

**Courtland Township  
Planning Commission  
April 17, 2007**

The Courtland Township Planning Commission meeting was called to order at 7:04 PM by Chairman McConnon

**Roll Call:** Moeggenberg, Wood, and McConnon

**Absent:** Davis and McAvoy

**Also Present:** Township Attorney, Jim Scales, Township Engineer Chad Sosnowski, and Zoning Administrator, Frank Buckley.

**Approval of the Agenda:**

McConnon reviewed order of agenda. Moeggenberg made motion to accept agenda as presented, motion seconded by Wood. All ayes, the motion carried.

**Approval of the Minutes:**

Moeggenberg made a motion to approve the minutes of March 27, 2007 regular P.C. meeting, motion seconded by Wood. All ayes, motion carried.

**Open Comments:**

Mr. Tom Stein (15 Mile Rd.) stated that even though he did come to the Public Hearing in regards to the rezoning of "Courtland Crossings", and all of his questions at that Planning Commission meeting were not answered. He added he is not in favor of the park being rezoned.

**Master Plan Update: Jay Kilpatrick of Williams and Works.**

Township Attorney Jim Scales will be compiling the list of changes that the Planning Commission and Mr. Scales suggested, to make sure they are incorporated into the Master Plan. He will forward the list to the Zoning Administrator, Frank Buckley and Mr. Buckley will forward the changes to Mr. Ryan Kilpatrick for the final draft.

Member Wood made motion to recommend to the Township Board to approve the final draft of the Master Plan. The motion was seconded by Moeggenberg. All ayes, the motion carried.

**Sketch Plan Review:**

**Act 177 Cluster**

**Wesley Hessler (of approximately 8300 Whittal) – "Golaher Hills".**

Representative Dave Hendershott of Roosien and Associates presented a sketch plan to the Commission. The plan shows a 67 acre piece of property which consists of 30 units presented as an Act 177 Cluster plan. The plan also reveals 35 acres (approximately 54%) of open space. A copy of approval of the proposed public streets on both the Golaher Hills Cluster development and the parallel plan from the Kent County Road Commission (K.C.R.C.) was submitted, (copy in file). Also submitted was a copy of a letter from the Kent County Health Department of which the soil data presented shows acceptable soils prevail on all 30 units. The storm water retention issue was discussed, and is currently under review by both Roosien and Associates and Township Engineer Chad Sosnowski, (letter in file).

Attorney Scales recommended to the commission that they hold a Public Hearing at the May meeting.

Member Wood recommended to the developers to place a buffer of trees along Whittall Street.

Attorney Scales also said they should consider a wider no disturb area to the north of lots 15 and 16.

Member Wood made a motion to set a Public Hearing for a preliminary site plan review with the developer working with the Township Engineer on the storm water issue, having a set back requirement on lots 15 and 16 and the proposed buffer of trees along Whittall Street. Motion seconded by Moeggenberg. All ayes, the motion carried.

**Zoning Administrator Report:**

Frank Buckley presented a memo for items on future agendas. He reported the Landon project has been delayed until May, assuming the Master Plan update is approved. Also a Public Hearing on Golaher Hills (Act 177 Cluster Plan). In June, the Puddingstone (Act 177 Cluster Plan) would be back for final approval. He questioned the Commission if there was any more input on the Noise Ordinance (memo in file). Mr. Buckley also presented a handout regarding the estimates for lot density on the Landon issue, R-1 versus R-R (memo in file).

**Township Attorney Report:**

Attorney Scales presented a draft for an amendment to the Noise Ordinance (copy in file). Mr. Scales will incorporate the changes into the Ordinance and forward resolution to the Township Board.

After reviewing the proposed changes to the Commission, Member Wood made motion to recommend approval of the Noise Ordinance Amendment to the Township Board. Motion seconded by Moeggenberg. All ayes, motion carried.

**Township Board Representative Report:**

No report.

**Zoning Board of Appeals Report:**

No report.

**Adjournment:**

Wood made motion to adjourn the meeting, Moeggenberg seconded the motion. All ayes, the motion carried. Meeting adjourned at 8:05 PM.

Respectfully Submitted,

Kym Steffes,  
Recording Secretary