

**Courtland Township
Planning Commission
Tues., April 20, 2010**

The regular meeting of the Courtland Township Planning Commission was called to order by Member Jerry Davis @ 7:00 p.m. until Chairman, Matt McConnon was present @ 7:08 p.m.

Roll Call: Members present were McConnon, Davis, McAvoy and, Moeggenberg. Absent was Wood. Also present was Township Atty. James Scales and recording secretary, Colleen Brown. Attendance of others is attached.

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

Approval of Minutes: Motion made by Moeggenberg, supported by McAvoy, to approve the minutes as presented for the Jan. 19, 2009 meeting. All yes, Motion carried.

Open Comments: None

Public Hearing: Proposed Wind Generator Ordinance – Public hearing was opened @ 7:05 p.m. Attorney, Jim Scales, Presented proposed language for consideration and highlighted the changes made per the last meeting recommendations. See attached proposed ordinance language.

General Discussion was held by members. No comments from the audience were heard. Member Davis questioned the fact that cell towers are regulated with a 50 ft. maximum for wireless telecommunications, and this proposal will allow a 60 ft. high WES and questioned the difference. Atty. Scales stated it is a matter of preference for the board, the only real consideration was to be able to reach the wind above the trees & houses to actually use them efficiently. Also consideration of a performance guarantee could be required. Members felt the cost verses the benefit for the WES is very cost prohibitive in most cases, not a lot of energy will be saved for the homeowner. The area in Courtland Township also is not conducive to a lot of savings, greater savings would be in the area of Lake Michigan, Port Huron, etc. Public hearing was closed @ 7:25 p.m

Motion was made by Davis, supported by Moeggenberg, to recommend approval of the proposed drafted language to be sent to the Township Board for approval for the Wind Energy Systems. All members voting yes. Motion carried.

Zoning Administrator Report: Zoning Administrative Buckley pointed out it was brought to his attention that a lot #12 on Stone Crest Dr., in a plat approved for Ed DeVries on 3/2003, Phase #1 only, that has since gone back to the bank, was approved with an error on the Township's part not giving this lot legal access to a private/public drive for ingress/egress purposes. Attorney Scales noted per Zoning Ordinance the Zoning Administrator has the authority to make minor revisions for a single driveway to go across the open space that is dedicated in front of this lot for legal access. The area needed to provide the driveway will be very minimal. Zon. Admin. Buckley will handle the changes which will be subject to the County allowing the driveway permit for this site as well and to notify the Condo Assoc. of the changes required.

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. A resolution for the creation of a seven member board was found to be adopted in 1973. He will prepare the language that is needed to be adopted by the Township Board for the Board to consider at their next regular meeting.

Also Atty. Scales brought to the commission attention that there has been some discussion on the need for a medical marijuana use ordinance and possibly a moratorium should be put on that subject/permits until further review can be taken by the commission on adopting an ordinance for the same and a moratorium be put on the permits for such use.

Motion was made by Davis, supported by McAvoy, to place a moratorium on any requests made under the Michigan Medical Marijuana Act to allow use & regulations until an ordinance can be considered to regulate such. All members voting yes. Motion carried.

Township Board Report: None

Zoning Board of Appeals Report: Member Moeggenberg noted the ZBA approved a request for 15 ft. rear yard setback variance for an outbuilding @ 5064 - 13 Mile Rd., Martin Williams.

Meeting Adjourned @ 7:55 p.m. by a motion made by Moeggenberg, supported by Davis. All members voting yes. Motion carried.

Respectfully submitted,

Colleen Brown, Recording Secretary