

**Courtland Township
Planning Commission
February 21, 2006**

The Courtland Township Planning Commission meeting was called to order by Chairman McConnon.

Roll Call: Moeggenberg, Wood, Davis, McAvoy and McConnon

Members Absent: None

Also Present: Township Attorney Jim Scales and Township Zoning Administrator, Frank Buckley.

Approval of the Agenda:

The Planning Commission reviewed the agenda. Davis made a motion to approve the agenda as presented, Moeggenberg seconded the motion. All ayes. The motion carried. Agenda was approved.

Approval of the Minutes:

Member McAvoy made a motion to approve the January 17, 2006 minutes. Davis seconded the motion. All ayes. The motion carried and minutes were approved.

Public Open Discussion: None

New Business:

Public Hearing:

Preliminary Site Plan for a Cluster Development – (Wesley Hessler) at 8741 and 8809 11 Mile Road, Rockford, MI 49341

Representative Dave Hendershott of Roosien and Associates presented a Preliminary Site Plan for PUD Site Condominium Act 177 Cluster Development, which included a Parallel Plan (copies in file). The plan shows an approximate 62 acre parcel with 26 lots. Each lot would have individual wells and septic systems. Also included on the site plan is a proposed detention basin and the required open space as set by the Township ordinance requirements.

Chairman McConnon opened the Public Hearing:

John Vandenberg of 9319 Marabella Drive, Rockford, MI asked if there was anything in the ordinance in regards to dust suppression.

Joe Mierendorf of 9422 Parmeter spoke about his concerns about drainage. He said the property was already low and said the water run off would run onto private property.

Mr. Hendershott replied they will be happy to work with the Township on the dust suppression, water run off and will meet all township requirements.

Attorney Scales questioned the issues mentioned in a letter from Township Engineer, Chad Sosnowski (letter in file), which offered a concern in regards to the water discharge from the northerly detention pond with additional water discharge running into the existing wetlands. He also questioned the location of the proposed detention pond and the open space in the letter. Then he questioned about Mr. Sosnowski's comments about the possibility of moving the detention pond and what was Kent County Road Commission's position on the public road.

Mr. Hendershott presented a letter to the Board from the KCRC (letter in file); the letter stating the preliminary plan of the public road is preferred by the KCRC and has a positive staff recommendation for preliminary approval. As for the drainage issues, all of the concerns will be subject to final engineering and will be taken care of in the final design process. The position of the pond, due to the topographical study he would like to leave it where it is. If there were to be any problems with erosion, there would be no buffer space left to work with. He stated he is only here tonight to present the initial Preliminary Site Plan.

Attorney Scales said according to the ordinance it states the "open space" should be available to all the units in the development. There was mention of a path along side of lot # 5 which would make that lot smaller.

Mr. Hendershott claimed if there was any shift in the lot lines of lot # 5 it would be more difficult to obtain acceptable soil borings.

Member Wood discussed with both the Planning Commission and Mr. Hendershott about an easement just west of lots # 15 & 16. The easement could be kept at a reasonable width and no trees would have to be removed. He questioned Mr. Scales on what he would consider to be a reasonable width.

Attorney Scales replied a 20 foot width would be reasonable and it would need to be considered Open Space and not an easement. He also added it appeared it would be a good lay out and it would give everyone access to the open space.

Member Wood made a motion to approve the preliminary site plan PUD subject to 20 feet wide of open space (connector) west of lots # 15 and 16 along with a detailed plan for drainage west onto Parmeter Ave. including issues mentioned in the letter from Prein and Newhof. Davis seconded the motion. All ayes, the motion carried.

Review Home Occupation Ordinance: Don Shaw

Member Davis reported on behalf of Don Shaw that throughout Don's travels with reports of home occupation violations, he felt there were a lot of violations within Home Occupations and wanted the Planning Commission to think about changing the Ordinance.

Attorney Scales asked Mr. Buckley if he could get in touch with Don Shaw and get a clearer list of the violations he was having difficulty with.

Member Davis made a motion to table the review of the home occupation ordinance to next month's meeting. Wood seconded the motion. All ayes, the motion carried.

Zoning Administrator Report:

Zoning Administrator Frank Buckley reported he will have a new development coming before the Planning Commission. The proposed development is located at Stout Avenue and 13 Mile Rd. They are proposing a 34 unit development. Mr. Buckley also handed out a packet of information to the Planning Commission from "Williams and Works" in preparation for their February 28th meeting for Master Plan update.

Township Attorney Report:

Mr. Scales just wanted to confirm the February 28th meeting with the Planning Commission. Meeting will begin at 6:30 PM.

Township Board Report:

Member Davis reported that the Township Board approved the revised Driveway Ordinance.

Zoning Board of Appeals Report:

Member Moeggenberg reported the ZBA had a Use-Variance for a dual residence on one parcel. The use-variance was denied.

Adjournment:

Member Moeggenberg made a motion to adjourn the meeting. Member Wood seconded the motion. All ayes, the motion carried. Meeting adjourned at 8:55 PM.

Respectfully Submitted,

Kym Steffes,
Recording Secretary