

**CHARLESTON TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES**

A regular meeting of the Planning Commission was held at the Township Hall on April 19, 2016.

CALL TO ORDER: Kramer called the meeting to order at 7:00 pm.

ROLL CALL OF MEMBERS: Roll was called and members present were: Sue Balkema, Walt Kohnke, Don Kramer, Brian Moravek, Joan Orman, Art Samson and Tim Vosburg. Also present: Township Attorney Craig Rolfe

CITIZENS PRESENT: Jack Houtkooper

ADOPTION OF AGENDA: Samson moved to approve the agenda. Balkema seconded. Motion passed unanimously.

APPROVAL OF MINUTES: Samson moved to approve the minutes of the March 15, 2016 meeting. Balkema seconded. Motion passed unanimously.

KOOPER'S MARINE REQUEST – ZONING ORDINANCE TEXT AMENDMENT: Attorney Rolfe provided background on Jack Houtkooper's request for proposed amendments of the Charleston Township Zoning Ordinance on application of J&C Richland Properties, LLC/Jack Houtkooper regarding the following:

- Section 7.3 is proposed to be amended to add Indoor Boat Storage as a special exception use in the AG-2 General Agriculture District.
- Section 23.7 is proposed to be amended to add the specific standards required for special exception use approval of a proposed Indoor Boat Storage business (which may also include a limited opportunity for outside boat storage if not visible from a public road).

Attorney Rolfe stated that this is not a property specific proposal - it is a district text amendment – and is step one of the process the applicant would pursue to subsequently seek approval of his plan.

The public hearing was opened at 7:07 pm. There were no citizens present and Kramer stated that the Township had received no letters or contact from the public regarding this application/hearing.

Attorney Rolfe went through the proposed amendment text as submitted for public hearing. Discussion ensued and several considerations were discussed.

The public hearing was closed.

Balkema moved to recommend to the Township Board approval of the tentative text as submitted for public hearing with the following three changes: 1) 23.a; line 1 - change "premises" to "property" 2) 23.b; line 2 - change "inside of a building" to "inside of a fully enclosed building" 3) Delete entire section h.(items 1-4) from the proposed amendment text. Moravek seconded. Motion passed unanimously.

ZONING ORDINANCE – ACCESSORY BUILDING/STRUCTURES ON WATERFRONT LOTS – REIVEW: Attorney Rolfe explained that this is a simple drafting issue from years ago involving a discrepancy in Section 5.16.3 of the Zoning Ordinance pertaining to the special setback requirements applicable to all lots fronting on a watercourse. Language regarding such lots referred to “front yards”

which were essentially located in the rear yard of the dwelling. Text should state that the front yard is on the street side and the rear yard is on the watercourse side. Attorney Rolfe will submit tentative text for members to review and act upon to correct this discrepancy.

CITIZENS' TIME: No comments.

MEMBERS' TIME: Attorney Rolfe reminded the members that they still need to address proposed text amendments of the Charleston Township Zoning Ordinance related to the Michigan Right to Farm Act and Generally Accepted Agricultural and Management Practices (GAAMPs). He distributed copies of draft text contained in a September 2014 memo to re-orient the text to the Planning Commission members so that they can move ahead with a proposed text amendment and notice for public hearing.

The meeting adjourned at 9:03 pm upon motion by Samson. Support by Vosburg. Motion passed unanimously.

*Prepared 4/19/16 by Joan Orman, secretary*