

**CHARLESTON TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
(April 16, 2019)**

A regular meeting of the Planning Commission was held at the Township Hall on April 16, 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: Tim Vosburg, Walt Kohnke, Sue Balkema, Don Kramer, Joan Orman, Art Samson and Brian Moravek. Also present Jeff Kidney, (NRK Contracting), Tim Kowalski, Tracy Kowalski, Katelyn Santos, Rick Schmitt, Tom Shanley (Crum Park Farm) and Supervisor Jerry Vander Roest.

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

**DISPOSITION OF MARCH 19, 2019 MEETING MINUTES:** Balkema moved to approve the minutes. Orman seconded. Motion passed unanimously.

**PUBLIC HEARING:** NRK Contracting LLC Amendment of Land Use Plan Map and Amendment of Zoning Map

At 7:05 Kramer opened the Public Hearing for comments on the proposed changes to the Charleston Township 2005 Land Use Plan to reclassify parcel 3908-29-226-011 to the Light Industrial zoning classification and the related proposed change of the zoning classification of that property from R-1 Single Family Rural Residential District to L-1 Light Industrial District. Kramer noted no comments have been received to date orally or in writing. Tim Kowalski did speak up noting he owns the property across from the parcel and is in support of the proposed change. Since there were no other comments offered, Kramer closed the Public Hearing at 7:11.

Kramer moved to adopt the Resolution, approving amendment of Charleston Township Land Use Plan Map for recommended final approval by Charleston Township Board. Orman seconded. Resolution passed unanimously.

Roll call vote: Vosburg Y; Kohnke Y, Balkema Y, Kramer Y, Orman Y, Samson Y, Moravek Y.

Balkema moved to recommend to the Township Board that the zoning classification of parcel 3908-29-226-011 be changed to Light Industrial District contingent upon the Township Board approval of the aforementioned Resolution. Vosburg seconded. Motion passed unanimously.

**PUBLIC HEARING:** Midco LLC and Richard/Karen Schmitt Trust Amendment of Land Use Plan Map

Kramer noted that two written comments on the requested Land Use Plan changes have been received. One from Karen Wager and the other from Kalamazoo County Government, Director of Planning and Development Department. Both expressed concern about the impact of the requested rezoning on the surrounding properties.

At 7:25 Kramer opened the Public Hearing for comments on the requested changes to the Charleston Township 2005 Land Use Plan to reclassify parcels 3908-28-101-010, 3908-28-126-011 and 3908-28-126-020 from Agricultural 2 to the Light Industrial District zoning classification. Schmitt pointed out that other properties on the corner 40<sup>th</sup> Street/L Avenue intersection are already zoned Light Industrial. He also indicated that he would not be opposed to placing a berm between his property and the housing develop adjacent to his property.

Balkema indicated that she would support the corner portion, 3908-28-101-010 being moved to the Light Industrial District, but could not support the other two parcels being changed from the Agricultural District. Schmitt requested rationale, and Vosburg indicated that he did not believe that the Township would benefit from the loss of more farm land. Balkema indicated that she too shared Vosburg's view, but was also concerned about the impact the requested change would have on the nearby housing development. The other Commissioners indicated they were in agreement with the position that both Vosburg and Balkema expressed. Schmitt expressed disappointment with the position that the Planning Commission was taking. Since there were no other comments, the Public Hearing was closed at 7:49.

Balkema proposed adoption of the Resolution Alternative B as recorded in the Resolution. Vosburg seconded. The Resolution passed unanimously.

Roll call vote: Vosburg Y; Kohnke Y, Balkema Y, Kramer Y, Orman Y, Samson Y, Moravek Y.

#### **CRUM PARK FARM/TOM SHANLEY SITE PLAN REVIEW:**

Tom Shanley indicated that Crum Park Farm would like to develop the farm to provide a more complete horse riding facility.

Kramer pointed out that the site plan review provided by the Zoning Administrator indicated that not all the site plan requirements in the Township Zoning Ordinance were met by the Crum Park Farm submittal and recommended that the site plan review be delayed until more information can be obtained. Shanley indicated agreement.

**CITIZENS' TIME:** No citizen comments.

**MEMBERS' TIME:** **None**

**ADJOURNMENT:** The meeting was adjourned at 8:29 pm upon motion by Kohnke. Seconded by Balkema Motion passed unanimously.

*Prepared 4/17/2019 by Brian Moravek, secretary*