

**Courtland Township  
Planning Commission  
September 19, 2006**

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

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

**Absent:** none

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

**Approval of the Agenda:**

Chairman McConnon reviewed the agenda. Davis made a motion to approve the agenda, Moeggenberg seconded the motion. All ayes, the motion carried and the agenda was approved.

**Approval of the Minutes:**

Member Davis made a motion to approve the minutes of July 18, 2006. McAvoy seconded the motion. All ayes, the motion carried, minutes were approved.

**Public Comments:** None

**New Business:**

**Hidden Shores Preliminary Site Plan Review** (Approximate location 8715 Whittall, Rockford, MI)

Representative Doug Stalsonburg, P.E. of Excel Engineering, presented a site plan to the Board. The plan shows 123 acres of property to be developed as a P.U.D. (Planned Unit Development). It would consist of a 33 acre lake designed for water skiing with two bays separated by a path, (path not designed for automobiles) the path would eventually be black topped. The plan includes 23 single family homes. The minimum lot size is 1.2 acres and would have 63% open space which would include the lake, (with out the lake, the open space would be 36%). Mr. Stalsonburg reviewed the soil borings status. The proposed Public Streets have already been approved by the Kent County Road Commission, (K.C.R.C.), which included oversized cul-de-sacs for snow plowing. The plan would include excavating one lake at a time. They are planning on setting up a meeting with the Department of Environmental Quality, (D.E.Q.) and the Kent County Drain Commission.

Larry Austin of Aqua Tech Inc. reviewed his findings of the water table level, moving of the ground water. So far the study shows that the lake level would be maintained with the existing water table. And that he has not completed a hydrological study at this time.

Attorney Scales questioned if the Hydrological Study would be evaluated by one phase at a time or the entire phase. He also questioned about noise control.

Wood added if burming along Whittall would be a good or a bad idea to help cut down the noise of the boats.

In answering a variety of questions from the Planning Commission, Mr. Stalsonburg responded the hydrological study would be done for the entire plan. He added, the lake would be a private lake and would not be open to the public. At this time he has not developed a preliminary excavation plan, he may level and or remove the soil, he is aware that if he needs to remove soil he would have to apply for a Special Land Use for Mining of Minerals. Each lot on the lake would be entitled to their own dock/boat launch and only one skier would be on the lake at any given time. The hours of operation would be unrestricted for daytime. He stated they are still unsure whether the sewer would be a community system or individual systems.

Chairman McConnon said if they were to put in a community system and if the public system ever came close enough, it could easily be attached at some point.

Attorney Scales reminded the P.C. and Mr. Stalsonburg that they would have to hold a Public Hearing for a P.U.D. Site Plan Review and they need to apply for a Special Land Use to create a recreational ski lake and for mineral removal along with a completed Hydrological Study Report. He also stated to the Planning Commission, they could put the phasing in as a condition on the approval.

Member McAvoy made a motion to hold a Public Hearing for a P.U.D. Site Plan Review, a Special Land Use for Recreation and a Special Land Use for Mining Operations, providing a complete hydrological report is presented to the Township Zoning Administrator at least 10 days prior to the October 17<sup>th</sup> meeting. Member Wood seconded the motion. All ayes, the motion carried.

**Zoning Administrator Report:**

Frank Buckley reported there are plans for a tower company to put up a tower in an open space area, over by Marabella P.U.D. on 11 Mile Rd., just west of Ramsdell.

**Township Attorney Report:**

No report.

**Township Board Representative Report:**

Davis reported they had discussion with a representative for Courtland Crossings, but no decisions were made.

**Zoning Board of Appeals Report:**

Moeggenberg reported the ZBA had a variance request from Gale and Ellen Satterlee for front and rear yard setbacks. The variance request was approved.

**Adjournment:**

Member Davis made a motion to adjourn the meeting. Moeggenberg seconded the motion. All ayes. The motion carried. Meeting was adjourned at 8:50 PM.

Respectfully Submitted,

Kym Steffes,  
Recording Secretary