motion to approve minutes of the July 26, 2022 meeting. Kramer, seconded by Mitchell, moved to approve the minutes. All ayes. Motion carried.

UNFINISHED BUSINESS

Michigan Township Association Ordinance review – working with Andy Moore
Marijuana Ordinance

NEW BUSINESS

Review SLU application per ordinance.

PUBLIC COMMENTS

None

CORRESPONDENCE

None

ADJOURNMENT

With no further business, the regular meeting was adjourned at 8:04pm. Kramer moved to adjourn the meeting, second by Mitchell. All Ayes. Motion carried.

The next regularly scheduled planning commission meeting will be held on September 27, 2022 at 7:00pm.

Respectfully Submitted

Dan Versaw

8-2 B - 22

Name	Phone #	Address
Ed Carpenter	860 563-1969	XXXXXXXXXX
Bob Savino	847-287-1984	6492 US 12
Matt Sulkowski	630-664-8797	Galen, MI
Sharon Christner	319-591-0320 ✓	Three Oaks
Kurt S...	269 208 6965	Three Oaks
Jane W...	727-428-3307	103 F... ch. Rd
Linda Wniegar	734-710-1580	6996ville P.
John B...	269-605-3254	Steensville, MI
Dave Versan	269-449-8630	Three Oaks

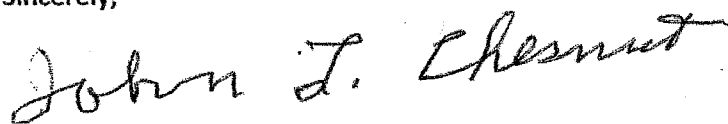
August 12, 2022

In reference to the public hearing notice, re 7102022, with the Three Oaks Planning Commission about a request for Special Land Use on the property at 17860 S Phillips Rd, Three Oaks, Mi. 49128.

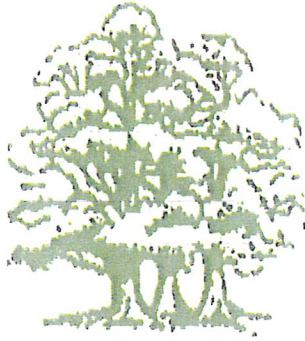
I request the Commission deny the request for special land use permit for a pottery studio at this site. As a land owner that adjoins, and is in the immediate vicinity of this property, my primary concern is that there will not be enough room for parking. In addition, there is a likelihood that increased traffic may impede normal farming operations and cause safety issues.

Again, I respectfully urge you to deny this request.

Sincerely,

A handwritten signature in cursive script that reads "John L. Chesnut". The signature is written in black ink and is positioned to the right of the typed name.

John L. Chesnut



THREE OAKS TOWNSHIP
6810 US Hwy 12
PO Box 55
Three Oaks, MI 49128
269-756-9801
Fax 269-756-2209

NOTICE OF PUBLIC HEARING

Re: 7102022

Dear Property Owner:

This is to notify you Winegar Pottery, 1103 Fairview Church Rd, Graysville, PA 15337 has placed a request with the Three Oaks Planning Commission for a:

- Special Land Use
 Zoning Change

on the following described property: 11-20-0012-0006-01-3, Tom & Beth Tompkins, 17860 S. Phillips Rd, Three Oaks, MI 49128. The request is for a Special Land Use Permit to have a Pottery Studio in the building on the property.

This property either adjoins yours or it is in your immediate vicinity.

Should you have any comments on this request, please appear at the Public Hearing which will be held on **Tuesday August 23, 2022 at 7:00** in the Three Oaks Township Hall at US Hwy 12, Three Oaks, MI 49128 at which time you may express your views on the matter in person or by counsel. Written or faxed comments must be submitted to this office prior to the hearing in order to become part of the hearing report. Complete copy on file at the Township Hall.

Elizabeth Zabel
Three Oaks Township Clerk

Persons requiring reasonable accommodations to disabilities in order that meetings are accessible to them are requested to notify the Township Clerk at 1-269-756-9801 ext 5 no later than 5 days prior to the date of the meeting of such disability.



