

**Courtland Township  
Planning Commission  
July 15, 2008**

The Courtland Township Planning Commission meeting was called to order by Chairman Matt McConnon on Tuesday, July 15, 2008 at 7:00 PM.

**Members present:** Wood, Moeggenberg, McConnon, Davis.

**Members absent:** McAvoy.

**Also present:** Township Attorney James Scales

**Approval of Agenda:** Motion by Davis, Moeggenberg supported, to approve agenda as presented. CARRIED.

**Approval of the Minutes:** Motion by Moeggenberg, Davis supported, to approve the minutes of the May 20, 2008 meeting. CARRIED. (No meeting in June.)

**Open Comments:** None

**Old Business:** Puddingstone Site Plan Approval Extension. The development was approved as an Act 177 Cluster Development on June 19, 2007. The one-year deadline to begin construction on the project has elapsed. Owner Wes Hessler has requested the six-month extension as allowed under the ordinance. Motion by Davis, Wood supported, to approve one six-month extension for the Puddingstone development. CARRIED.

**New Business:** Public Hearing for Rezoning Request from R-R Rural-Residential to C-Commercial, David Klein Trust, 11560 Stout Ave. Dave and Kathy Klein, owners of North Kent Golf Course, presented their request to rezone approximately two acres of their property, located just north of the golf course on Stout Ave., from R-R to C for use as an auto body shop. McConnon opened the public hearing at 7:10 PM. Neighbors Renee and Mike Hansen (Stout Ave.) spoke in opposition to the rezoning, citing noise concerns and maintaining the rural atmosphere. Attorney Scales stated that a Special Land Use would be necessary to operate such a business, and also that the proposed lot is not wide enough for this service station type of use (see letter dated July 7, 2008). He also was concerned with “hopscotch” zoning and the future land use map in the Master Plan, and distance from neighboring homes.

Discussion took place on the possibility of locating the parcel to be split off further north toward 14 Mile Rd. to create more buffer between the business and the neighboring lot to the south (Hansen’s). Dave Klein stated he needs to own the property on the corner of Stout Ave. and 14 Mile Rd. in order to keep the sign for his golf course. Scales stated that if the parcel to be rezoned is changed, a new public hearing and notices will be necessary. Davis commented on whether this was piece-meal zoning. Kathy Klein spoke in favor of encouraging small businesses such as this. McConnon asked the Commissioners to consider the Master Plan and whether this is hopscotch zoning. Wood stated he considered this basically consistent with the Master Plan and current zoning on M-57 (14 Mile Rd.). Conditional zoning was also discussed as a way to restrict usage and impose conditions on the business. McConnon closed the Public Hearing at 7:55 PM. Motion by Davis, Wood supported, to table the request. CARRIED. Another hearing will be held August 19, 2008 with a new site plan of the parcel in question. Wood stated the Commission should let the applicants decide whether to apply for conditional zoning.

**Planning Enabling Act:** Attorney Jim Scales summarized his letter of June 18, 2008 regarding the Planning Enabling Act of 2008, which takes effect September 1, 2008. He also presented a draft for Planning Commission by-laws that are a requirement of the Act. After discussion by the members, Scales stated he would have a revised draft for consideration at the August 19 meeting. Davis suggested that the ZBA might also benefit by adopting by-laws.

**Zoning Administrator Report:** None.

**Township Attorney Report:** (See above.)

**Township Board Report:** None.

**ZBA Report:** None

**Adjournment:** Motion by Moeggenberg, Wood supported, to adjourn the meeting @ 9:00 PM. CARRIED.

Respectfully submitted,

Marilynn Crosby  
Township Clerk