

**Courtland Township
Planning Commission
September 20, 2005**

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

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

Absent: None

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

Approval of the Agenda:

Chairman Davis reviewed the agenda with the removal of "Old Business" which was a "Site Plan Review from Pudding Stone development". With the removal of # 4., Pudding Stone, which will be tabled to next month's meeting. McConnon 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 McConnon made a motion to approve the minutes of August 16, 2005. McAvoy seconded the motion. All ayes, the motion carried, minutes were approved.

Zoning Administrator Report:

Frank Buckley reported "A and C" Development; i.e. Hagen-Gorge of approximately 9450 Courtland Dr., Rockford, MI will be on the October agenda.

Township Attorney Report:

Attorney Scales reported "A and C" Development; i.e. Hagen-Gorge received approval for their development back in 2003, however, since the approval from the Planning Commission and Township Board, the approval of the plan expired one year later. Since that time there were changes in the Township ordinances regarding lot widths and required acre deduction of wetlands. A couple of the lot widths do not meet the new ordinance requirements and the updated changes with the ordinance now require 3.5 to 4 acres of wetlands to be deducted, therefore, 2-3 lots of the proposed development may be lost. Attorney James Scales will send a memo to A and C Development informing them of the ordinance changes.

Attorney Scales also presented to the Planning Commission a new site plan from "Grand View". The plan shows a 76' road right-of-way. The original plan that was approved had 50' of Open Space along Berrigan Ave., but now it will have 40' of Open Space. Kent County Road Commission (KCRC) changed the road right of way to 76'. The Planning Commission agreed that KCRC must see some benefit in the difference of 66' versus the 76' for the road right-of-way. Scales said he wanted to know if the Planning Commission had any issues with the extra road right-of-way vs. the open space. The Planning Commission agreed that if KCRC wants the extra

right of way, then it would be fine with them.

Attorney Scales presented an illustration of the current driveway ordinance. He reviewed a draft of a newly revised driveway easement ordinance, which has been a recent issue brought before the Township. The change in the ordinance would clearly define Ordinance Section; 2.29B. There would be a change and the differences could require a 66' width for all easements that accessed more than one parcel with a length limit of 660' and a 33' easement for all single use driveways with no length limits. There was discussion on several other ideas to be implemented in the Ordinance to help with this issue. Mr. Scales stated the Planning Commission would have to hold a Public Hearing, whereas, he will prepare the proposed Ordinance changes. After Planning Commission approval, it would be sent onto the Township Board for their approval.

Attorney Scales also recommended the Planning Commission take steps in updating the Township's Master Plan. He is planning to forward some names of known Planners to the Township Board so they may make arrangements to interview them.

Township Board Representative Report:

No report.

Zoning Board of Appeals Report:

Member Moeggenberg reported the ZBA had a variance for a rear yard setback at 8540 Je Ne Be Drive, Rockford. The variance request was passed.

Adjournment:

Member McConnon made a motion for to adjourn the meeting. Wood seconded the motion. All ayes. The motion carried. Meeting was adjourned at 8:25 PM.

Respectfully Submitted,

Kym Steffes,
Recording Secretary