

**THREE OAKS TOWNSHIP
PLANNING COMMISSION**
Special Meeting
Tuesday, March 7, 2023 7:00pm

CALL TO ORDER

M. Seifert called the special meeting of the Planning Commission to order at 7:00p.m. on Tuesday, March 7, 2023 at Three Oaks Twp. Hall.

ROLL CALL

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

ABSENT

Leslie Kaminski

PUBLIC MEMBERS AT MEETING

Building Inspector – Ed Carpenter
See attached list

SPECIAL MEETING

Jim Mullen – owns Air-Right Technologies in New Buffalo. Selling his New Buffalo location. Wants to buy a location in Three Oaks Twp on US 12 to run his business out of. Wants to move to Three Oaks Township location as soon as possible, if approved. He wants to use the existing house as office and the existing garage as a work area and sheet metal shop. A small addition is planned to be built on the north side of the existing garage. The addition will only go to the north 10' max. Deliveries will only occur in mornings. No weekend work unless there is an emergency.

Kramer – Asked John Tucek if he had any concerns or comments.

Tucek – No problem

Carpenter – Jim runs a tight ship – no problem

Fatter – Clean, respectful property in New Buffalo

Mitchell – How many acres? 3.68

Jim Mullen – Son to live on property in house

Versaw – Have you been in contact with Holub about using his easement?

Mullen – Possibly purchase easement plan to maintain easement and will contact Holub.

Mitchel – For the record, no outside storage.

Jim Mullen – scrap dumpster only

Jean Mullen – current owner of property has done a lot to improve parking

Seifert – Has driven by US 12 property in New Buffalo Twp, always clean

Mitchell – Signs?

Mullen – Possible signs; look into with Ed

Mitchell – Follow ordinance regarding signage

Seifert – State will know MDOT rules regarding signage

Mullen – Will look into it

Versaw - # of employees

Mullen – 4. They park at shop.

K. Seifert – driveway is built for the type of business he has.

Tucek – Security cameras / lights?

Mullen – Infrared cameras – no lights

Mitchell – hours of operation?

Mullen – 8:30am – 5pm and emergencies

Versaw – fencing?

Mullen – no fencing

Carpenter – What Commission approves tonight is what it has to be. Anything over and above what we approve will need to be approved by Carpenter.

Mullen – SLU – Mullen purchase of property contingent upon this meeting and sale of other property.

SLU – Special Requirements


- Contingent upon house to be used as part of business of operation.
- Scrap dumpster only outside
- No storage outside
- 10' addition on North side
- Possible purchase of easement from Holub
- No fence
- No lights except infrared light on cameras
- Signage is up the MDOT

Mitchell moved to pass with special land use requirements. K. Seifert second. All Ayes. No Nays.

ADJOURNMENT

With no further business, the regular meeting was adjourned at 7:25pm.

Respectfully Submitted


Dan Versaw

I CHRIS CLAY Am selling my property

at 8675 US HWY 12, THREE OAKS MOZ 49128.

To Jim and Jean Mullen. Property is under contract.

with them and will close AFTER THE CLOSING

on their property on 3-15-23.

Chris Clay owner. 3-7-23
DATE

Joe Mullen Buyer. 3-7-23
DATE