

**Courtland Township  
Planning Commission  
March 21, 2006**

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

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

**Absent:** None

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

**Approval of the Agenda:**

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

**Approval of the Minutes:**

Member McAvoy made a motion to approve the minutes of February 21, 2006. Wood seconded the motion. All ayes, the motion carried, minutes were approved.

**Open Comments:**

None

**Old Business:**

**Final Site Plan Review – A and C Development – Andy Dykema – Hagen Gorge at approximately 9550 Courtland Drive, Rockford, MI 49341**

Representative Paul VanKooten of 252 State Street SE, Grand Rapids, MI was present.

Attorney Scales updated the public as well as the Planning Commission on the history of the Hagen Gorge Development which was approved by the Planning Commission 2 years ago and they were back for approval once again because the prior approval had expired. Mr. Scales verbally reviewed the resolution. There were discussions from both the public and the board about the possibility of street lighting (including height restrictions), and some screening to be added to the final plan along each side of the private street where it comes off from Courtland Drive. Mr. Scales will incorporate the changes mentioned into the resolution.

Member Wood made a motion to recommend approval to the Township Board consistent with the screening, and the potential for lighting. Davis seconded the motion. All ayes, the motion carried.

**New Business:**

**Public Hearing:**

**JLR Builders, LLC - (Jeff Rosendall) – 6969 13 Mile Rd. Rockford, MI  
Preliminary Site Plan Review, (Act 177 Cluster).**

Representative Paul Henderson of Roosien and Associates presented a Preliminary Site Plan to the Board. The proposed development is located at the corner of Stout Avenue and 13 Mile Road. They are proposing a 34 unit (Act 177 Cluster) with individual well and septic systems.

**Chairman McConnon opened the Public Hearing:**

Rich Zeck of 10833 Stout, Rockford, MI stated his disapproval of having the entrance of the development so close to his driveway and mentioned his concern over losing the agricultural aspect adjacent to his home.

Peg Schoenborn of 6979 13 Mile Rd. questioned the intentions of the open space, would the developer be willing to burm the southeastern edge of the development with some trees.

Doug Schoenborn of 6979 13 Mile Rd. said there was a well on the property and he asked if the well would be removed or capped.

**Chairman McConnon closed the Public Hearing:**

Mr. Henderson stated he had no plans at this time for any type of screening and the well would be either capped or removed.

Attorney Scales stated an idea for the Open Space, that it could be used for farming purposes. It would be up to the association if they would decide to lease the land out. If the property were to be farmed, it would reduce the need for maintenance, such as mowing.

Member Wood stated if there were to be any screening it would be minimal because there wouldn't be a lot of people affected.

Zoning Administrator Frank Buckley said the building envelope on lot # 11 needs to be adjusted.

Member Davis made a motion to recommend approval of the Preliminary Site Plan to the Township Board, with the consideration for maintenance of the Open Space and the adjustment on the building envelope of lot # 11. Also included in the approval would be capping or removal of the irrigation well and the potential for street lights if desired. Moeggenberg seconded the motion. All ayes, the motion carried.

**Zoning Administrator Report:**

Zoning Administrator Frank Buckley turned his report over to Don Shaw, Township Ordinance Enforcer. Mr. Shaw questioned the Commission for a clarification of the Home Occupation Ordinance, (Section 2.15). He stated he has had some complaints on the issue and wasn't sure on where to draw the line when it came to writing up citations.

There was discussion with the Commission and Mr. Shaw.

Attorney Scales stated there should be no plans to re-vamp the Ordinance, but it would be a good idea for the Commission to take a look at it.

**Township Attorney Report:**

No report.

**Township Board Representative Report:**

No report.

**Zoning Board of Appeals Report:**

Member Moeggenberg reported they had a variance for a side yard set back and no decision was made, it was tabled for next month's meeting.

**Adjournment:**

Member McAvoy made a motion to adjourn the meeting. Davis seconded the motion. All ayes. The motion carried. Meeting was adjourned at 8:50 PM.

Respectfully Submitted,

Kym Steffes,  
Recording Secretary