

**CHARLESTON TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
(September 2018)**

A regular meeting of the Planning Commission was held at the Township Hall on September 18, 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 and Brian Moravek. Art Samson was not in attendance. Also present Supervisor Jerry VanderRoest, Citizen Jeff Kidney and Township Attorney Craig A. Rolfe.

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

DISPOSITION OF AUGUST 21, 2018 MEETING MINUTES: Balkema moved to approve the minutes. Orman seconded. Motion passed unanimously.

CONTINUED DISCUSSION ON LAND USE PLAN UPDATE:

As a follow-up to the August 21, 2018, Planning Commission (PC) meeting, Attorney Rolfe was in attendance to participate in the discussions and respond to questions that the PC members had regarding the ongoing deliberations on the Land Use Plan update. Following were the primary areas of discussion:

L Avenue and 40th Street.

- Rolfe thought that the PC was on track in considering including the areas adjacent to the 40th and L Ave intersections in an industrial zoned district. The area has water access, is close to the freeway and portions of the property are already either in a Light Industrial or Research & Industrial Park District. Section 29 which includes the landfill is currently in a residential zoning district and the northwest portion of Section 28 is zoned agricultural but includes a solar development. Rezoning these sections appear to meet the compatibility of land use considerations, is rationale and not expected to negatively affect existing property owners.
- Regarding the discussions that the PC has had about potentially requiring a buffer between an Industrial and Residential District, Rolfe indicated that the Township had the following basic alternatives:
 - The Township can create multiple Light Industrial Districts each with specific land use and development requirements.
 - The Township can redefine the existing Light Industrial District and stipulate development considerations and requirements when property is adjacent to a Residential District.

Barn Theater Area

Rolfe pointed out that the Barn Theater was currently non-conforming to its current zoning and that prior to proceeding he recommended that the PC have a more complete understanding of what future developments the Barn Theater owners envisions. Rolfe identified the following alternatives if the intent was to bring the Barn Theater into conformance with the Township's zoning requirements:

- Add a "Special Exception" to existing zone allowing for a Barn Theater type operation.

- Create a new or standalone zoning district that would specifically allow for a Barn Theater type operation
- Rezone the Barn Theater property to C-4, “Highway Commercial District”, adding language that would allow for a Barn Theater type operation.

Other Topics

Rolfe clarified that a “permitted use” that is listed within a specific district is considered to be an allowable use not generally requiring extraordinary controls or conditions while a “special exception use” requires prior review and authorization to ensure appropriate safeguards.

Rolfe discussed zoning for commercial activities and whether adult oriented stores would be allowed and indicated that for example, the current zoning ordinance for commercial district would not preclude an adult book store but may exclude live entertainment. Rolfe did cautioned that zoning regulations pertaining to these type of establishments are usually complex and require careful legal and constitutional considerations.

CITIZENS’ TIME: No citizen comments.

MEMBERS’ TIME: No additional member comments.

ADJOURNMENT: The meeting was adjourned at 8:55 pm upon motion by Vosburg, Seconded by Orman. Motion passed unanimously.

Prepared 9/19/18 by Brian Moravek, secretary