

Courtland Township Planning Commission

Minutes

December 19, 2023

1. **Pledge of Allegiance and Roll Call:** Wood, Pfeifer, McIntyre, and Moore were all present. Travis Meidema was absent with notice. Also present were Attorney Jim Scales, Zoning Administrator Colleen Brown, Master Plan consultant Tanya DeOliveira from Williams & Works, and nine members of the public.
2. **Agenda: Motion to approve as presented by McIntyre. The motion was supported by Pfeifer and carried 4-0.**
3. **Minutes from 11-21-2023: Motion to approve as presented by McIntyre. The motion was supported by Pfeifer and carried 4-0.**
4. **Public Comments for Items Not on the Agenda:**
 - a. Dan Durst 5047 Russell Resident had a question about Biggby Coffee Shop. According to ZA Brown they are planning to locate the building on the site on December 21.
5. **Public Hearings:**
 - a. **Patricia Smith – 4850 14 Mile Ct: Proposed rezoning from RR to R2.** Attorney Jim Scales provided an overview. The property is at 14 Mile Ct. and Northland Drive. The applicant is asking for rezoning from RR to R2, Two Family & Multiple family, which allows for 2 family and multi-family developments. For a property of that size, there is potential for 16 units, but there are limitations to the property that would probably limit them such as water/sewer and topography. The applicant offered conditions to the rezoning. It is planned for Country Residential but near other commercial zoning districts. Previously the PC tabled the item to allow the applicant to offer conditions, which they have done. They have limited the number of units on the site to eight, and Scales has provided a rezoning ordinance to that effect. Wood noted that there are two septic systems on the site and a large well and a legal non-conforming Mobile home that is currently occupied as well.

Wood opened the floor for public comments related to the application, adding that the noticed hearing was held last month.

- 1) Mary Ann Anderson asked how many acres the property was. Scales said it was 4.22 acres.
- 2) Dan Durst asked what happens if they sell the property, does it stay R2? Wood stated that yes, the rezoning runs with the land.

After discussion, there was a **motion by Wood to recommend approval of the conditional rezoning ordinance for 4850 14 Mile Court as presented. The motion was supported by McIntyre and carried 4-0.**

6. Old Business

- a. **Master Plan Update.** Tanya DeOliveira from Williams & Works reviewed the draft zoning ordinance. They have been working on the project for more than a year. She summarized the public input process and work completed to date. The plan contains information and analysis related to demographics, natural features, community facilities, goals and objectives, a future land use plan, and implementation strategies. Wood opened the floor for public comments.
- b. Matt Cheney 9025 Parmeter. Had a question on the process and asked about some examples for what is in the draft Master Plan.
- c. Mary Ann Andersen 9488 Myers Lake asked about the public engagement process and asked about the public engagement report and the input received. Moore provided a summary.
- d. Andy Hagenow 8411 Peterson asked about the survey results. Wood stated that we had received more than 300 comments on the survey, which we felt was a pretty good response.
- e. Dan Durst asked about manufactured housing parks, and if there would be another. Wood stated that we already have a park on 14 Mile Road and no other areas are planned for this type of land use.
- f. Another person asked about the number of responses and how it relates to the total population.
- g. Arn McIntyre 9571 Courtland Dr. asked about the designations noting that country residential and AG is most of the township, and asked what the difference was between Country Residential and Low Density Residential. He was concerned that the Country Residential densities of 2-5 acres could lead to downzoning in the R- R district in the future, which would affect the property rights of those who own a lot of property in those areas.

McIntyre, Wood, and Moore had a handful of changes and questions related to the draft plan. Several changes were made to the plan. DeOliveira will provide an updated plan with changes highlighted for discussion at the January 16, 2024 meeting.

7. **Zoning Administrator Report.** Brown reported that the adult foster care facility on Northland Drive north of 13 Mile will be seeking to expand to accommodate 20 people, and will be coming to a future meeting for special land use and site plan review.
8. **Township Attorney Report.** Jim Scales provided an overview of the Clean and Renewable Energy and Waste Reduction Act and how it affects the Township. After discussion, the PC considered asking Jim Scales to draft a solar ordinance for smaller facilities and utility-scale facilities less than 50 acres in area. The PC ultimately decided to wait on this for now. **Motion by Wood to revisit this topic in three months when we have more information available. The motion was supported by Pfeifer and carried with all members voting yes.**
9. **Township Board Representative Report.** Kimberly McIntyre provided an update on some of the recreational projects the Township is working on.

10. ZBA Representatives Report. Brown reported that at the December meeting a variance was approved, and another meeting is upcoming to consider a variance for a deck on a lakefront property.

11. Adjournment. Motion by Pfeifer to adjourn. The motion was supported by McIntyre and carried with all members voting yes.

The meeting was adjourned at 8:59 PM.

Respectfully Submitted,

Andy Moore, Secretary