

Three Oaks Township  
Planning Commission  
Special Meeting Archaea Gas Plant land use application  
Tuesday June 25,2024

Call to Order

Meeting Called to order by Kaminski at 7:00 pm June 25,2024

Attendance

Present Dan Versaw, Robin Snyder, Chris Mitchell, John Kramer, Karen Seifert, Mark Siefert  
Leslie Kaminski

Absent

none

Motion to have Dan Versaw to lead meeting

Motion Kaminski      Second Versaw

Roll call

Motion to assign Mitchell as Secretary

Motion kaminski      Second Kramer

Roll Call

Versaw    yes

Snyder    yes

Mitchell    yes

Kramer    yes

K Seifert    yes

M Seifert    yes

Kaminski    yes

Conflict of Interest

Karen Seifert and Mark Seifert will not participate.

Motion to Approve Agenda for this meeting

yay all

nay none

Public Commit for Items not on Agenda

None

Motion to open Public Hearing

Motion Versaw      Second Kaminski

Roll Call

Versaw yes

Snyder yes

Mitchell yes

Kramer yes

Kaminski yes

Persons Requested by Commission for Statements

Ed Carpenter that Archaea have met minimum Application requirements.

Presentation by Archaea Energy

30 Minutes

Archaea presented revised adjustments .

Plant size reduction

Noise Mitigation improvement

Environment and Impact Adjustments

Lighting Adjustments

Presentation by Andy Moore of Williams and Works

Commission have just received updated revised Site plan a week ago and have not given time to review new information.

There is no Traffic study.

No decimal data on noise.

Does not compliment Master plan.

Special set backs have not been reviewed.

No environment study on hazards to the health and welfare to residents.

Application absent of floor plan detail.

Moore Recommends not to approve at this time.

Public Comments

Vicky Wagner

Gas plant does not fit Master plan..

Depreciates residents quality of life

Do not need to be dumped on again.

Gas hits peak in five years.

residents do not benefit no jobs, no reduced cost of energy.

Kevin and Karly Kanger

Do not what Archaea Energy as neighbor.  
Under impression this is second plant.  
Many unknowns.  
Fence line noise on noise?  
This gas plant against master plan.  
Not compliant.  
We are not guinea pigs.

Allen Turner Spring Creek

No Information.  
Air quality?  
This company purchased for 4.1 billion.  
Environment impact statement assessment.  
Why come when so many against it?

Craig Barnett Martin

Lives ¼ mile from site.  
Will drop our property values.  
People in Cleveland plant are unhappy with noise, soot, Thermal oxidation..  
Do not want plant.

Charles Sittig Martin rd

Need DP noise levels from Generator, limit is 50 Dp at property line  
compared to noise level of efficient a/c.  
A Scientific sound study on a similar property.  
No site plan or application provided.  
Gas plant off of fail road hwy 20 is closed in barn.

Mary McKee Duval

Trash trucks.  
Can't ride bikes.  
Basswood and Martin are small road roads.  
Pollutants can cause health risks respiratory  
Noise and lights.  
Can pose threat to livestock and crop growth.  
Property negative values home buyers investments ,tourist negativity..

Tina Shuck?

Runoff into the earth ,not green, poisoning soil and earth  
went to one of your plants did not open when we visited.

Nancy Hertel , Elm street  
Three Oaks is a up and coming area farms, shops bikers.  
What is the value to our community.  
Only three jobs from achaea.  
Oppose the plant!

Ron Jelinik Stickels road  
Forest lawn land fill is requesting this for \$.  
Several citations for noise, smell, hours, from the land fill when it was operating.  
Property values will go down/  
Houses will have to be sold to company at distressed prices because of land fill.  
It will eliminate tax base of 12 homes or more.

Chris Layton Martin rd  
To many unknowns .  
Noise wall only redirects noise not eliminate.  
Define what is acceptable for limits.

Janice Muir Martin road

Agree with questions/ comments  
Can't see how it will pass master plan.  
Heavy industry has no place in Three Oaks.  
2.1 mile nw of power will burden service utilit./

John Swatstrom  
Company made changes are they operating to know how it works.

Jackie Samanski Martin rd  
livelihood?  
Tension between individuals.  
Not in best interest of community.

Carolyn Volstorf Witt road

Plant does not comply to master plan.  
Home depressed value.  
Negative tourism.  
Vast open spaces gone.  
Community has a unique identity.

Luke Allen  
Complex production.  
Cannot meet zoning requirements.  
Does not meet township goals.  
Reduce size does not reduce production capacity and environmental negative impact.

Linda Kissenger Indiana

Will impact community and tourism, life, family, people should be concerned.

Donna Dottrich locust street

By products hydrogen sulfide.  
Why do they need to be somewhere safe.  
What are vulnerability of process.  
Insurance?

Milissa Shurick martin road

Throwing stuff- just answering questions.

Carl Shurick Martin road

How can you put in a wetland that runs into lake Michigan.  
Already hit aquifer.  
Property values hit from land fill.  
The burn out will go where ever the winds take it.  
why did you not do it right away.

Wally Siewart

Why you let city counselor to berate citizen was embarrassing.

James Redesta jr.

Do not want farming community disturbed.

Mike Craigs Basswood

All neighbors and farmers know whats right and wrong.  
township guidelines do not meet criteria.

Christian Siewart

Lets do something with the gas.  
can we make changes.

John Bowman

All product going into air wasted , could be good for the community.

Motion to close Public Hearing

Motion Versaw

Second kaminski

Versaw yes  
Mitchell yes  
kaminski yes  
Kramer yes  
Snyder yes

Consent Business  
none

Motion to approve minutes of prior meeting on February 20,2024

Motion Versaw

Second Kaminski

versaw yes  
Kaminske yes  
Mitchell yes  
Kramer yes  
Snyder yes

Motion to adjourn

Motion Versaw

Second Kaminski

Adjourn 8:28