

**Courtland Township
Planning Commission
February 20, 2007**

The Courtland Township Planning Commission meeting was called to order at 7:00 PM by Chairman McConnon

Roll Call: Moeggenberg, McConnon, Davis, McAvoy and Wood

Absent: none

Also Present: Township Attorney, Jim Scales, and Zoning Administrator, Frank Buckley.

Public Comment: none

Approval of the Agenda:

Davis made a motion to approve the agenda, motion seconded by Moeggenberg. All ayes, the motion carried.

Approval of the Minutes:

Davis made a motion to approve the minutes of January 16, 2007 regular P.C. meeting, motion was seconded by Wood. All ayes, the motion carried, minutes approved.

Public Hearing:

Ryan Kilpatrick of William and Works presented a power point presentation to the board. It was merely an overview of the process of updating the Master Plan. The presentation went over goals, objectives, etc.

Chairman McConnon opened the Public Hearing:

M. Patterson (6280 13 Mile Rd.) questioned if the development rights (PDR) were purchased on a property are they locked in or would there be a buy out such as P.A. 116 had.

Kilpatrick replied they would be locked in.

C. Porter (8715 Whittall) stated that the PDR Program doesn't have any funds for purchasing development rights and doesn't believe there will be in the near future.

McConnon agreed and stated they still should have the mechanism in place so if funds become available in the future we'll be ready.

J. Scales recommended the 10 Mile area located near the Rockford City limits for future commercial the Master Plan needs to be clear that all of the parcels along that particular area only become commercial if they are all together as one project.

Chairman McConnon closed the Public Hearing.

The board had lengthy discussions in regards to the Future Land Use Designations. Kilpatrick added it's hard to achieve your goals if you don't have a goal in place. He added that the Master Plan should act as a guide for the support of the decisions made by the Planning Commission.

McConnon requested Ryan Kilpatrick to incorporate the changes that were discussed into the Master Plan draft so the final draft could be presented at the next meeting which will be held on March 27.

Zoning Administrator Report:

Frank Buckley handed out a status report of the Developments in Courtland Township and the number of vacant lots available (copy in file). He also distributed a MTA Sample handout from the MTA convention in Detroit, reported on the zoning status of Landon property, it appears to be R-R, and he distributed a map of Nelson Township's Master Plan, showing 16 Mile border, and their future land use.

Township Attorney Report:

No report.

Township Board Representative Report:

No report.

Zoning Board of Appeals Report:

No report.

Adjournment:

Member Wood made a motion to adjourn the meeting, Moeggenberg seconded the motion. All ayes. The motion carried. Meeting adjourned at 8:50 PM.

Respectfully Submitted,

Kym Steffes,
Recording Secretary