

CHARLESTON TOWNSHIP
PLANNING COMMISSION MEETING MINUTES

A regular meeting of the Planning Commission was held at the Township Hall on July 17, 2018.

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

ROLL CALL OF MEMBERS: Roll was called and members present were: Tim Vosburg, Walt Kohnke, Sue Balkema, Don Kramer, Joan Orman, Art Samson and Brian Moravek. Also present Kevin Nigg, Richard Schmidt and Supervisor Jerry VanderRoest.

ADOPTION OF PROPOSED AGENDA: Samson moved to approve the agenda. Kohnke seconded. The motion passed unanimously.

DISPOSITION OF JUNE 19, 2018 MEETING MINUTES: Balkema moved to approve the minutes. Orman seconded. Motion passed unanimously.

CONTINUED DISCUSSION OF LAND USE PLAN UPDATE: The PC continued zoning discussions on a variety of locations in the Township. Balkema is documenting the PC's preliminary decisions made on the ongoing deliberations to the Land Use Plan update. VanderRoest indicated that he has been in communication with Battle Creek officials about their plans for development of property owned by Battle Creek adjacent to the Township. The Battle Creek officials are actively marketing the property and expressed their willingness to work with the Township.

DISCUSSED RICHARD SCHMIDT PROPERTY (SOLAR FARMS): Schmidt stated that he was currently leasing out a portion of the property for farming and also has had preliminary discussions with a firm for placement of a second solar farm. Schmidt indicated that he would not be opposed if the property was rezoned to a more commercial or industrial use. The PC did discuss the impact on the adjacent residential property if the Schmidt property was rezoned to permit an industrial use and whether a buffer between the industrial and residential properties could or should be required. Kevin Nigg did offer his perspective that people are not locating to Charleston Township because it appears that there is little investment and development in the Township.

REVIEW AREAS AROUND TARGET AND EATON. The PC discussed whether the areas immediately south of Target/Eaton should be designated in the Land Use Plan as "Research and Industrial Park" or "Light Industrial". VanderRoest indicated that he would obtain clarification from legal counsel on the Township's ability to control the type of proposed developments permitted as a special exception.

CITIZENS' TIME: No citizen comments.

MEMBERS' TIME: No member comments

ADJOURNMENT: The meeting was adjourned at 9:05 pm upon motion by Kohnke. Seconded by Orman. Motion passed unanimously.

Prepared 7/18/2018 by Brian Moravek, secretary