

**Courtland Township  
Planning Commission  
January 22, 2008**

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

**Roll call:** McAvoy, McConnon, Davis, Wood and Moeggenberg

**Absent:** None

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

**Approval of the Agenda:**

McConnon reviewed the order of the agenda. Wood made a motion to approve the agenda, McAvoy seconded the motion. All ayes, the agenda was approved

**Approval of the Minutes of November 20, 2007**

Attorney Scales stated some corrections of the November 20, 2007 minutes; 1.) Page 3, paragraph 1, 2<sup>nd</sup> sentence should state: "In his review of his memo, he stated he could not tell if the fence is in compliance with the ordinance from the site plan presented." And page 3, paragraph 4, 1<sup>st</sup> sentence should state: "Attorney Scales stated it looks as if the applicant has thought the plan out, but needs to put the plan in writing and on a site plan.

Moeggenberg made a motion to approve the amended minutes of the November 20, 2007 regular P.C. meeting, motion seconded by McAvoy. All ayes, motion carried. Minutes approved.

**Election of Officers:**

Chairman McConnon opened nominations for Chair. McAvoy nominated McConnon as Chair of the P.C. Wood supported nomination. Davis motioned to close nominations. All ayes, the motion carried.

McAvoy nominated Wood as Vice-Chair of the P.C. McConnon supported nomination. Davis motioned to closed nominations. All ayes, the motion carried.

Wood nominated McAvoy for Secretary of the P.C. Davis supported nomination. Davis motioned to close nominations. All ayes, the motion carried.

**Open Comments:**

None

**Old Business**

**Rezoning from C – Commercial to LI – Light Industrial, and Special Land Use for Salvage Yard and Open Air Business.  
Todd Dexterhouse of 8701 14 Mile Rd.**

Mr. Dexterhouse addressed the board and presented an updated site plan. He also submitted to the Planning Commission a list of disposal procedures for liquids, batteries, tires, etc. (which was a requirement from the November meeting). (List in file)

Attorney Scales reviewed a Memorandum that was forwarded to the Planning Commission. (Memo in file) The memo was in reference to Section 12.07 (X), pages 12-13 of the Zoning Ordinance Standards. He noted from his memo that the Ordinance requires a 200' setback for the storage area from any residential district and this plan does not meet that.

There was discussion amongst the Planning Commission members as to whether or not to take a vote on the rezoning and the Special Land Use. The P.C. members came to the conclusion that due to the Ordinance Standards regarding the setback requirements, the applicant may want to consider applying for a variance from the Zoning Board of Appeals. Therefore a motion to table the request may be the applicant's best option, and the applicant agreed.

Moeggenberg made a motion to table the rezoning and the special land use requests in order for Mr. Dexterhouse to decide whether or not he would like to take his requests before the ZBA. Wood seconded the motion. All ayes, the motion carried.

**Site Plan Presentation: Courtland Township Park, 7450 14 Mile Rd., Rockford, MI**

Marilynn Crosby presented a rough overdraft of the proposed Courtland Township Park. The proposal for the park was offered up for bids back in December and the planners for the park are "Katerburg-Verhage Landscape Company". The park will most likely be built in phases.

Attorney Scales reviews the Zoning Ordinances for the setback dimensions as well as special land uses for parks in the Township.

There will be a Public Hearing for the proposed Courtland Township Park at the February 2008 meeting.

**Public Hearing: Ordinance Amendment “ZBA Extensions”.**

Attorney Scales presented a proposed Zoning Ordinance Amendment to limit to one the number of extensions per variance approval. Mr. Scales reviewed the amended ordinance with Planning Commission Members (Copy in file.)

**Chairman McConnon opened the Public Hearing**

Township Clerk, Marilynn Crosby questioned why the Planning Commission did not recommend Henry Greeb’s suggestion that the Zoning Administrator be allowed to approve one extension.

Chairman McConnon stated this was rare, and that if Mr. Greeb was in a hurry to get an extension so he could build, the ZBA would have met sooner.

Davis made a motion to recommend approval of the Zoning Ordinance Amendment to the Township Board. McAvoy seconded the motion. All ayes, the motion carried.

**Zoning Administrator Report:**

No Report

**Township Attorney Report:**

Attorney Scales presented to the Planning Commission a letter in regards to “Artificial Bodies of Water”. (Letter in file) Mr. Scales reviewed his letter verbally and asked the Planning Commission to consider the way the Zoning Ordinance regulates artificial bodies of water.

Frank Buckley presented example copies of ordinances regarding “Ponds” from Zeeland Township and Polkton Township for the Planning Commission to review. (Copies in file)

After discussion the Planning Commission Members agreed the Township should look at different ways to regulate artificial ponds and lakes. Samples from other Townships will be reviewed and discussed at a future meeting.

**Township Board Representative Report:**

None.

**Zoning Board of Appeals Report:**

None.

**Adjournment:**

Wood made a motion to adjourn the Planning Commission Meeting. Motion was seconded by Moeggenberg. All ayes, meeting adjourned at 8:10 P.M.

Respectfully Submitted,

Kym Steffes,  
Recording Secretary