

**Courtland Township
Planning Commission
July 18, 2006**

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

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

Absent: none

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

Approval of the Agenda:

Chairman McConnon reviewed the agenda. Davis made a motion to approve the agenda, Wood seconded the motion. All ayes, the motion carried and the agenda was approved.

Approval of the Minutes:

Chairman McConnon mentioned a change on page 2 as to who reported the Township Board report, and it should state Moeggenberg opposed to McConnon. Attorney Scales had a change as well, on page 1, second sentence, under the Zoning Enabling Act Amendment, it should state; Mr. Scales stated "that after", instead of "prior to". With the noted changes, Member Davis made a motion to approve the minutes of June 20, 2006. Wood seconded the motion. All ayes, the motion carried, minutes were approved.

Public Comments: None

Old Business:

Stableford Estates Final Site Plan Review:

Representative Paul Henderson of Roosien and Associates presented an update site plan of the proposed development. There were few changes presented. One change is that the development will be constructed in 2 phases opposed to 1 phase and the other change is the open space. The plan now shows 51.9 percent of open space opposed to the original 54.9 percent which will leave the open space to remain a little over an acre.

Attorney Scales reviewed the Stableford Estates resolution with the P.C. and he will adapt the changes.

Member Davis made a motion to approve the final site plan of Stableford Estates with the adopted changes. Wood seconded the motion. All ayes, the motion carried.

New Business:

Zoning Enabling Act Amendment: & Public Hearing:

Township Attorney Jim Scales presented and reviewed an Ordinance to amend the Zoning Ordinance of the Township of Courtland (Technical Amendments: Zoning Enabling Act Compliance), (copy in file).

Chairman McConnon opened Public Hearing:

No comments:

Chairman McConnon closed Public Hearing:

Member Wood made a motion to recommend approval to the Township Board for the Ordinance amendment. The motion was seconded by Moeggenberg. All ayes, the motion carried.

Attorney Scales presented to the Planning Commission an updated draft of an Ordinance to Amend the Zoning Ordinance of the Township of Courtland – "Home Based Businesses". There was further discussion from the P.C. which resulted in a few additional changes in the Ordinance draft. The changes were noted by Attorney Scales which he will adopt into the new draft.

Member McAvoy and Wood suggested the P.C. present the new draft of the Home Based Business to the Township Board for review and final direction as to whether or not the Township Board would be interested in proceeding with a Public Hearing and the Ordinance Amendment process.

Zoning Administrator Report:

Frank Buckley reported they have a meeting scheduled for more discussion of the Master Plan update. The meeting is scheduled for July 27, 2006 at 6:30 PM.

Township Attorney Report:

No report.

Township Board Representative Report:

No report.

Zoning Board of Appeals Report:

Moeggenberg reported the ZBA had re-visited the Greeb variance and the variance for an easement was approved.

Adjournment:

Member McAvoy made a motion to adjourn the meeting. Wood seconded the motion. All ayes. The motion carried. Meeting was adjourned at 8:15 PM.

Respectfully Submitted,

Kym Steffes,
Recording Secretary