

CHARLESTON TOWNSHIP
PLANNING COMMISSION MINUTES

A regular meeting of the Planning Commission was held at the Township Hall on February 16, 2010.

MEMBERS PRESENT: Walter Kohnke, Art Samson, Don Kramer, Sue Balkema and Phil Larson.

Absent: Joan Orman and Karen Wagar.

CALL TO ORDER: Larson called the meeting to order at 7:00 p.m. and led in the Pledge to the Flag.

Samson resigned as Planning Commission chairperson effective January 18, 2010 since new state law does not allow the Township Board representative to the Planning Commission to chair the Commission. As vice-chair Larson will assume the office of chairperson.

Larson distributed a packet containing issues of *Zoning and Planning News* and information regarding items on the evening's agenda. Larson gave Balkema a copy of a letter from Attorney Rolfe reminding the Township Clerk and secretaries for the various township commissions and boards of the required contents of meeting minutes.

ADOPTION OF PROPOSED AGENDA AND MINUTES:

A motion was made by Kramer/Kohnke to adopt the agenda as presented. Motion carried. Samson/Kramer moved to approve the minutes of the October 20, 2009 meeting. Motion carried.

No citizen comments.

RESOLUTION TO APPROVE MEETING SCHEDULE FOR 2010 – 2011:

Samson/Balkema moved to adopt the resolution to approve the Charleston Township Planning Commission Meeting Schedule for the 2010 – 2011 fiscal year with the amendment of changing the December 21, 2010 meeting to December 14, 2010. Motion carried.

LAND USE DISCUSSION:

Mr. Chuck Kirkham has expressed interest in building a home containing a photography studio on 44th St. and MN Ave and wanted to know if he would need to ask for rezoning or a variance. The area in question is zoned Ag-2. Reviewing the ordinance the Planning Commission members indicated his request would be considered using the Township's Ordinance for Home Occupations.

FILL PERMIT FOR BEX FARMS:

After reviewing the Planning Commission by-laws it was determined that Balkema would not participate in any discussion or voting on the fill permit issue due to a conflict of interest.

Samson explained the background history of this permit application. Balkema Excavating submitted an application for a fill permit for the northwest corner of East Michigan Ave and 40th St. Samson had previously spoken with the applicant and had indicated that several items for the Site Plan Review could possibly be waived. However, a review of the Fill Permit and Site Plan Review applications by AGS found both applications administratively incomplete. The incomplete items on the applications were discussed and concern was expressed about the size of materials used as fill. Larson will contact AGS to further review the issue.

MEMBERS' TIME: No comments.

The meeting was adjourned at 8:50 p.m. upon the motion of Balkema/Kramer.

Prepared 2-17-2010
S. Balkema, secretary

