

Minutes of Three Oaks Planning Commission

3 September 2019 meeting

- 1) At 7:00 pm , acting as Chair in the absence of Chairman Gene Svebakken, Darlene Heemstra called the meeting to order and asked Secretary Shawver to call the roll:

Present: Heemstra, Shawver, Newquest and Hernandez

Absent: Svebakken, Wisner and Woerdehoff

Mike Greene, Village Manager, was also present at the meeting

- 2) Heemstra then introduced Daniel Milsk, attending as a member of the public.
- 3) Hernandez moved to approve the minutes of the 7 August 2019 meeting, motion was supported by Newquist and approved.
- 4) Newquist then moved to approve the agenda, motion was supported by Hernandez and Approved.
- 5) Reports from Village Council. Zoning Board of Appeals and Staff:
- a) Village Manager: Nothing of substance to report
 - b) Village Council: Newquist reported the approval of the Village Budget would be on the 11 September Council meeting.
 - c) Zoning Board of Appeals has scheduled a meeting on 9 September 2019 to consider a variance request from the Teachers Credit Union for an electronic sign.

6) PUBLIC HEARING

Acting Chair Heemstra then called for a motion to open the Public Hearing for the Village Joint 2050 Master Plan, and Amendment to the DDA Development Plan and Tax Increment Financing Plan.

Such motion was made by Shawver, supported by Hernandez and approved.

Following a brief discussion, Heemstra asked for questions or comments from the public. There being none, Shawver moved to close the Public Hearing. Motion was supported by Newquist and approved.

Heemstra then re-opened the Planning Commission meeting.

- 7) Approval of Joint 2050 Master Plan and Amendment to DDA Plan.

After discussion, and subject to Heemstra's edits as discussed, and the removal of the Public Parking Lot designation of the Libraries parking lot;

Motion to approve the 2050 Master Plan with the DDA Amendment and forward it to the Village Council for their approval, was made by Shawver, supported by Newquist and approved.

- 8) Appointments to Recreational Marijuana Committee

Following discussion, applicants Pat Breen and Pat Mullins nominations to fill vacancies on the Recreational Marijuana Committee were made, and a motion to appointment Breen and Mullins to fill the vacancy created by the resignation of Wiseley and Binswager was made by Hernandez, supported by Newquist. The motion was then approved.

- 9) Marijuana Zoning---Discussion.

Village Manager Greene, following the Commission's previous request for guidance, briefly discussed the Village of Buchanan's Marijuana Zoning Ordinance; and committed to send 2-3 more Ordinances from nearby communities to review before our next meeting; when we would start to draft a recommended Marijuana Zoning Ordinance for Three Oaks.

- 10) Recreational Marijuana Committee Update

Greene then gave a general overview of the next three Marijuana Committee meetings in which they hoped to receive input from the DDA and the Village's law enforcement staff. The Committee hopes to complete their work in November.

- 11) There being no further business for consideration, Heemstra asked Mr. Milsk (attending as a member of the public) if he had comments. Mr. Milsk explained he was a principal in a marijuana business in Galien and encouraged the Planning Commission to not be overly restrictive in developing the Zoning Ordinance, and allow as much case by case consideration of future applicants.

- 12) Heemstra announced the next Planning Commission Meeting would be Tuesday, October 1, 2019; and asked for a motion to adjourn: Motion to adjourn was made by Hernandez, supported by Newquist and approved.