

White Oak Township Planning Commission

Meeting Minutes

July 28, 2025

The meeting was called to order at 7:00 p.m. with the reciting of the Pledge of Allegiance. In attendance were Planning Commission members, Aaron Graf, John Kemler, Missy Noll, Meg Redfern, and Ashley Andersen. Jamey Allen and Leela Vernon were also in attendance.

Introduction of the Board:

Introductions were made by the Board.

Approval of Minutes:

Aaron made a motion to approve meeting minutes from the last Planning Commission meeting on April 1, 2025. Meg seconded. Motion approved.

Public Comments:

DPF Solutions has violated their special user permit. Jamey Allen of DPF Solutions explained that he has not signed a contract with Amazon or any other company to repair Amazon delivery vehicles. He is simply trying this out to see how it works. A company named Element reached out to his company to repair, clean, and perform light diesel exhaust system repairs. Jamey explained that heavy repairs are sent out to repair shops around the surrounding area. The extent of Jamey's repairs is cleaning out the exhaust system and welding the exhaust system when necessary. The amount of Amazon vehicles at the business/residence was also mentioned. At one point, there were many Amazon vehicles parked at this location. Jamey explained that he does not want to violate this current special use permit and would stop the expansion of services performed if it affected the filter cleaning business.

Sections of the White Oak Township Ordinance were addressed:

Section 4.44 Home Occupation

- B. No home occupations shall be conducted in any accessory building.
- D. No home occupation shall generate other than normal residential traffic either in amount or type.
- F. Employees shall be limited to those people residing in the primary structure.

Mr. Allen stated that he had been running his business out of an accessory building for the past 3 years. The question was asked if DPF Solutions had employees.

Jamey Allen reported that his company just hired someone, before that the company was run by Jamey and his wife. They hired a third person to have time off.

Missy stated that if there are any other changes to the permit the Planning Commission must be made aware first.

Meg made the motion to recommend to the Township Board to approve the amendment of the special use permit issued to Jamey Allen, DPR Solutions, to allow 1 or 2 Amazon vehicles at their business at a time, and to allow one (1) employee that does not reside at that address. Aaron seconded.

A roll call vote was taken, and the results are as follows:

Aaron – yes

John – yes

Missy – yes

Meg – yes

Ashley – yes

Motion carried. The recommendation to approve the amended special use permit will go to the Board for a vote on August 11, 2025.

Other Township Business:

None

Next Planning Commission Meeting:

Thursday, December 4, 2025.

Adjournment:

Aaron made a motion to adjourn. Meg seconded. The meeting closed at 7:21 p.m.

Respectfully submitted,

Ashley Andersen

Planning Commission