Application For Special Land Use

Date	7-10-2022
Parcel Number	11-20-0012-0006-01-3

Property Owner(s) Name <i>TOM & BETH TOMPKINS</i>	Applicant(s) Name <i>JAMES & LINDA WINEGAR</i>
Mailing Address <i>17860 S. PHILLIPS RD</i>	Mailing Address <i>103 FAIRVIEW CHURCH RD.</i>
City, State, ZIP <i>THREE OAKS, MI 49128</i>	City, State, ZIP <i>GRAYSVILLE, PA, 15337</i>
Phone <i>269-325-8009</i>	Phone <i>724-428-3307</i>

This application must be signed by the property owner(s). In lieu of a signature on this application, the owner may provide a letter authorizing the applicant to act on his/her behalf. This application will not be processed until authorized by the property owner.

Special Land Use Being Requested <i>POTTERY STUDIO IN BUILDING ON PROPERTY</i>	Location of Property <i>17860 S. PHILLIPS RD.</i>
Current Zoning of Property <i>Agricultural/Rural residential</i>	Address <i>THREE OAKS, MI 49128</i>
Master Plan Zoning of Property	N S E <input checked="" type="radio"/> W Side of <i>S. PHILLIPS</i> Road
Zoning of S unsplitting Parcels North: <i>AGR</i> South: <i>AGRR</i> East: <i>AGRR</i> West: <i>AGRR</i>	between <i>RT. 12</i> & <i>DONNER</i> Roads
Insert below (or attach) accurate legal description of property. <i>SEE ATTACHED</i>	Total Acreage of Existing Site <i>1.64 ACRES</i>

Briefly describe the proposed land use and attach written narrative addressing the "standards for approval" pursuant to Article 15, Sections 15.03 & 15.04, of the Township Zoning Ordinance:
SEE ATTACHED LETTER

A complete site plan containing all of the applicable data outlined in Article 16 of the Three Oaks Township Zoning Ordinance must accompany this application.

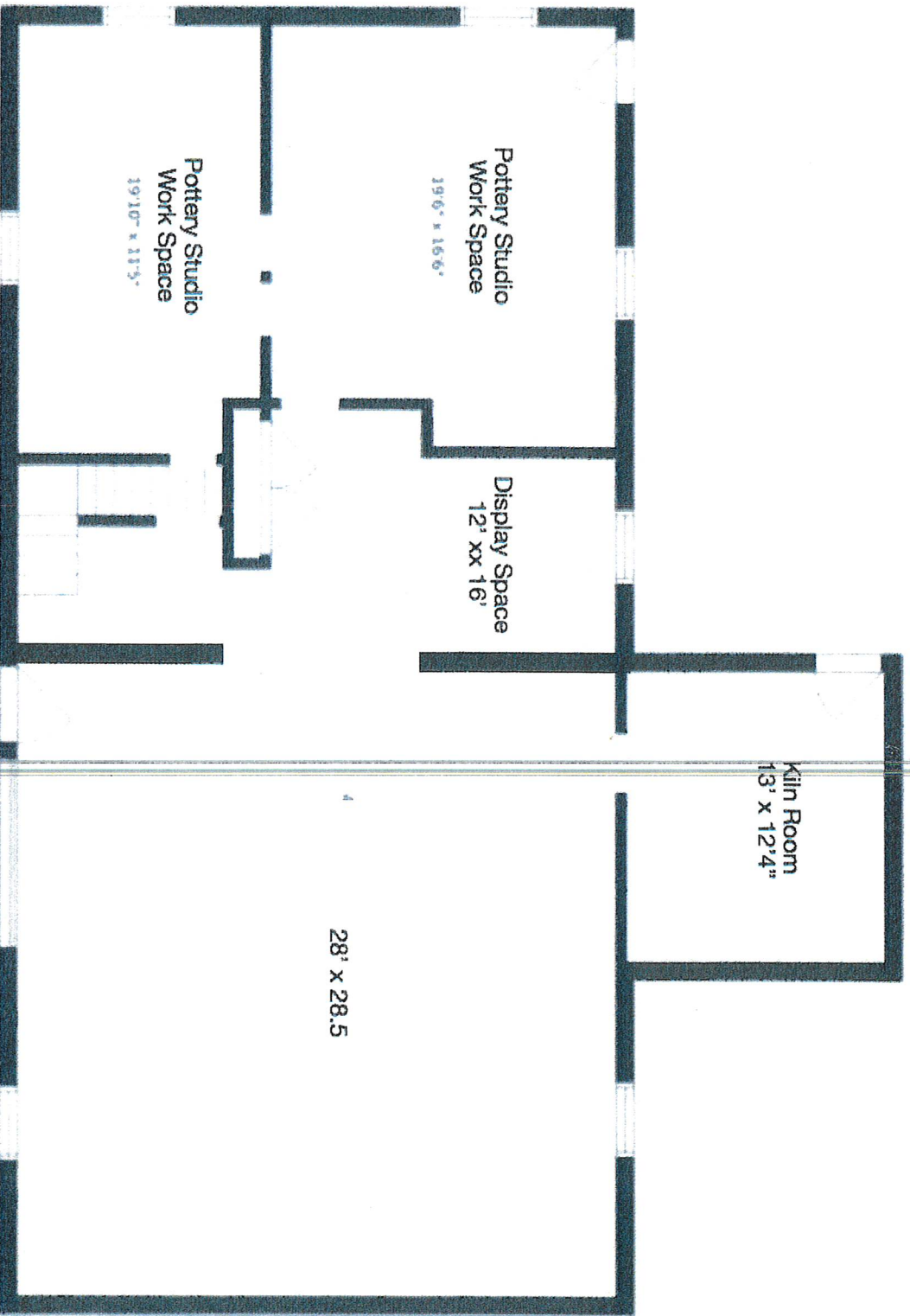
Owner(s) Signature <i>Tom & Beth Tompkins</i>
Applicant(s) Signature (if other than owner) <i>Linda S. Winegar</i>

