

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

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

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

Absent: None

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

Approval of the Agenda:

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

Approval of the Minutes:

Moeggenberg made a motion to approve the minutes of June 15, 2007 regular P.C. meeting, motion seconded by McAvoy. All ayes, motion carried.

Open Comments:

None

Public Hearing:

Priority Construction, Inc. HOP Family, LLC-Exit 76 Corp. Located at 5855 14 Mile Rd.

Representative Donald Vandenberg of Priority Construction, Inc., - 2643 28th Street S.W. Grandville, MI presented a preliminary site plan for a proposed building addition at the Cedar Rock J & H Oil gas station. (Site Plan in packet) Also included in the materials presented is a letter from Township Engineer, Chad Sosnowski (letter in file) and a response letter to the owner of J & H Oil from the Kent County Health Department (K.C.H.D.) (letter in file).

Wood made a motion to approve the site plan addition for Subway Restaurant contingent on submission of a plan for additional parking spaces with striping, a variance by the Township Board from upgrading storm water, water and septic approval from K.C.H.D., approval from Township Engineer, Chad Sosnowski that the storm water system, in use now, is adequate and no drive thru services. McAvoy seconded the motion. All ayes. The motion carried.

Landon Holdings – Courtland Park Association, LTD – 5855 14 Mile Rd., Rockford

Finding of Fact Report

Attorney Scales presented and reviewed with the Planning Commission a report of "Findings and Basis of Recommendation" report (report in file).

Moeggenberg made a motion to forward to the Township Board recommendation of denial for the rezoning of Landon Companies, "Courtland Park Association" along with the "Finding of Fact Report" presented by Township Attorney Scales. Wood seconded the motion. All ayes. The motion carried.

Zoning Administrator Report:

No report

Township Attorney Report:

J. Scales mentioned to the Board that they may want to consider time limits including extensions on approvals of Special Land Uses, Variances and P.U.D.'s, etc., to make them all consistent.

Township Board Representative Report:

No report.

Zoning Board of Appeals Report:

No report.

Adjournment:

McAvoy made motion to adjourn the meeting. Wood seconded the motion. All ayes, the motion carried. Meeting adjourned at 8:40 P.M.

Respectfully Submitted,

Kym Steffes,
Recording Secretary