The regular meeting of the Courtland Township Planning Commission was called to order by Chairman Wood @ 7:00 p.m. Members present were Wood, Rau, Krygier, Moore and Nelson. Also present was Township Attorney Scales, Zoning Administrator, Brown and Supervisor, Porter. Attendance of others is attached.

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

Approval of Minutes: Motion made by Krygier, supported by Rau, to approve the October 20, 2015 regular meeting minutes as presented. All yes, Motion carried.

Open Comments: None

Public Hearing: PUD/Cluster Housing Review, Braeside Holdings LLC, c/o Dykema Excavating, 5450, 5460, and 5712 11 Mile Rd., Rockford, MI, Sec. 31

Applicant, Mike Berg, was present to summarize the proposal. He clarified this is not a site condominium for the minutes. It will be a platted subdivision with cluster housing & open space, to be served by a public street within. The location of the development was explained being off 11 Mile Rd., in Sec. 31, 117 acres that was the old Braeside Golf Course property. They are proposing to plat in phases, with phase one with 25 lots and phase II with 25 lots as well. (Eliminating lot 51 at this time.) They will have one lot with the existing pole barn that will be metes and bounds and use the existing driveway of the golf course. At such time the lot is sold a new entryway to the development will be created as new public street approx.. 75 ft. to the east as approved by the Kent County Road commission upon completion. The existing pole barn will remain on site. They will be removing the clubhouse as well as the existing house on the property. The process of platting and using individual wells and septic for each lot was further noted. The configuration of the public streets, temp cul-de-sacs, and dedication of the 10 ft. strip to the Kent Co. Road Commission was noted.

Attorney Scales presented the memorandum for the commission to review and was placed on file dated November 10, 2015. Member Moore asked to have the process for platting clarified, rezoning of the commercial area existing to residential. PUD approval is for the entire project, Tentative Preliminary Plat approval right now is only for Phase 1 and at the same time sketch plan approval
is for all phases of the layout. Construction is proposed to begin in Spring, 2016. Rezoning from C to R-R is proposed for public hearing at the Dec. regular PC Meeting. Phase II will proceed as a function of sale of phase I lots allow. Member Krygier explained the necessity to designate a bike/walking trail within the development for a future trail. Comparison of the proposed sidewalk location verses the bike trail was discussed. The applicant would like to come up with something a little more creative and is willing to consider that option. A proposed sidewalk location was tentatively shown. The sidewalks would be built once the home is completed for each lot to avoid the sidewalk being damaged with construction traffic. At some point the sidewalks would be put in for the balance of the plat. The commission is asking for an east/west component for the proposed trail to be designed. Member Nelson questioned if they was any potential for sand/gravel mining on the site. Applicant Berg said he does work for an excavation company, but no there is no sand/gravel mining proposed for this site. No removal of sand/gravel from the site will be made. The impact to the water table was questioned all by member Rau. Applicant Berg explained they do not attempt to maintain the fairways and will be willing to abandon the existing wells on site. He is requesting a special assessment district for the street lighting be set up also for the plat. Natural Gas has been added for the site. Trees larger than 4" in diameter will be discouraged from being removed except as necessary for the public street and building of a home. The proposed use of the open space area has ultimately not been decided, but will encourage preservation of the natural vegetation of the site. The impact of the retention verses detention ponds for offsite drainage was further reviewed. The Kent Co. Drain Commission will monitor and require what is necessary for the drainage. The route of the emergency vehicles and snow removal process was discussed and reviewed.

Public hearing was opened by Chairman Wood @ 7:45 pm.

Resident, Robert Stegmier, 5285 Windmill Dr., questioned the impact of the water run off on his nice little brook that is on his property that he shares with three neighbors. Neighbor, Matt Kropiwnicki, 5240 Windmill Dr., also stated they are concerned with a detention pond instead of a retention pond. He does not want any more run off than what is there now. The Rogue River route trout stream temperature is also a concern and impact on wells. They feel that Trout Unlimited should do an impact study and they feel a test well should be monitored at the site for future consideration as well.

Applicant Berg responded the Drain commission has criteria for the 117 acres of how much run off is allowed and how much they will be allowed to detain the difference between the runoff that is there now and what will be the run off for a 100 year storm would happen. The design is mandated by the KC Drain Commission. A pond would be there with an overflow structure that has a 4 ft.
diameter grate on it. The open space of this site preserves significant natural features and allows the balancing act of the rational to keep the area more rural in character. Cluster housing is encouraged for less road surface and more land preservation.

