

Regular Meeting  
Charleston Township Board  
April 27, 2004

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by the Supervisor who led those present in the pledge of allegiance to the flag.

ROLL CALL OF OFFICERS:

Roll was called and members present were: Bell, Schug, Kasson, Balkema and Kramer. Absent: None. Also in attendance: Anne Ward, Keith & Joyce Rosson, Sara Thunman, John Deppen, James & Kathleen Peck, Anthony Murdock, Karen Hite, Tom Wilson, Phyllis Rose, Velma & Ken Jerome, Fred & Sue Reynolds, Steve Coleman, Randall Gertsen, Patsy Longfield, and Larry A. Bolhuis,

ADOPTION OF PROPOSED AGENDA AND MINUTES:

Motion by Kasson/Balkema to adopt the agenda as presented. CARRIED Balkema/Schug moved to approve the March 23, 2004 regular meeting minutes as presented. CARRIED Kasson/Balkema moved to approve the April 20, 2004 special meeting minutes as presented. CARRIED

POLICE, FIRE, ZONING AND ASSESSORS REPORTS:

6. No Zoning Administrator's report.
7. Don presented the fire report and a request from the Fire Department for grant matching funds to replace the pump on the backup grass truck. Given the tight budget situation Kasson/Schug moved to decline to offer matching funds for the purchase of the pump. CARRIED Motion by Schug/Kasson to receive the fire report. CARRIED

CITIZEN TIME:

Art Samson asked the Board if they were in favor of the Planning Commission addressing the issue of a Dark Sky ordinance. Fran said that the topic would be addressed later in the meeting.

OLD BUSINESS:

- a. Balkema/Kasson moved to table action on selecting a business to install reflector posts on 40th Street. CARRIED The Board is still waiting to receive some quotes.
- b. Balkema/Kasson moved to table action on selecting an electrical contractor for work on the township hall. CARRIED The Board is still waiting to receive some quotes.

NEW BUSINESS:

- a. The Board reviewed the proposals of Ted Gruizenga and Diane Gajor to handle assessment administration for the township. Diane has been working as the assessor in the township office under Ted Gruizenga. She has recently left Ted's employ and gone out on her own. Kasson/Balkema moved to approve a three year contract with Diane Gajor for the fee of \$908.00 per month and office hours of 1:00 to 5:00 p.m. one day a week. Roll Call Vote: Schug – Y; Kasson – Y; Bell – Y; Kramer – Y; and Balkema – Y. CARRIED
- b. Kasson/Schug moved to authorize the supervisor and the clerk to sign a dust control contract with the Kalamazoo County Road Commission that provides for the continuous application of liquid 38% Calcium Chloride Brine to designated township gravel roads in the amount of 1,350 gallons per mile

at the rate of \$596.70 per mile of a 4 ton application. CARRIED

- c. Kasson/Kramer moved to authorize the supervisor to get Requests For Proposals (RFP's) from engineers as regards a Wellhead Protection Program for the township. Grant money is available from the state with a 50% match from the township.
- d. Balkema/Kasson moved to approve a new fee schedule. CARRIED Fees were raised on zoning maps, house addresses, and zoning ordinances to cover increased costs.

#### COMMUNICATIONS:

Fran presented a letter of thanks from Lawrence Memorial Library in Climax for the township's annual contribution and continued support. The township also received calls of thanks from Galesburg Memorial Library and McKay Library in Augusta. Consumers Concrete Corporation informed the township that they intend to dispose of their property in the township. The Schoolcraft Area US-131 Planning Committee (SAUPC) requested that neighboring communities endorse its efforts and help to restore the US-131 by-pass as a priority for MDOT with a resolution of support. Kasson/Balkema moved to pass on the resolution at this time. CARRIED

#### 7:30 PUBLIC HEARING – Gertsen Interstate Systems and Pioneer Holdings LLC/Steve Coleman – Special Exception Use Permits

