

**CHARLESTON TOWNSHIP**  
**PLANNING COMMISSION MINUTES**

A regular meeting of the Planning Commission was held at the Township Hall on December 11, 2007.

**MEMBERS PRESENT:** Art Samson, Walter Kohnke, Joan Orman, Norm Zomer, Don Kramer, Phil Larson, and Sue Balkema. Also in attendance: Wade Adams.

**CALL TO ORDER:** Samson called the meeting to order at 7 p.m. and led in the Pledge to the Flag.

**ADOPTION OF PROPOSED AGENDA AND MINUTES:**

A motion was made by Kohnke/Orman to approve the agenda. Motion carried.

A motion was made by Zomer/Larson to accept the minutes of the June 19, 2007 meeting as written, Motion carried,

**PUBLIC HEARING:**

Prior to opening the Public Hearing, Samson reported Bruce Blakeman, the applicant requesting rezoning, would be unable to attend due to the weather conditions in the Holland area where he resides. There were no objections from the commissioners to go forward without Mr. Blakeman in attendance.

At 7:06 p.m. the Public Hearing was opened for the purpose of considering the following:

1. The proposed rezoning of three parcels of property located on East MN Ave east of South 44<sup>th</sup> Street.
2. The proposed amendment of Section 23.7, subsection 5(c)(4) of the Charleston Township Zoning Ordinance pertaining to the standards for special exception use approval of earth removal land uses and related operations
3. The proposed amendment of the lead-in paragraph of Section 24.2 of the Charleston Township Zoning Ordinance pertaining to uses subject to site plan review.
4. The proposed amendment of the Charleston Township Zoning Ordinance to add a new Section 24.11, pertaining to an administrative site plan review process.

Samson indicated the board would begin by considering Item 1 of the Public Hearing notice. Mr. Adams had two questions for the board: What does the requested change from Ag-1 Exclusive Agriculture District to Ag-2 General Agriculture District mean and why was the request for rezoning being made at this time? Samson explained that Ag-1 is designed to preserve land for

agricultural production and permits only one single family farm dwelling. Ag-2 is designed to encourage agricultural land use and permits a low concentration of single family development. He noted the land was subdivided in 2000 and that the planning commission has no control over land division Mr. Adams indicated his belief the property should remain in the Ag-1 division particularly since it is prime agricultural land. He warned that a "spreading suburbia" has a direct effect on global warming and oil prices. He was also concerned about the way the land division was handled.

Samson reviewed his notes regarding the rezoning; The request appears to have been properly noticed. The present zoning is Ag-1 and the Township Land Use Plan indicates Ag-2 as the future use. Single family residences are permitted in Ag-2. Ag-2 requires a minimum 3 acre parcel with 220' of frontage - the three parcels exceed both requirements. The application fee has been paid and the application reviewed by AGS with no problems found. Samson also noted that once the Land Use Plan is accepted and the zoning indicated is other than what the present zoning is, the presumption is that owners are entitled to the rezoning, unless present conditions have made the Land Use Plan obsolete.

**A motion was made by Samson supported by Zomer to recommend the Township Board approve the rezoning of the three parcels of property located on East MN Ave east of South 44th Street from Ag-1 Exclusive Agriculture District to Ag-2 General Agriculture District (parcel nos. 3908-35-151-022, 3908-35-151-025, 3908-35-151-028). Motion passed unanimously.**

Samson noted the rezoning request is on the Township Board agenda for the December 18, 2007 meeting.

The tentative texts as prepared by the Township attorney, of the proposed amendment of Section 23.7 subsection 5(c)(4) of the Township Ordinance (Item 2 of the Public Hearing notice) was reviewed.

The tentative text, as prepared by the Township attorney, of the proposed amendment of the lead-in paragraph of Section 24.2 and the amendment to add a new Section 24.11 to the Township Ordinance (Items 3 and 4 respectively of the Public Hearing notice) were reviewed.

**A motion was made by Larson supported by Zomer to recommend the Township Board adopt, as presented by the Township attorney, the text amending Section 23,7 subsection 5.(c).(4), the text amending the lead-in paragraph of Section 24.2, and the text adding a new Section 24.11 to the Township Ordinance. Motion passed unanimously.**

MEMBERS' TIME

Samson noted that due to the January 15 primary voting, the planning commission meeting will be held on Wednesday, January 16.

The meeting was adjourned at 8:20 p.m. upon motion of Kohnke/Orman.

Prepared 12-13-07

S. Balkema, secretary