Chairman Wood explained the commission can monitor to a degree the allowable uses of land, but are regulated to require to allow a land owner the use of his land that is consistent with the zoning to make it as conducive to the uses in the area as much as possible and this is a residential use in a residential area.

Russ Paroff, 5253 Windmill Dr., questioned where phase III fits into this map and maintaining the 56% of open space. The % of open space will not change. The plan is to have phase I of 25 lots first and asking for Phase II to become Phase II & Phase III to allow future ease of time line for developing the site in full. There will not be an increase of lots, just a change of # of phases to service the total 50 lots proposed. The setbacks of the open space was noted being between 350 ft. to the North, 500 ft to 700 ft. to the south lot line.

Steve Zeboor, 5255 Windmill Dr., questioned if another development is proposed to the West because a stub street is shown there? It is a requirement of the KC Road Commission to designate a stub street for connectivity in the future to provide for the possibility if at some time in the future a development would be proposed, but at this time, it is not known to be another development proposed.

Paula Buelow, 8700 Oakbrook Ridge Dr., thought the complete area should be notified of the public hearing for her subdivision because what is happening at this site affects all of them. It was noted the Township is required to send notices to all properties within a 300 ft. radius of the site, which is what notices were sent out. She feels the property to be developed needs to have City of Rockford water brought in and a fire hydrant put in. The property has also been known to be hit by lightning. She is concerned with the water table being affected because she knows when Pheasant Run development was brought in it affected their wells. Member Krygier noted he does not know what the comparison is, but does acknowledge the golf course used a lot of water already with its’ sprinkling system that should be taken into consideration. Other neighboring developments have been put in with little to no effect on water tables that has sprinkling systems at many home sites as well. The water coming from the City of Rockford is the same water that has to come from somewhere also, it is all the same water ultimately. Bob Stegmier stated that we all keep tapping that same well. He knows of wells that have been effected and had to be dug deeper. He feels sooner or later these developments will drain the water system and nobody will be paying attention to it. He suggests a monitoring system be set up that is very important to keep an eye on the water tables in the area. Atty. Scales stated the two acre min. addresses the issue of the drain on the water
tables and that is why the acreage limit is set at a density of two acre min. If public utilities were created for this site, a density bonus that could potentially double the amount of lots allowed on this site. So there is a tradeoff there.

Mary Ann Andersen, 9488 Myers Lake Ave., requested to verify where the driveway will be proposed to the site. She drives 11 Mile Rd. a lot and is concerned with visibility safety for site distance. Applicant Berg noted the KC Road Commission has taken into consideration the site distance and has recommended the driveway be located 75 ft. east of the existing drive to accommodate for a safer entrance to the future entrance. They will likely be required to add a by-pass lane, left turn in lane and/or extended tapers to widen the road in that area as well for more safety, depending on what is required by the KCRC.

Rick Cheslek, 5451 11 Mile Rd., is requesting the County reduce the speed in that area. There is not a lot of shoulder there and the site distance is a concern. The township could ask for a lower speed limit and for a study to be performed. The outcome could be advantageous or work not in your favor. Member Krygier has asked they study that corner 11 Mile Rd. & Courtland Dr. and was told there was nothing the KCRC could do. A lower speed limit could be one thing to have it, but to enforce it, is another was the experience of member Nelson who lives just east of this site on 11 Mile Rd.

Sidney Sinnema, 5558 11 Mile Rd., who lives directly east of the entrance to the proposed site, stated his driveway is the worst for site distance and asked that he be able to access the same entrance as the proposed subdivision. Developer Berg, stated he would be willing to look at that option and see what they could work out depending on the grades there, but that the Sinnema’s would be responsible for the cost involved if an easement was able to be created & granted access. The homeowner would be responsible for cost, but that the developer would have some say where the curb cut would be.

Charles Pomarius, 5265 Windmill Dr. asked the value of homes proposed? Developer Berg stated he is guessing the value range of homes in the site will be from $280,000 to $350,000 price range.

