

CHARLESTON TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
(Aug 21, 2018)

A regular meeting of the Planning Commission was held at the Township Hall on August 21, 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.

ADOPTION OF PROPOSED AGENDA: Joan Orman moved to approve the agenda. Balkema seconded. Motion passed unanimously.

DISPOSITION OF JULY 17, 2018 MEETING MINUTES: Balkema moved to approve the minutes. Vosburg seconded. Motion passed unanimously.

CONTINUED DISCUSSION OF LAND USE PLAN UPDATE: Specific site discussions principally focused on property immediately south of Target/Eaton's facility and the Barn Theater area.

Kramer also provided summary of discussion that he and VanderRoest had with Counsel (Craig A. Rolfe). Of note was that the Counsel indicated that the Township, in the development of the Land Use Plan, has latitude in setting requirements and conditions for individual Zoning Districts and indicated that the PC may want to include more than one Industrial District in the Land Use Plan. The PC was unsure how to optimally apply this input to the Land Use Plan development efforts and thought it best to have Counsel attend an upcoming PC meeting to participate in discussion and answer questions pertaining to the following areas:

- Examples of definitions of multiple Industrial Districts and considerations for inclusion in the Charleston Township Land Use Plan.
- Breadth of Township flexibility in defining Zoning Districts.
- Permissibility to include conditions such as requiring a specific type/size buffer between an Industrial District and a Residential District.
- How much control over development does Township have if proposed development is a Special Exception permitted use?
- Discussion about advantages/disadvantages of why Barn Theater should be rezoned versus adding "Live Theater Productions" as a Special Exception to General Agriculture District (AG-2).

CITIZENS' TIME: No citizen present.

MEMBERS' TIME: No comments.

ADJOURNMENT: The meeting was adjourned at 8:33 pm upon motion by Orman. Seconded by Samson. Motion passed unanimously.

Prepared 8/22/18 by Brian Moravek, secretary