

**CHARLESTON TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
(January 15, 2019)**

A regular meeting of the Planning Commission (PC) was held at the Township Hall on January 15, 2019.

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

ROLL CALL OF MEMBERS: Roll was called and members present were: Walt Kohnke, Sue Balkema, Don Kramer, Joan Orman, Art Samson and Brian Moravek. Member absent: Tim Vosburg. Also present were Terry Crater and Hunter Dodge of Norse Brewery/Meadery, Jeff Kidney representing NRK Contracting, LLC, Wendy Somers, Superintendent of Galesburg Augusta Schools and Charleston Township Supervisor Jerry VanderRoest.

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

DISPOSITION OF NOVEMBER 20, 2018 MEETING MINUTES: Kohnke moved to approve the minutes. Balkema seconded. Motion passed unanimously.

DISCUSSION BREWERY/MEADERY (UPDATE): Norse Brewery/Meadery is moving forward with building, staffing and distribution plans. The building will be a prefab unit and is targeted for delivery and placement in the spring if all approvals come through. Mr. Dodge indicated that they have talked with AGS and building inspectors and are in process of applying for permits and would welcome community input on the design.

CONTINUED DISCUSSION OF LAND USE PLAN (LUP) UPDATE: The Commission members were provided a letter (for the record) from Karen Wagar (property owner) that indicated that she was aware of the LUP update efforts and was opposed to Section 28 being designated as an Industrial Zoned District and expressed concerns that such a change would negatively impact the rural atmosphere of the area as well as the nearby housing development (Lakeview Meadows). The Commission discussed her letter and are of the opinion that the LUP under construction adequately addresses the concerns identified in her letter.

The Commission members discussed whether there was a need to develop and include additional Industrial Districts in the LUP or if existing districts would best serve the Township. After discussion, the consensus was that the benefits of creating additional districts was not non-existent and that the draft LUP would continue with existing districts.

All Sections in the Township have now been addressed by the Commission and that during the next meeting the draft LUP would be reviewed to ensure that the Commission members have a unified and consistent understanding of the details of the draft LUP.

CITIZENS' TIME: Jeff Kidney indicated that he was here to observe but did note that he had submitted payment to the Township to initiate a zoning change for his property (parcel # 08-29-226-011) in the NE corner of Section 29.

MEMBERS' TIME: No member comments.

ADJOURNMENT: The meeting was adjourned at 8:29 pm upon motion by Orman. Seconded by Samson. Motion passed unanimously.

Prepared 1/15/19 by Brian Moravek, secretary