

**Courtland Township
Planning Commission
March 18, 2008**

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

Roll call: McConnon, McAvoy, Wood and Moeggenberg

Absent: Davis

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

Approval of the Agenda:

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

Approval of the Minutes:

Moeggenberg made a motion to approve the February 19, 2008 regular P.C. meeting, motion seconded by Wood. All ayes, motion carried. Minutes approved.

Open Comments:

McConnon requested to the public that any of the "Open Comments" for tonight's meeting should be comments that have no impact on the proceedings of the evening's agenda.

However, Henry Greeb of 5727 11 Mile Road, Rockford, MI stated to the Planning Commission his desire for when the P.C. discusses the up-coming issues on the review of the New Ordinance (Artificial Bodies of Water), they make their decisions based on something reasonable and not just focus on the prior punitive issues that have been focused on in the past.

Terry Kramer - 9740 Hessler's Crossings-Rockford, MI. He asked the Planning Commission how he can obtain the regulated Condominium-Association handbook which contains the Master Deed/By-Laws of his property/home that he purchased two years ago.

Attorney Scales recommended Mr. Kramer approach the Kent County Register of Deeds Office and request to have a copy printed off. Mr. Scales added Mr. Kramer could possibly make a call to the "Kent County Register of Deeds", and they would send him a

copy of the deed. The Courtland Township Offices do not have By-Laws for all of the Township's existing developments contained in their files.

Draft Review of New Ordinance (Artificial Bodies of Water)

Township Attorney Jim Scales presented to the Planning Commission a draft Ordinance for "Artificial Bodies of Water". The Ordinance is for the Planning Commission to take into consideration of pond sizes, set backs, depth, fencing and the standards for removal of soil; i.e. operations of construction, ratio of size of pond per acreage, and slope to depth ratio. And with all artificial bodies of water, the applicant needs to contact the Department of Environmental Quality (DEQ) and get any permits required.

The Commission discussed the Ordinance and had some changes they would like to see, Mr. Scales will incorporate these changes and asked the Commission if they wanted this for public hearing in April or if they wanted to see the Draft first.

McConnon stated he would like the Commission to review the Draft again prior to the public hearing.

Zoning Administrator Report:

No report.

Township Attorney Report:

Attorney Scales reported the ZBA decided the Water Ski Lake (WSL), was not an accessory use. He presented a revised plan of the WSL to the P.C. for review. In his introduction of the plan, he added it was not a P.U.D. and the lake would be built with no removal of soil. Attorney Scales stated the WSL Attorney Sluggett had called him and asked if the P.C. could possibly put together a sub-committee to review their site plan and possibly give WSL some sort of direction. This would give WSL enough information to give them some ideas as to whether or not they may even have a chance at getting the development approved with the ski lake before they have to spend more time and money on the hydro-study, because hydro-studies are very expensive. The WSL would like to have the P.C. give them input before they apply for a Special Land Use and Preliminary Site Plan approval for the development and the water ski lake.

Chuck Porter said there was a lot of opposition at the Public Hearing last year, but at the ZBA meeting, there was a lot more support in favor of the development. Moeggenberg concurred.

McConnon stated that he didn't think a sub committee was appropriate and in fairness to the WSL, the best direction the P.C. could offer them at this time was to go back to the "Finding of Fact". Interpret the findings and if the WSL group feels they have addressed all these concerns, then they should re-apply for Special Land Use and preliminary Site Plan approval. Also McConnon stated he would like to see the hydrological profile to see what the impact would be on the wetlands with one lake instead of two lakes.

Other Planning Commissioners agreed with McConnon.

Attorney Scales agreed a sub committee would not be appropriate, that this issue should be held during public meetings.

Township Board Representative Report:

Township Board approved the Township park site plan at its meeting.

Zoning Board of Appeals Report:

The ZBA approved the Minutes of the February 13, 2008 meeting and reviewed and discussed resolutions on variance requests that they may want to incorporate in the future

Adjournment:

Moeggenberg made a motion to adjourn the Planning Commission Meeting. Motion was seconded by McAvoy. All ayes, meeting adjourned at 8:57 P.M.

Respectfully Submitted,

Kym Steffes,
Recording Secretary