

**Courtland Township
Planning Commission
February 19, 2008**

The Courtland Township Regular Planning Commission meeting was call to order at 7:00 P.M. by Chairman McConnon

Roll call: McConnon, Davis, and Moeggenberg

Absent: McAvoy and Wood

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

Approval of the Agenda:

Moeggenberg made a motion to approve the agenda, Davis seconded the motion. All ayes, the agenda was approved

Approval of the Minutes:

Moeggenberg made a motion to approve the minutes of the January 22, 2008 regular P.C. meeting, motion seconded by Davis. All ayes, motion carried. Minutes approved.

Open Comments:

Marty Patterson of 6280 13 Mile, Rockford offered a suggestion to the Board by having them consider sending representatives from Courtland Township out to other ZBA and Planning Commission meetings in other Townships. This would give Courtland Township an opportunity to see what types of issues adjoining and neighboring Townships are coming across with regards to unusual circumstances. He continued that as the area grows, it is possible that a lot of different applications will be brought forward and it would give Courtland an edge on what's happening in other areas.

New Business

Public Hearing:

A Site Plan Review and Special Land Use for Courtland Township's Park and Athletic Field, located at 7450 14 Mile, Rockford

Township Clerk, Marilyn Crosby presented a proposed park plan to the public. She

pointed out specifics of the park in regards to a walking path, horse shoe pits, sand volley ball courts, softball diamonds, additional future parking, roof covered pavilion, benches. The park is broken down into 3 Phases. At this time they are looking to use portable bathrooms.

McConnon opened the Public Hearing:

Robert Nosker of 7301 14 Mile Rd, Rockford, question where will the funding come from, how long are the paths going to be, and what about insurance coverage?

Crosby replied the funding for the first phase will most likely come out of the General Fund. She was not sure on the length of the path and she has already called the Township's insurance company in regards to liability and they didn't seem to think it would be a big issue.

McConnon closed the Public Hearing:

Davis asked Crosby if the parking met the Township's Ordinance.

Attorney Scales stated the park meets the 50' setback requirements and there is nothing specific in the Ordinance regarding parking for playgrounds or athletic fields.

McConnon questioned Crosby as to how many parking spaces were planned in Phase I.

Attorney Scales said as more ball diamonds are built, then the parking could be increased and the Planning Commission had the right to put additional parking spaces to be built as a contingent to the approval of the park.

Davis asked Crosby about the insurance coverage in regards to liability.

Crosby replied she had called them at one time and it didn't sound like a big issue.

Attorney Scales told Crosby it may be a good idea if she were to send the insurance company something in writing. Even though it may not affect the premiums, it would be a good thing to have it in writing and on file.

McConnon said parking should be completed with Phase 2 site development.

Davis made a motion to recommend approval to the Township Board for the park project. Moeggenberg seconded the motion. All ayes, motion carried.

Zoning Administrator Report:

Mr. Buckley reported Mr. Dexterhouse has withdrawn his request for rezoning and the open air business from the Planning Commission.

Township Attorney Report:

Attorney Scales presented a memo to the Planning Commission regarding “Artificial Bodies of Water; Items for Discussion”.

Discussion:

The Planning Commission as a group agreed it would be a good idea for Courtland Township to go ahead and begin to formulate an ordinance for artificial bodies of water.

The discussion included; lot size versus pond size, fencing or no fencing, slopes of ponds for safety issues, footage of setbacks from building and property lines, setbacks from septic systems (checking with the Health Department), levels of activity and construction limitations when grading is involved.

With all of the discussion at tonight’s meeting, Attorney Scales will go ahead and begin to formulate an ordinance for artificial bodies of water for review at the next Planning Commission meeting.

Township Board Representative Report:

Davis reported the Board approved the Ordinance Amendment on Extensions for Variances.

Zoning Board of Appeals Report:

Moeggenberg reported they had a request from the proposed water ski lake group for Ordinance Interpretation as to whether or not the water ski lake was considered to be an Accessory Use. The decision by the ZBA was that the ski lake was not considered an Accessory Use, with a vote of 3 to 2.

Adjournment:

Davis made a motion to adjourn the Planning Commission Meeting. Motion was seconded by Moeggenberg. All ayes, meeting adjourned at 8:05 P.M.

Respectfully Submitted,

Kym Steffes,
Recording Secretary