

**THREE OAKS TOWNSHIP  
PLANNING COMMISSION**  
Regular Meeting  
Tuesday, February 28, 2023 7:00pm

**CALL TO ORDER**

Fatter called the regular meeting of the Planning Commission to order at 7:00p.m. on Tuesday, February 28, 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**

Township Attorney – Andy via Zoom  
See attached list

**APPROVAL OF MINUTES**

Fatter asked for a motion to approve minutes of the November 22, 2022 meeting. Kramer, seconded by Mitchell, moved to approve the minutes. All ayes. Motion carried.

Fatter asked for a motion to approve minutes of the January, 2023 meeting. K. Seifert, seconded by M. Seifert, moved to approve the minutes. All ayes. Motion carried.

**UNFINISHED BUSINESS**

Further inspection of Marijuana Ordinance.

Kramer – Limit to Commercial Sales

Fatter – Modify Marijuana Ordinance

Andy – There is an option to amend the zoning ordinance to allow marijuana businesses to be located in an industrial zoned area. That will require an SLU.

Fatter – spot zone as an option

Andy – Not a good idea to spot zone to keep the zoning districts consistent. Retailer will be in the greatest demand – based on his experience.

K. Seifert – Over saturation will affect # of businesses.

Andy – Market component will only support so many retail stores

Kramer – Indiana will approve someday.

Andy - People inquiring about applications will probably slow down. Big companies may buy out small guys. Possibility of vacant buildings. Base our zoning on actual data. Don't worry about hypothetical. We can always come back and amend the marijuana ordinance to tailor to Township needs and wants.

K. Seifert – All business has to be through SLU

Andy – SLU is transferable; runs with property. Home occupancy is different.

Reviewed operation permits.

Reviewed stie requirements and general ordinance requirements.

Allow violation to be remedied.

Mitchell – Change in ordinance and zoning. Should we postpone voting?

Andy – Adding industrial. Township Board can tailor ordinance or send back.

Fatter – Wants to move forward with approval

Andy – If approved as SLU

Fatter – Working on ordinance for a while, moved to approved ordinance as is, no adjustments.

Versaw – Nothing is going to be 100% but we try to make this fit the best way possible. We have done our best and we can't keep kicking the can down the road.

Andy – If we pass ordinance then it goes to County level Planning Commission, then to Township board.

Fatter – We should approve this ordinance. We have done our due diligence.

Mitchell – We are ready to approve

Fatter – Called for motion to vote on ordinance.

Moved by K. Seifert, Second by Fatter. All ayes. No Nays.

Andy – Said he will send to county - Katie Montaya – she works with community planning.

### NEW BUSINESS

Fatter – SLU request on 3/7/2023 – Special Meeting

Fatter – Election of Chair – Kaminski nominated by K. Seifert, second by Kramer. All Ayes.

Kramer – Nominated M. Seifert as Vice Chair. All Ayes

Kramer – Nominated Versaw to remain Secretary. All Ayes

### PUBLIC COMMENTS

James Hermes – Commercial and zoning agree with ordinance. Industrial zoning – for retail. Purchasing property.

Dennis Kostka – 7451 US 12 owns property and wants to sell to James Harmes for Marijuana Business.

**CORRESPONDENCE**

None

**ADJOURNMENT**

With no further business, the regular meeting was adjourned at 7:43pm. Fatter moved to adjourn the meeting, second by Kramer. All Ayes. Motion carried.

The next regularly scheduled planning commission meeting will be held on April 25, 2023 at 7:00pm.

Respectfully Submitted

  
Dan Versaw

Three Oaks Township Planning Commission  
Public meeting attendees

Date: February 28<sup>th</sup> 2023

| Print Name      | Phone #      | Address             |
|-----------------|--------------|---------------------|
| TODI MUEWENY    | 269 612-0193 | 7550 ELM VALLEY RD. |
| James Hernandez | 224-688-5480 | 665 Herbert RD      |
| Dennis Koska    | 219-525-2078 | 7202N 2005 LARDAE   |
| Bob Savino      | 847-287-1984 | 6992 US 12          |
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