DO NOT WRITE BELOW THIS LINE - TOWNSHIP USE ONLY

Application Fee <i>4.250</i>	Date Received <i>7-15-22</i>	Receipt Number	Make check payable to: Three Oaks Township
Publication Date <i>5/11</i>	Date Notices Mailed <i>8.350</i>	Public Hearing Date	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> CI Approved with conditions listed			

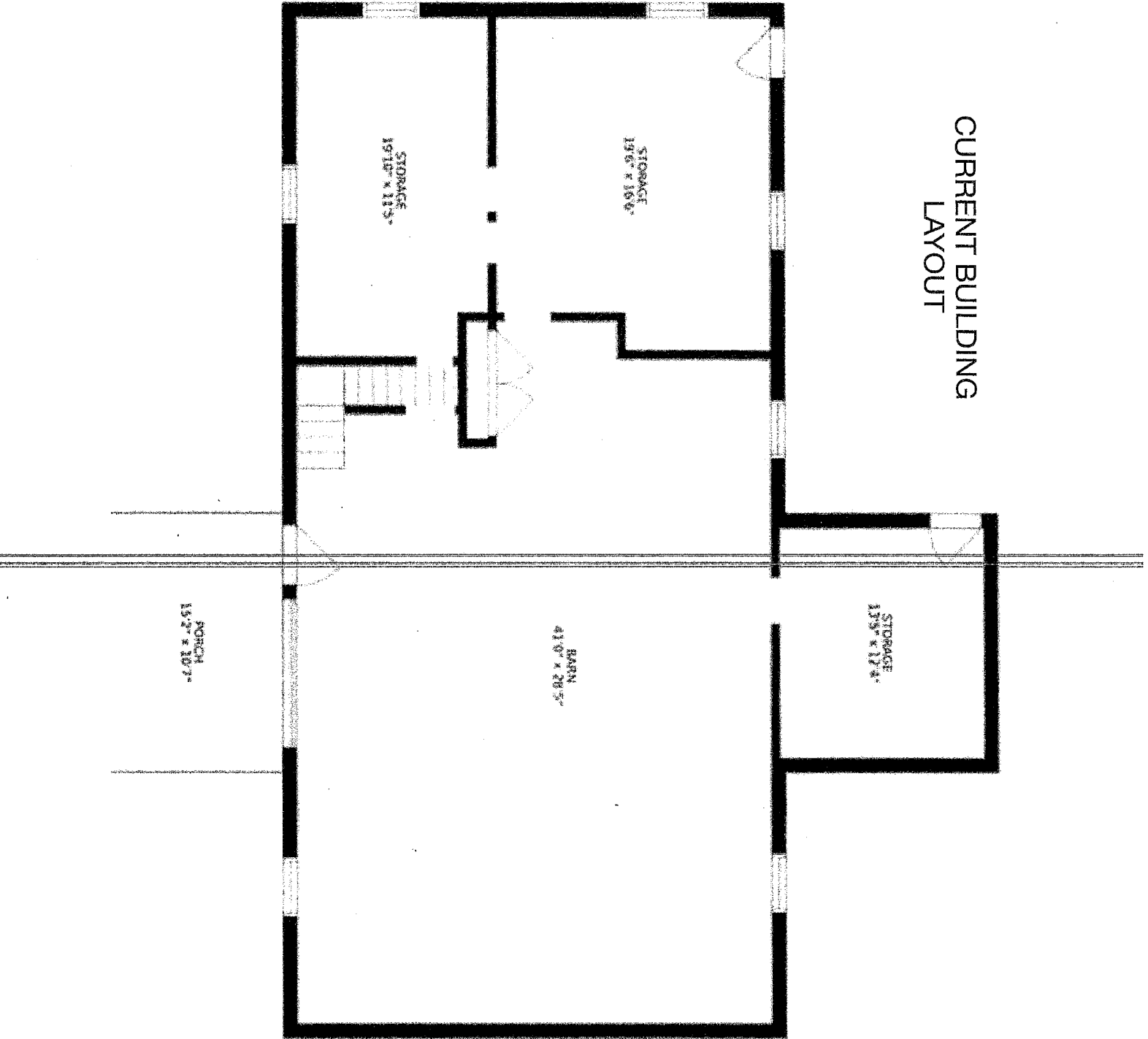
Legal Description of property at 17860 S. Phillips Rd, Three Oaks