Balkema/Kasson moved to recess the regular meeting and open the Public Hearing. CARRIED Gertsen Interstate Systems went first. Randall Gertsen described what his company does as intermodal transfer that operates during the daytime generally from Monday through Friday and employs 50 people. They pick up shipping containers from the railroad in Chicago and deliver them to businesses in Battle Creek, Marshall, Kalamazoo, and Parma primarily. According to the zoning ordinance a truck terminal, which is the category an intermodal transfer yard would fall under, would require a special exception use permit. The Planning Commission, at a meeting on April 20, 2004, recommended that the Township Board approve the request. Pioneer Holdings LLC/Steve Coleman explained that he needs a filled driveway in order to access his property and to make it saleable. He described the condition of the property after a windstorm destroyed a considerable number of trees a couple of years ago. Although he has had the property for sale for a year, he claimed that he has only had one offer on it and that the offer was for half of what he paid for it. Many of the 38<sup>th</sup> Street neighbors were in attendance. They expressed concerns about what type of materials had already been dumped on the property, possible erosion problems, spillage onto adjoining property, illegal dumping of concrete, plastic pipe, and fence posts as well as dumping on trees in the gully and casual dumping by passersby. Mr Coleman offered to remove all the illegal fill and redo the driveway. Trustee Chuck Kasson requested that Mr. Coleman appear at the next Planning Commission meeting, May 18, 2004 to answer questions from the Commission. The Planning Commission had not made a recommendation to the Township Board at its meeting of April 20, 2004 because Mr. Coleman had not appeared. The Board agreed to leave the Public Hearing open to extend the public comment period, and to continue the Public Hearing at 7:30 at the May 25, 2004 Township Board meeting. Kasson/Balkema moved to ask that Steve Coleman appear at the May 18, 2004 Planning Commission meeting with the understanding that the Public Hearing is still open. CARRIED Balkema/Schug moved to close the public hearing on the Gertsen Interstate request at 8:20 p.m. CARRIED The Township Board reviewed the standards of approval in Section 23.3 of the zoning ordinance and determined that the Gertsen use would not adversely affect the general plan for the physical development of the township, that the use would be compatible with other uses in the zoning district, and with the natural environment. The use would not adversely affect the capacities of public services and facilities, that parking requirements have been met, and that the use would not be detrimental to the adjacent properties, the public health, safety and general welfare of the community. The use will be in accordance with the character of the land. The Board expects that the general standards of the zoning ordinance will be met as well as the specific standards set forth in the ordinance. Kasson/Balkema moved to approve the special exception use with the proviso that the gate to the property be relocated to allow the tractor-trailers to be completely off the road when they stop at the gate. CARRIED

## TREASURER'S REPORT

Year to Date receipts \$3,381.39, disbursements: \$0.00, transfers to savings from general fund: \$0.98, General fund balance: \$184,381.15, Beginning balance was \$181,000.74, Received since March Board meeting \$3,381.39. Kasson/ Balkema moved to accept the Treasurer's report for April as received. CARRIED

## MEMBERS TIME:

Don reported that at the Zoning Board of Appeals meeting on April 8, 2004, Mr. Roodbergen withdrew his request for a variance to exceed the maximum lot coverage. He plans to pursue other avenues. Linda reported that she would be attending the Michigan Association of Municipal Clerks (MAMC) Fifth Annual Conference which will be in Battle Creek this year. She also said that new election equipment had been ordered. Chuck related that the Planning Commission may recommend some ordinance changes. He also asked for Board authorization to look into a Dark Sky Ordinance. Kasson/Kramer moved to authorize the Planning Commission to look into a Dark Sky Ordinance and allow the Planning Commission to prioritize it with other responsibilities. CARRIED Fran reported that he had attended a meeting at the township hall with the Kalamazoo County Parks and Fairgrounds Department. They were interested in public comment about Cold Brook Park. Some of the items they discussed were maintenance of the rest rooms, banning wave-runners, more special events and creating a Friends of the Park group in every county park over 10 years.

## READING & DISPOSITION BILLS

Kasson/Balkema moved that the bills be allowed and that warrants be drawn on the treasury for their respective amounts. CARRIED

## MOTION TO ADJOURN:

Balkema/Kasson moved to adjourn at 9:00 p.m. CARRIED

Linda Kramer, Clerk