

**Courtland Township
Planning Commission
October 18, 2005**

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

Roll Call: Moeggenberg, Davis, McConnon, and McAvoy

Absent: Wood

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, McAvoy seconded the motion. All ayes. The motion carried and the agenda was approved.

Approval of the Minutes:

Member Moeggenberg made a motion to approve the minutes of August 16, 2005. McKinnon seconded the motion. All ayes, the motion carried, minutes were approved.

Public Comments: None

Old Business:

A Site Plan Review of Puddingstone, Wes Hessler, 8741 and 8809 11 Mile Rd., Rockford, MI Representative Kevin Roosien of Rossien and Associates presented and reviewed both the Parallel Plan and the P.U.D. Plan to the Board. He referred to a letter from Township Attorney J. Scales dated September 12, 2005 (letter in file), and he referred to a letter from Township Engineer, Chad Sosnowski of Prein and Newhof, dated September 16, 2005 (letter in file). In response to the 2 letters that were submitted to the Commission, he reviewed a letter from Roosien and Associates, (which was sent to Frank Buckley, Township Zoning Administrator, as copied to the Planning Commission: letter in file). In his review of the materials listed above, he covered the following issues; the open space requirements and that the open space is not showing a lot of significant natural features, along with the developer putting enough money aside in an account to maintain a community sewer system versus individual septic systems.

Member McAvoy voiced his concern that if the Planning Commission would possibly offer the developer a bonus density for a community system, of which the soil results are, only marginally acceptable it would not be a good decision from the Board.

Member McConnon made a motion to deny the P.U.D. based on the fact that all the lots taken around the P.U.D. doesn't add any additional buffer and defeats the intent of the PUD Cluster Ordinance. Chairman Davis seconded the motion. All ayes, the motion was passed to deny the P.U.D. Plan for Puddingstone.

New Business:

Public Hearing:

**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 Mr. Mike Berg of A and C Development addressed the Planning Commission with a site plan of a P.U.D. and a Parallel Plan. He stated he received a memo from Township Attorney J. Scales which addressed the new ordinance changes since A and C had received approval of the plan back in 2003. Mr. Berg said he has reviewed the new ordinance changes and he is more than willing to meet the new Township requirements. He will modify the open space and will add lot width to the cul-de-sac lots so they are build able lots, will show wetlands on the parallel plan, which will show those lots to be conforming lots.

Chairman Jerry Davis opened the Public Hearing:

Mr. Josh Zuiderveen of 9495 Courtland Drive, Rockford, MI questioned the Board if they were concerned about the matter of additional traffic and he voiced his opinion that he doesn't like the fact that the Township is allowing them to create a new development.

Attorney J. Scales responded to the new ordinance changes and he also described the P.U.D. ordinance to the public.

Mr. Al Sciliano of 9680 Courtland, Rockford, MI approached the site plan on the easel for a closer view and he questioned who would take possession of the pan handle, (shown on site plan in file).

Mr. Berg stated that they could cover that aspect of the plan at a later date.

Mr. Earl Hull of 9570 Courtland Dr., Rockford MI clarified a summary of what the developer was planning on doing. He also questioned Mr. Berg as to whether burming would still take affect in the development.

Mr. Berg once again replied that the plan that was approved back in 2003 would remain the same the only differences would be to incorporate the new ordinance changes into the plan.

Chairman Davis closed the Public Hearing.

Attorney J. Scales suggested to Mr. Berg to have the Parallel Plan clearly show where the wetlands are located and modify the plan including the special land use for a private road and an updated P.U.D. layout.

Member McConnon made a motion to table A and D Development to the November meeting for a review of the updated site plan. Member Moeggenberg seconded the motion. All ayes, the motion carried.

Zoning Administrator Report:

Frank Buckley reported there will be a Public Hearing set for the month of November for the new Drive Ordinance.

Township Attorney Report:

Attorney Scales reported he will present the zoning drive ordinance amendments at the next meeting. He requested the Planning Commission to set up 2 to 3 interviews for a planner to help guide the Master Plan update. He suggested 2 Planning Commission members and 2 Township Board members to conduct the interviews. He would like to have the interviews take place at 5:30 P.M. to 6:30 P.M. prior to the next Planning Commission meeting. (November 15th 2005).

Township Board Representative Report:

Supervisor McIntyre reported the Township Board denied a Special Land Use for Dr. Riebenschleger.

Zoning Board of Appeals Report:

Member Moeggenberg reported the ZBA had a variance for 2 properties on Brower Lake Rd. to create three parcels out of two parcels. The variance would leave one of the parcels with a 5' side yard set back from existing house. The applicant withdrew the variance request.

Adjournment:

Member McConnon made a motion for to adjourn the meeting. McAvoy seconded the motion. All ayes. The motion carried. Meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Kym Steffes,
Recording Secretary