COM AT SE COR OF NE1/4 OF NW 1/4 SEC 12 T8S R20W TH S 90 DEG
W 244' TH N 0 DEG E 293' TH N 90DEG E 293' TH N90DEG E 244' TH S
0 DEG W 293' TO POB



Total Exterior Dimension
60 ft. x 28 ft.
17860. S. Phillips Rd

CURRENT BUILDING LAYOUT





MAPLE VIEW FARMS ^{INC} 11-20-0012-0002-00-0

108 Maple St

Three Oaks, mo 49128

CHESTNUT FARMS ^{INC} 11-20-0012-0006-02-1

29224 US Hwy 129

D-Brewer Fla. 32071

11-20-0012-0007-00-1

~~11-20-0012~~

LOVEY WALWIK 11-20-0012-0010-02-0

18021 Phillips Rd

Three Oaks, mo 49128

VERSAW JT DEC OF TRUST 11-20-0012-0005-00-9

18932 S. Schwank Rd

Three Oaks, mo 49128

Public Hearing Notice
going to these residents





Winegar Pottery
103 Fairview Church Road
Graysville, PA 15337
724-428-3307 winegarpottery.com

July 10, 2022

Three Oaks Township
6810 US Hwy 12, PO Box 55
Three Oaks, MI 49128

To whom it may concern,

To introduce ourselves, we are the Winegars, James and Linda. We are interested in the purchase of a property at 17860 S. Phillips Road in Three Oaks Township. We intend for the property to be our permanent residence. In addition, we are self-employed potters. We have been producing a line of pottery for over fifty years. You can access more information at our website, www.winegarpottery.com.

The South Phillips Road property has a beautifully restored farm house and an additional large 40 x 60 ft. building. We would hope to utilize the barn building to set-up our pottery studio. We are not a large commercial operation, but a two person studio creating wheel-thrown pottery. We market our ~~work in numerous galleries and shops throughout our current location.~~ We would hope to build a relationship with similar entities in the Harbor Country area.

We maintain a display of our work in our studio for promotion and sales. In addition, we have enjoyed teaching our skills to individuals in studio lessons consisting of usually not more than 2 to 4 people. We hope to continue our teaching experiences in Three Oaks.

We hope that we would receive approval for the utilization of the property for these purposes. We feel that we would be a positive addition to the Three Oaks community.

Should you have questions, contact us at: 724-428-3307 or email to: winegarpottery@gmail.com

Sincerely,

James and Linda Winegar



Winegar Pottery
103 Fairview Church Road
Graysville, PA 15337
724-428-3307 winegarpottery.com

July 10, 2022

Three Oaks Township
6810 US Hwy 12, PO Box 55
Three Oaks, MI 49128

Dear Liz Cummings,

Enclosed is our application for Special Land Use for a pottery studio at 17860 S. Phillips Rd, a property we are hoping to purchase should we be approved for this usage.

There are several attachments included. The owners will come in to sign the application, when you notify them that you've received it. Please contact me if there is any additional information needed. Thanks for your assistance in this matter.

Respectfully,

Linda Winegar

Linda Winegar