

**Courtland Township
Regular Planning Commission Meeting
Tuesday, March 20, 2012**

The regular meeting of the Courtland Township Planning Commission was called to order by Chairman McConnon @ 7:00 p.m.

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

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

Approval of Minutes: Motion made by Davis, supported by Moeggenberg, to approve the January 17, 2012 meeting minutes as presented. All yes, Motion carried.

Open Comments: None

New Business: Site Plan Review, Grizzly Flats Farm, Kelly & Hilary Powell, Owner, 7900 14 Mile Rd., Cedar Springs MI, Sec. 15, Whitetail Deer Farm

Attorney Scales stated the application for site plan and the proposed use for display and sale of whitetail deer and also sale of semen from bucks raised on the premises to breeders is allowable per the GAAMP (Generally Accepted Agricultural and Management Practices) for Farm Markets. See letter dated March 19, 2012 from Attorney Scales. It was suggested that with some understanding what will be conducted there as far as farm tours and whether or not those are covered by the GAAMP rules or not.

Further discussion was held while Mr. Powell described the proposed site plan, noting the neighbors and the Kent Co. Road Commission were favorable to have the access be off of 14 Mile Rd. to the site with a 500ft – 600 ft deceleration lane. He plans to landscape the area, provide adequate parking and a large barn for whitetail deer promoting and educational purposes provided. There will be a retention basin with no outlet provided for water run-off and the permits for well and septic have been approved already. He strongly indicated he has to provide as much structure as possible to keep the deer from being spooked because it affects every aspect of their lives, the growth of horns, the semen quality & breeding, etc. The tours are to promote the deer and he stated that you never know when someone may be interested or know of someone that may be interested, so all persons attending could be potential buyers. The key is to educate the people. It is a 60 million dollar industry.

Neighbors in attendance stated they were in favor of the Whitetail deer farm as proposed. Township Clerk Crosby questioned why so many parking spaces were being proposed? Mr. Kelly stated it was very important to provide enough parking so that people would be contained to that specific area and not have overflow in other areas of the farm, to protect the deer. Mr. Kelly also stated it is a very large market, so large groups of people will come to the site. The only charge for the tours will be \$10/head for the tour, if they buy something, the \$10 will be a credit toward that purchase. Most of the sales will take place at the barn.

Members discussed coming off of Berrigan Ave for access, which they thought was the less evasive approach and better traffic control, but the neighbors were more in favor of the access off 14 Mile Rd. and the Road Commission was in favor of that access as well. Further discussion was also held on whether to limit the time frame to have the asphalt paving completed on the site. Mr. Kelly stated he would complete the paving as soon as possible and it is in his best interest to have it done asap as well. There will be no lighting in the parking area. There will be extensive berming and planting of many trees to serve as a wind/noise breaker to protect the deer.

Attorney Scales noted the tours shall be conducted in accordance with GAAMP.

Motion was made by Wood, supported by Moeggenberg, to approve of the subject site plan and Resolution No. PC – 2012 – 01, with the notation made tonight regarding page 1 C. To conduct business within the rights and accordance with the GAMMP. 2) Site plan and 8) Landscaping Buffers: Including berm/trees. All members voting yes. Motion carried.

New Business: Stone Crest Condominium, Phases II & III, Sable Development, John Bitely, owner/applicant, Sec. 27, off 11 Mile Rd.

Mr. Bitely was present to note his request for Phase II approval which consists of 17 new lots for homes within the development. He has revised the original plans from 2003 that was done in two phases, to phase I, II, and III. Phase I was completed by the original owner back in 2003, but has maybe 4 – 5 lots still vacant. The reason for the meeting tonight was to review the final construction plans. The Planning Commission had reserved that right to review the construction plans for the original Phase II plan in the approval in 2003. The updated plans have been reviewed by the Township Engineer, Chad Sosnowski, Prien & Newhof, The new road plan to loop into the existing Stone Crest Drive does improve the safety of the residents with a loop road. Mr. Bitely only wishes to construct phase II at this time. The outlet road to Young Ave. will not be completed at this time and will be done as part of phase III, if that is ever necessary and/or completed.

Review was held on the control of the sewer regulations being given to Courtland Township and the update of the Master Deed By-Laws. Final decisions are not made yet for the Master Deed By-Laws, but Mr. Bitely is confident a favorable agreement will be made with the residents that are a part of Phase I.

Mr. Bitely further stated the use of the large old storage barn on phase I will remain in control of Phase I residents per the original by-laws. It is not his desire to make any changes to that portion of the by-laws at this time, but subject to finalizing the agreement.

Motion was made by Davis, supported by Wood, to recommend approval to the Township Board with the changes as noted to the resolution proposed to include road commission approval for compliance with the second access to Young Ave. All members voting yes. Motion carried.

Old Business: Master Plan & Zoning Map Update: Motion was made by McAvoy, supported by Moeggenberg, to table review til the next regular meeting. All members voting yes. Motion carried.

Zoning Board of Appeals Report - Moeggenberg stated the Feb. meeting was held in regards to Bassett's Body Shop wanting to have a non-use variance for sale of 2 – 4 vehicles out at the road was denied, and the meeting in March, the application from Mr. Rehkopf for a variance of a land split was denied.

Zoning Administrator Report - No new business to report.

Township Attorney Report – No new business to report.

Supervisor's Report - No new business to report.

Township Board Report – No new business to report.

Adjournment – Motion was made by Davis, supported by McAvoy, to adjourn @ 8:35 pm

Respectfully submitted,



Colleen Brown,
Recording Secretary &
Zoning Administrator