

CHARLESTON TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES

A regular meeting of the Planning Commission was held at the Township Hall on May 16, 2017.

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, Tim Vosburg. Also present: Supervisor Jerry VanderRoest.

ADOPTION OF AGENDA: Orman moved to approve the agenda. Moravek seconded. Motion passed unanimously.

APPROVAL OF MINUTES: Balkema moved to approve the minutes of the April 18, 2017 meeting. Moravek seconded. Motion passed unanimously.

**PUBLIC HEARING: SPECIAL EXCEPTION USE AND SITE PLAN REVIEW – AUGUSTA/CUSTER VFW POST #7956**

Kramer provided a brief description of the plans for the construction of a pavilion at the Augusta/Custer VFW Post #7956 located at 13549 M-96, Augusta. The project requires a Special Exception Use and Site Plan Review. Kramer opened a public hearing on the request. With no other citizens present besides George Waller and Bill Lemmien, who are representatives of the Augusta/Custer VFW Post #7956, no one spoke for or against the project. Kramer closed the public hearing.

The Planning Commission went through the Special Exception Use Review. Samson moved that the Planning Commission recommend to the Township Board that the Special Exception Use Permit be approved by the Township Board. Vosburg seconded. Motion passed unanimously.

The Planning Commission went through the formal Site Plan Review item-by-item. Samson moved that the Site Plan be approved subject to the Township Board's approval of the Special Exception Use Permit. Balkema seconded. Motion passed unanimously.

Citizens Linda and Mike Walters arrived at 7:36 pm, immediately following the departure of Mr. Waller and Mr. Lemmien at the conclusion of the Special Exception Use and Site Plan Review for the VFW pavilion. As a neighbor of the VFW location, Mrs. Walters expressed concern regarding excessive noise during outdoor events at the pavilion. Kramer assured her that there are noise ordinances in place to protect residents. Discussion ensued regarding the placement of noise/nuisance restrictions on the project when the Special Exception Use is approved/issued by the Township Board (i.e. approval "with conditions"). Samson recommended to Mrs. Walters that a letter detailing citizens' concerns be delivered to the township hall before the Township Board meeting on May 23, 2017. Mr. and Mrs. Walters' presence at the Township Board meeting was also encouraged. Kramer asked if the entire Planning Commission was in agreement that restrictions to noise and hours of outdoor operations to the VFW should be conditioned. All agreed.

PRELIMINARY INFORMAL PRESENTATION – GREG AARONS: Mr. Aarons was not present for the meeting.

CITIZENS' TIME: No citizens present at this point in the meeting.

MEMBERS' TIME: VanderRoest mentioned that he had obtained additional maps and information for the Planning Commission's use in their Land Use Plan update work.

ADJOURNMENT: The meeting was adjourned at 8:37 pm upon motion by Samson. Support by Vosburg. Motion passed unanimously.

*Prepared 5/16/17 by Joan Orman, secretary*