

**Courtland Township
Planning Commission
November 15, 2005**

The Courtland Township Planning Commission meeting was called to order at 7:15 PM by Chairman Jerry Davis.

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 Davis reviewed the agenda. McConnon 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 McConnon made a motion to approve the minutes of October 18, 2005. McAvoy seconded the motion. All ayes, the motion carried, minutes were approved.

Public Comments: None

Old Business:

A Site Plan Review – Special Land Use for A and C Development – Andy Dykema, property of Beverly Rollenhagen of approximately 9550 Courtland Drive, Rockford, MI.

Representative Mike Berg of Andy Dykema Excavating presented an updated site plan. He reviewed the plan to the Planning Commission. The plan showed the required 40% open space as well as 20 units (including Beverly Rollenhagen's home), all of which contain a plan for individual well and septic systems. He stated the Kent County Road Commission (K.C.R.C.) has approved a permit for the entrance of the private road. Four current parcels use a private easement on to Courtland Drive and if any of those 4 individual parcels choose to utilize the private road, they would have to agree to participate in the upkeep of the private road. As for the "pan-handle" which is located to the southwest portion of the proposed development, it will be deeded off to an adjoining parcel. He also stated he has received approval from the Department of Environmental Quality (D.E.Q.) for the septic and well systems to be built.

Attorney Scales informed the Planning Commission that the parallel plan needs to be used to show that 20 build-able lots could be created with all the wetlands included, otherwise the wetlands would need to be deducted from the total acreage of the P.U.D. The Courtland Township ordinance does not deduct wet lands from the size of a build-able lot.

Member McAvoy said the declared open space in the P.U.D. would protect Shaw Creek and the wetlands.

Chairman Davis Opened the Public Hearing:

Terry Smith of 9876 Courtland Drive, Rockford, asked if one of the existing homes back on the current easement chose to use the private drive, how much of a fee they would have to pay.

Mr. Berg stated that the Association of the development would hold a meeting and at that time the cost would be negotiated, but at the same time, they don't have to use the road. The Association will establish some sort of fund for repairs, etc. and all of the specific language will be included in the Master Deed.

Earl Hull of 9597 Courtland Drive, Rockford, questioned where will the water run off would go.

Mr. Berg stated the water would be diverted into a retention system.

Chairman Davis Closed the Public Hearing:

Member McConnon made a motion to recommend to the Township Board to approve a Special Land Use for a Private Road. Motion was seconded by Member Wood. All ayes, the motion carried.

Member Wood made a motion to recommend to the Township Board for approval of the preliminary Site Plan, to be included in the approval that the Condominiums not be allowed to use the existing easement. And the 4 existing parcels may use the private road of which they will be charged a fair compensation for the private road maintenance, along with all of this language to be incorporated into the Master Deed. Moeggenberg seconded the motion. All ayes, the motion carried.

Public Hearing:

**Chairman Davis opened the Public Hearing
Driveway and Access Ordinance Changes**

Attorney Scales reviewed the Current Driveway and Easement Ordinance vs the amended Driveway and Easement Ordinance. (resolution # _____), (resolution in file). The Zoning Ordinance Amendments for driveways and easements will only affect new splits and not any easements already in place.

No public discussion.

Chairman Davis closed the Public Hearing.

Member Moeggenberg made a motion to recommend approval to the Township Board to amend the driveway and easement ordinance to the newly revised ordinance. Member Wood seconded the motion. All ayes, the motion carried.

Zoning Administrator Report:

Frank Buckley reported for the January meeting there is a possibility of a 24 acre P.U.D. site plan review located at Parmeter Ave., between Squires Street and 11 Mile Rd.

Township Attorney Report:

No report.

Township Board Representative Report:

Chairman Davis reported the Township Board denied the P.U.D. for Pudding Stone, Wes Hessler property.

Zoning Board of Appeals Report:

No report.

Adjournment:

Member McConnon made a motion to adjourn the meeting. McAvoy seconded the motion. All ayes. The motion carried. Meeting was adjourned at 8:20 PM.

Respectfully Submitted,

Kym Steffes,
Recording Secretary