

**Courtland Township
Planning Commission
Tues., January 19, 2010**

The regular meeting of the Courtland Township Planning Commission was called to order by Chairman, Matt McConnon.

Roll Call: Members present were McConnon, Davis, McAvoy, Moeggenberg, and Wood (entering 7:10 p.m.) Also present was Township Atty. James Scales and recording secretary, Colleen Brown. Attendance of others is attached.

Approval of Agenda: Motion made by McAvoy, supported by Davis, to approve the agenda as presented. All yes, Motion carried.

Approval of Minutes: Motion made by Davis, supported by McAvoy, to approve the minutes as presented for the September 15, 2009 meeting. All yes, Motion carried.

Open Comments: None

Election of Officers: Motion was made by Davis, supported by Moeggenberg, to retain the present officers as is, namely:

Chairman – Matt McConnon, Vice- Chairman – Rock Wood and
Secretary – Brad McAvoy

All members voting yes. Motion carried.

Old Business: Proposed Wind Generator Ordinance – Attorney, Jim Scales, Presented language for review & consideration. Discussion was held on the Maximum height wind generators should be allowed with only a building permit compared to requiring Planning Commission approval for a special land use as well. It was determined that 60 ft. ground wind generator would be the maximum w/o PC approval and 15 ft. on the structure tower mount be the maximum allowed. A building permit & electrical permit would still be required for generators within this range allowed.

Further discussion was held on setback requirements and minimum acreage required compared to the zoning district. Members stated for a safety factor 1.2 times the height would be recommended for the ground design wind generator, although they are built to fall within themselves.

To measure the height of ground mount it would be from the base to the top of the tower. To measure a roof mount it would from the highest point of the roof to the top of the appliance.

Also discussion was held on the noise levels allowed, comparison of placement in site condominiums, R-1 District, and larger acreage parcels.

For large units – greater than 60 ft. in height – they may require a maintenance agreement signed/ township bonding for removal/maintenance if necessary, and shared use of larger units. Members felt if a unit was to be shared, it would have to be approved as using one of the lots only, and if the neighbors decided to share the benefits of the generator that would be their option. Remember all larger units, will require Special Land Use approval as well.

Attorney Scales will prepare an updated version of the amendment per the discussion held tonight for the commission to approve and hold a public hearing possibly at their April 2010 meeting.

Zoning Administrator Report: No new news

Township Attorney Report: Attorney Scales reviewed the memo from Williams & Works noting the commission needs to verify when the creation of the Planning Commission was adopted. Members noted they also have By-Laws adopted for the commission. This will be further checked into.

Township Board Report: None

Zoning Board of Appeals Report: Member Moeggenberg noted the ZBA approved one variance for an addition and approved an extension for another variance at their last meeting on Jan 13, 2010.

Meeting Adjourned @ 7:55 p.m. by a motion made by McAvoy, supported by Wood. Motion carried.

Respectfully submitted,

Colleen Brown, Recording Secretary