

**THREE OAKS TOWNSHIP  
PLANNING COMMISSION**  
Regular Meeting & Public Hearing  
October 26, 2021

**CALL TO ORDER**

Chairperson Judy Lang called the regular meeting and public hearing of the Planning Commission to order at 7:00 p.m. on Monday, October 26, 2021 in the meeting room of the Three Oaks Township Municipal Building, 6810 US Highway 12, Three Oaks, Michigan 49128.

**ROLL CALL**

Present: Judy Lang, Sarah Bardusk, Richard Fatter, Christian Mitchell, Daniel Versaw, Karen Seifert, and John Kramer

**ABSENT**

None

**ADJOURNMENT TO PUBLIC HEARING**

**THREE OAKS TOWNSHIP  
PLANNING COMMISSION**  
Public Hearing  
October 26, 2021  
7:00 p.m.

**PURPOSE OF PUBLIC HEARING**

To consider a Special Land Use (Hardship) for Rollin C. & Dawn M. Ackerman of 19503 S. Ray Road, Three Oaks, MI 49128 on parcel number 11-20-0024-0003-03-4 zoned AG-RR District to allow an accessory dwelling on their parcel due to disabilities. This request is pursuant to Article IV, Ag- RR Agriculture – Rural Residential District, Special Land Uses, and Article XV, Sections 15.03 & 15.04 of the Three Oaks Township Zoning Ordinance.

**AFFIDAVITS OF POSTING, MAILING, AND PUBLISHING** on file.

**PRESENTATION**

Rollin Ackerman stated that they are requesting this SLU because his wife has on going health issues. They need family to assist in their ability to live at their residence.

Lang went through each of the ordinance SLU standards.

The commission agreed that the application meets the ordinance SLU standards.

Fatter empathized with Ackerman's needs. Versaw stated that special conditions should be set in place for the SLU. After some discussion it was decided that the following conditions would be applied to the SLU.

Conditions for the SLU:

1. Could not be used as a short-term rental.
2. SLU is voided if property is sold, and new owner acquires property.
3. Structure will be removed within 2 years after when the SLU is no longer needed for the hardship.
4. SLU is voided when SLU is no longer needed for the hardship.

**PUBLIC COMMENTS**

Ken Seifert supports Ackerman's request.

Ed Carpenter expressed that there should be stipulations set in place for the SLU

**CLOSE PUBLIC COMMENT SESSION**

**CORRESPONDENCE**

None

**SESSION FOR COMMISSION TO ASK QUESTIONS AND ADDRESS THE CHAIRMAN ON THE PETITION**

**ADJOURNMENT TO THE REGULAR MEETING**

**THREE OAKS TOWNSHIP  
PLANNING COMMISSION  
Regular Meeting  
October 26, 2021  
Immediately following Public Hearing**

**ADDITIONS TO AND APPROVAL OF THE AGENDA** – None.

**APPROVAL OF MINUTES**

Kramer, seconded by Fatter, motioned to approve the minutes of the regular meeting minutes of September 28, 2021. No discussion. All Ayes. Motion carried.

**NEW BUSINESS**

To consider a Special Land Use (Hardship) for Rollin C. & Dawn M. Ackerman of 19503 S. Ray Road, Three Oaks, MI 49128 on parcel number 11-20-0024-0003-03-4 zoned AG-RR District to allow an accessory dwelling on their parcel due to disabilities. This request is pursuant to Article IV, Ag- RR Agriculture – Rural Residential District, Special Land Uses, and Article XV, Sections 15.03 & 15.04 of the Three Oaks Township Zoning Ordinance.

Kramer, seconded by Fatter motioned to allow the Special Land Use (Hardship) for Rollin C. & Dawn M. Ackerman of 19503 S. Ray Road, Three Oaks, MI 49128 on parcel number 11-20-0024-0003-03-4 zoned AG-RR District to allow an accessory dwelling on their parcel due to disabilities with the following conditions:

Conditions for the SLU:

1. Could not be used as a short-term rental.
2. SLU is voided if property is sold, and new owner acquires property.
3. Structure will be removed within 2 years after the SLU is no longer needed for the hardship.
4. SLU is voided when SLU is no longer needed for the hardship.

Lang called for a Roll Call vote.

Bardusk: Yes, Fatter: Yes, Mitchell: Yes, Versaw: Yes, Seifert: Yes, Kramer: Yes, and Lang: Yes.

Motion carried.

**UNFINISHED BUSINESS**

Versaw Earthworks SLU review

**PUBLIC COMMENTS**

None.

**CORRESPONDENCE**

None.

**ADJOURNMENT**

Lang asked for a motion to adjourn.

Fatter seconded by Seifert, motioned to adjourn the meeting.

All Ayes. Motion carried.

The meeting adjourned at 7:18 p.m. The next regularly scheduled planning commission meeting will be held on November 16, 2021 at 7:00 p.m.

Respectfully Submitted,

Dan Versaw