

**Courtland Township
Planning Commission
May 15, 2007**

The Courtland Township Planning Commission meeting was called to order at 7:04 PM by Vice-Chair Wood

Roll Call: Moeggenberg, Wood, and McAvoy

Absent: Davis and McConnon

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

Approval of the Agenda:

Wood reviewed order of agenda. Moeggenberg 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 April 17, 2007 regular P.C. meeting, motion seconded by McAvoy. All ayes, motion carried.

Open Comments:

None

Preliminary Site Plan Review and Public Hearing for (Wesley Hessler) "Golاهر Hills" Development Approximately at 8300 Whittal Street, Rockford, MI 49341

Representative Dave Hendershott of Roosien and Associates presented an updated P.U.D. (an Act 177 Cluster plan). The requested changes at the last Planning Commission meeting were incorporated into the revised site plan; i.e. an increased side yard setback to 25' with the building envelope of lots 15 and 16. Also, Mr. Hendershott stated he added a buffer of trees, i.e. White Pines, Spruces, etc. along Whittal Street. He added he is in agreement with the recommendations sent to him in a letter dated May 14, 2007, from Township Engineer, Chad Sosnowski (letter in file).

Chairman Wood opened Public Hearing:

None

Chairman Wood closed Public Hearing:

Planning Commission Discussion:

Vice-Chair Wood made a suggestion that the developers consider placing a buffer of trees across the street from Hessler's Crossing Avenue so that head lights from cars would not shine directly into the homes on the new proposed "Golاهر Hills" development.

Mr. Hendershott replied he will add the trees across the street from Hessler's Crossings Avenue as a buffer for car lights to avoid lights shinning in to homes across the street of Whittal.

Member Moeggenberg made a motion to grant preliminary site plan approval, must meet the items mentioned in the letter from Mr. Sosnowski (letter in file), and with the addition of trees placed as a buffer across the street from Hessler's Crossing Avenue so head lights from cars would not shine directly into the homes on the new proposed "Golaher Hills" development. McAvoy seconded the motion. All ayes, the motion carried.

Zoning Administrator Report:

Zoning Administrator, Mr. Frank Buckley submitted to the Planning Commission Board a memo of upcoming items for future P.C. agendas (memo in file).

Township Attorney Report:

No report.

Township Board Representative Report:

Supervisor Jim McIntyre reported the Township Board tabled the Master Plan to next month so they would have more time to review the material. They also voted in favor of adopting the new noise ordinance amendment.

Zoning Board of Appeals Report:

No report.

Adjournment:

McAvoy made motion to adjourn the meeting, Moeggenberg seconded the motion. All ayes, the motion carried. Meeting adjourned at 7:24 PM.

Respectfully Submitted,

Kym Steffes,
Recording Secretary