

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

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

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

**Absent:** none

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

**Approval of the Agenda:**

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:**

Wood made a motion to approve the minutes of October 17, 2006. McAvoy seconded the motion. All ayes, the motion carried, minutes were approved.

**Public Comments:**

Martin Patterson of 6280 13 Mile Road, Rockford, MI introduced to the Planning Commission a need for them to consider reviewing the ordinances for properties around the lakes in the Township. He stated the Zoning Board of Appeals has repeatedly had several variance requests with setbacks on lake properties, and he is asking the P.C. for some kind of direction.

Mr. Jim Wiersma of 9555 Whittall N.E., Rockford, MI stated his concerns as to whether or not the water level around surrounding properties would be effected if the Hidden Shores skiing lake development were to be approved.

**Old Business:**

**Sketch Plan review for Hidden Shores:** (Approximate location 8715 & 8703 Whittall and Approximate location 8580 & 8810 Peterson, Rockford, MI)

Representative Doug Stalsonburg, P.E. of Exxcel Engineering, presented an updated site plan to the board. The plan shows 123 acres of property to be developed as a P.U.D. (Planned Unit Development). The new sketch plan has added approximately six acres on to the original site plan. Also the number of lots has increased from 23 to 27 lots. The Open Space of the new plan is approximately 55% (with the lake included as open space). The plan shows the boat ramp being relocated off the edge of Whittall. The plan shows an elimination of the Northeast bay, (an arm that connected both lakes). He stated, after further studies, without the bay, the lake would be further away from Beaver Dam Ditch. The plan was re-submitted to Larry Austin of Aqua-Tech Consultants and Mr. Austin has revised his Hydrological Study (report in file).

Photos of the proposed boat houses were presented to the P.C. for their review. The boat houses would be considered an accessory building.

Attorney Scales stated on lots 11, 12 & 13, the minimum lot widths do not meet the P.U.D. ordinance. Possibly either the cul-de-sac or the lot widths should be rearranged to maintain the 110' lot width at the setback line.

Chad Sosnowski questioned whether or not the boat ramp is in a good location with traffic coming in and out onto Whittall.

Mr. Stalsonburg said the ramp would be rarely used. The boats would go in at spring time and would go out in the late fall. He also said the one ramp for both lakes would be a gated area. He doesn't feel there would be a traffic impact on the neighbors.

Mr. Stalsonburg stated he would like to complete Phase I in a single construction season.

Township Engineer, Chad Sosnowski sent a letter (letter in file) to the Township in response to the revised hydro geological report which was prepared by Larry Austin of Aqua-Tech Consultants. He stated he doesn't agree with the entire report and would like to have both himself and Mr. Austin set down and meet with the DEQ.

Mr. Austin reviewed in part, some of his study, stating he felt he had been generous on the balance of his predicted impacts with rainfall/snow levels versus evaporation.

Attorney Scales agreed with Mr. Sosnowski and added it is standard procedure for them to meet with the DEQ.

McAvoy questioned the noise level.

Scott Eggleston of 11355 Willowbrook, Lowell, MI claimed the boats to be extremely quiet. He offered to the Planning Commission and the Public a demonstration out on Murray Lake, so they could see how quiet the boats are.

There was discussion with Mr. Stalsonburg and the P.C. how long it would take to haul out all of the soil. At this time, it was not determined as to the length of time to remove the soil. As for the Special Land Use for the mining of the soil, Mr. Scales said the developers should apply for the Special Land Use of Mining for one Phase at a time.

There were questions from the P.C. if the lake would fill up if they dug the soil out.

Mr. Austin stated it would definitely fill, but he wasn't sure of the time limit, it could take as long as 4-5 months, but it would fill up.

There was more discussion on the septic systems, and Mr. Sosnowski said the ground water was very high and felt the systems could fail. He would like the developers to consider putting in a community drain system.

Mr. Stalsonburg said the ground will be built up around the lakes, and some of the areas will be filled as much as 4 to 5 feet. He is planning on having the Kent County Health Department (KCHD) to visit the property and do additional soil borings with the hope to find more suitable soils.

The Planning Commission agreed to hold a Special Meeting on Sunday, November 26<sup>th</sup> at 3:00 PM on Murray Lake at the DNR public access (boat launch) to see and hear a boat demonstration.

Member Wood made a motion to schedule a Public Hearing on December 19, 2006 for a P.U.D. and Special Land Uses for mining and creation of lakes. Moeggenberg seconded the motion. All ayes, the motion carried.

**Zoning Administrator Report:**

Frank Buckley reported in January, the Planning Commission will be meeting with Landon Holdings for a re-zoning at Courtland Crossings.

**Township Attorney Report:**

Mr. Scales suggested the Planning Commission review the non-conforming lake lot issues to prepare for discussion at a near future meeting.

**Township Board Representative Report:**

No report.

**Zoning Board of Appeals Report:**

Moeggenberg reported they had a variance request for a front and a rear yard set back on a non-conforming lot on Brower Lake. The variance was approved.

**Adjournment:**

Member Davis made a motion to adjourn the meeting. Wood seconded the motion. All ayes. The motion carried. Meeting was adjourned at 9:10 PM.

Respectfully Submitted,

Kym Steffes,  
Recording Secretary

