

CHARLESTON TOWNSHIP
PLANNING COMMISSION MINUTES

April 15, 2008

A regular meeting of the Planning Commission was held at Eaton Corporation, 13100 E. Michigan, on April 15, 2008.

MEMBERS PRESENT: Art Samson, Walter Kohnke, Joan Orman, Don Kramer, Karen Wagar, Phil Larson and Sue Balkema. Also in attendance: Mike Galloway, Chief Engineer of Eaton Corp. Truck Division, Jose Saldivar, Facilities Supervisor for Eaton Corp. Galesburg location and David Deno, architect with Tower Pinkster.

CALL TO ORDER: Samson called the meeting to order at 7:10 p.m.

ADOPTION OF PROPOSED AGENDA AND MINUTES:

A motion was made by Larson/Wagar to approve the agenda eliminating Item 4 - the Pledge of Allegiance (no flag in the conference room) and Item 5 – duplicate item. Motion carried.

A motion was made by Kohnke/Kramer to accept the minutes of the March 18, 2008 meeting as written. Motion carried.

APPLICATION FOR SITE PLAN REVIEW:

Samson mentioned there had been two occasions to use the Administrative Site Plan Review. There was a brief discussion concerning the charge for that procedure with the consensus that the fee should be no more than \$100.00.

Eaton Corporation submitted an application for site plan review for a third floor office addition and a 166 vehicle parking area at 13100 East Michigan Ave. Samson distributed copies of the application with the AGS review attached, a booklet entitled “Schematic Design Narrative” and drawings of the proposed addition. Samson noted both he and AGS found the material to be administratively complete.

Mike Galloway welcomed commission members to Eaton. He explained that the company is growing and needs office space to house an additional 80 fulltime employees. Currently the facility consists of three structures forming one building: an East and West structure with a “connector building” between. The present connector building was constructed anticipating the future need for a third floor addition. As the third floor addition is built, temporary portable buildings will be used to help alleviate the space problem. David Deno then gave a visual presentation showing the current site and the proposed changes to the building and grounds. The building will have a new front entrance rising 45’ to the top of the third floor. The exterior of third floor will utilize a curtainwall system that will give a “lighter” glass-like appearance. The primary use of the new space will be offices and conference rooms. A new parking area, located on the northeast end of the east building, will be created for 166 vehicles. Care has been taken to preserve existing trees and green space.

Samson directed the commissions’ attention to Article XXIV Site Plan Review Section 24.6 2. Criteria for Site Plan Approval. Members found no concerns with items a – e and items g - j. Item f. David Deno will contact the Galesburg – Charleston Township Fire Department to verify accessibility to the third floor addition. Notations in the AGS review of the application were also addressed. The commission determined information regarding potential environmental issues was provided in the Schematic Design Narrative and they found no concerns. The number of parking spaces is more than adequate. The area shown as “Boy Scout Camporee” is not an issue (merely designates where a camporee occurred). A survey was not provided and was not considered an issue. **A motion was made by Wagar/Kramer to waive the survey document requirement. Motion carried. A motion was made by Samson/Wagar to approve the site plan for the addition of a third story on the existing connector building and the construction of a 166 vehicle parking area for Eaton Corporation located at 13100 East Michigan Ave. Motion carried.**

MEMBERS TIME:

Orman indicated a desire to have the issue of outdoor wood burning heaters placed on a future agenda. Samson mentioned residential wind-powered generators should also be discussed.

The meeting was adjourned at 8:35 pm upon the motion of Kohnke/Samson.

Prepared 4-17-08

S. Balkema, secretary