

**THREE OAKS TOWNSHIP
PLANNING COMMISSION**
Regular Meeting
Tuesday, April 25, 2023 7:00pm

CALL TO ORDER

Kaminski called the regular meeting of the Planning Commission to order at 7:00p.m. on Tuesday, April 25, 2023 at Three Oaks Twp. Hall.

ROLL CALL

Present: Christian Mitchell, Daniel Versaw, John Kramer, Karen Seifert, Mark Seifert, Rich Fatter, Leslie Kaminski

ABSENT

None

PUBLIC MEMBERS AT MEETING

See attached list

APPROVAL OF MINUTES

Kaminski asked for a motion to approve minutes of the February 28, 2023 meeting. K. Seifert, seconded by Kramer, moved to approve the minutes. All ayes. Motion carried.

Kaminski asked for a motion to approve minutes of the March 7, 2023 special meeting. Kramer, seconded by Fatter, moved to approve the minutes. All ayes. Motion carried.

UNFINISHED BUSINESS

George Mangold

- Thanked board for their work.
- Many people were involved and worked through getting Marijuana Ordinance passed.
- Many revisions were made to the draft before it was voted on.
- Many people have inquired since the ordinance was passed by the Planning Commission.

Berrien County Planning Commission reviewed and approved Three Oaks Township Marijuana Ordinance. County questioned the outdoor cultivation portion of the township's ordinance. Article 15 Section 4 page 5

Three Oaks Township board reviewed the zoning ordinance and made a zoning amendment:

Industrial district – retail businesses allowed for associated use.

Three Oaks Twp Board tabled vote until reviewed.

The industrial zone will allow retail sales, processing material, and cultivation - all three have to happen together.

Phone call from Andy – Township Planner. He concurred with inconsistency.

George passed out the Marijuana Ordinance draft. There was a legal issue to clarify with Andy.

The type of Marijuana Business located within the Industrial zone are limited.

Township Planning Commission can vote on approval of revised amendment.

Still working on Three Oaks Twp. Licensing application. By June hopefully ready to vote on.

Mitchell – Do we need to review SLU?

Mangold – No

All conditions remain in place within the Marijuana Ordinance.

Fatter moved to approve the revisions to the Marijuana Ordinance. Second by Kramer. All Ayes. Motion carried.

NEW BUSINESS

None

PUBLIC COMMENTS

James Sawyer – Space in New Buffalo is better. Available space in Three Oaks. Would like to have Industrial zoning to allow for Marijuana Business.

CORRESPONDENCE

None

ADJOURNMENT

With no further business, the regular meeting was adjourned at 7:21pm. Kaminski moved to adjourn the meeting, second by Fatter. All Ayes. Motion carried.

The next regularly scheduled planning commission meeting will be held on May 23, 2023 at 7:00pm.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Dan Versaw', with a long horizontal flourish extending to the right.

Dan Versaw

Three Oaks Township Planning Commission
Public meeting attendees

Date: 4-25-23

| Print Name | Phone # | Address |
|----------------------------|---------|---------------------------------------|
| George Matthews | | 7001 S. SHERWOOD |
| Joe Clark | | 1271 Colton Dr. Pigeon Springs Co. KY |
| James Herpin | | 6605 Harbert Rd, Sawyer MI |
| James Foster | | 2202 W EARL RD |
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