Steve Falarski, 8729 Oakbrook Ridge, his concern is for four wells that have been left unattended for years in the woods. Those could be contaminated. Developer Berg stated they are obliged to address any of the abandoned wells when the existing house is removed and the main well house with an open 6 ft. well that needs to be secure and will take care of that immediately. The location of the wells were noted on the plan.
Leo Devarenne, 5300 Windmill Dr., was questioning the size of the lots and the design lay out. Chairman Wood explained the concept of PUD/cluster housing and allowing for the same density as two acre min. lots, but to be clustered with ½ acre min. lots and open space to be preserved.

Developer Berg stated they have one builder selected they intend to use, that is Roersma and Wurn Builders, so far. The houses will have basements and garages.

Further discussion was held on the difference of retention verses detention ponds and which design would be more advantageous for the site and not create more runoff. The Drain Commission will have jurisdiction over this decision. The Planning Commission only has the authority to handle certain issues like the design and if it meets the Zoning Ordinance.

Matt Bertke, 8675 Oakbrook Ridge, questioned the master plan for this area and if they plans met the current master plan and what other areas adjacent to the site could be developed as. Member Krygier stated the Master Plan is for residential in this area and it is all basically the same density as proposed would be allowed. All developments have to meet the same set of criteria for review based on the Zoning Ordinance. This proposal is not getting any more lots than if the lots were two acre min., but this design is more esthetically pleasing. KC Health Dept. has to approve of each and every units well & septic. The KC Road Commission will approve the road design.

Joe Lang, 5594 11 Mile Rd., wondered if we could share with him, does it enhance property values of surrounding homes? Developer Berg stated in his opinion it would not adversely affect the values of other homes in the area.

Jim Bogart, 8703 Oakbrook Ridge, feels his value will be going down because they have a beautiful view of a golf course now. But they have a 62 ft. well now and has not been an issue yet. He has been in the golfing business for 50 or more years and he is concerned with the chemicals that have been used for the years in the soils there and what type of water shed there is there before the wells are approved.

Developer Berg stated the ponds are to remain and will be maintained by the to-be-determined association ultimately. If there is a modification to the ponds, he thought the DEQ would require a permit for any changes, but they are not proposing any modifications to the ponds at this time, other than regular maintenance.

Further discussion will be held as to the concerns of the open space area and how it would be maintained. Some felt the taller grass and natural wildlife refuge
would be less of an impact to the area. The next step will be determined by what the Commission determines and the Township Board will also have a public hearing at their Jan. regular board meeting and will be published accordingly & noticed as required. We are using the North Kent Advance Newspaper which has been established to be the Township Legal newspaper. Also the Township Board agenda is on the website for reference.

The developer stated if he stays out of the designated areas he is not required to contact the DEQ. Resident stated the Township or someone should contact the DEQ for their review.

Public hearing was closed @ 8:40 pm by Chairman Wood.

Chairman Wood summarized the discussion that no sand/gravel materials are going to be taken off site, a study for a reduced speed zone request to be made, the easement for the adjoining lot owner to the east be noted as an option into Sundown Dr., the four wells in the SE corner are to be addressed and secured and the pump house well to be covered, and how we want to address the open space area to be regulated. Also sidewalks, bike/walking recreational trails are to be put in the plan.

Suggestion was to finalize the plan next month at the Dec. 15th regular meeting to allow time for the plan to be updated and issues to be addressed. Also the rezoning public hearing could be held at that time. Concerns with traffic issues were discussed. Rau moved, Nelson seconded, to table action until the next regular December planning commission meeting. All members voting yes. Motion carried. A sub-committee can meet with the developer in the interim to tweak final design issues prior to this meeting.

**Old Business:** Discussion of Mineral Mining Zoning Ordinance Language Amendment - A 12 page draft is prepared and the sub-committee meeting has met and changes were proposed. A more updated draft will be provided at the Dec. regular meeting for further review by the commission.

**Zoning Administrator Report** - Updated meeting schedule was provided for 2016. The increase in activity for development and new homes being built in the township is requiring that we meet more often in the future.


**Township Board Representative Report** was given by Member Krygier. The site condo was approved for Squires Corner and the Special Land Use Permit for the private road. A speed study will be done on Camelot Ct. per their concerns. Parks & Rec. plan is still waiting for further review.
Zoning Board of Appeals Report - Rau stated they had no meeting last month and no meeting proposed for Dec., 2015.

Miscellaneous – None

Hearing no further business, Motion was made by Rau, supported by Nelson, to adjourn @ 9:05 PM. All members voting yes. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Zoning Administrator.
And Recording Secretary
on behalf the Planning Commission