

**Courtland Township
Regular Planning Commission Meeting
Tuesday, November 19, 2013**

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, Rau, McAvoy, and Krygier. Excused for absence is Wood. Also present was recording secretary, Brown and Township Atty. James Scales, and Supervisor Porter. Attendance of others is attached.

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

Approval of Minutes: Motion made by Rau, supported by Krygier, to approve the October 15, 2013 meeting minutes with the name change to Henry Greeb noted and as presented. All yes, Motion carried.

Open Comments: None

Old Business: Special Land Use: Hydrangea Blue – Katy & Dan Nelson, 5716 – 11 Mile Rd. Katy Nelson gave an update on the information she had obtained during the past month in reference to the requirements from the KC Road Commission and the findings by Light – LLC for the preliminary code study to have the property be brought up to code for a place of public assembly. Reports are attached. A parking plan was also updated to comply with the Courtland Township Zoning Ordinance showing a total of 167 parking spaces being designated with 6 being handicapped. Set backs are also noted on the plan. She further noted the meeting with the KCRC they will be required to provide one driveway for the events that will be 25 ft. in width per detail diagram "c". Site distance is approved for both sites if necessary to use the parking area to the east. The entrance required by the KCRC is very costly, so because of the additional expense of they are requesting to leave the option open for some type of winter festivities as well occasionally. She would like to be able to advertise as a year around business.

Max. capacity for the barn, tents, noise limitation, and parking plans were reviewed. It was said 409 people could be allowed if standing, 292 people with just individual seating and 136 people with tables and chairs, within the barn. It was her thought they could have a large tent for the overflow. With 167 parking spaces, they could actually accommodate 450 people. The main concern for safety issues was the traffic flow and the noise. It was agreed to have the

entrance built prior to opening of the events because of the possible dangerous approach with traffic coming in and out of the area.

The Planning Commission reviewed the language of a proposed resolution submitted by Atty. Scales. See attached findings. Also noted was that the Special Land Use Permit, if approved, will run with the land, not the property owner.

Motion was made by Krygier, supported by AI, to recommend approval of the Special Land Use Permit, Hydrangea Blue as per the resolution. All members voting yes. Motion carried.

Township Attorney Report – Attorney Scales mentioned he has continued to work on the Consolidated Township Ordinances and also noted updates from the Supervisor of Wells, regarding fracking that some more strict regulations have been adopted to monitor wells and measure water pressure distribution before they can start fracking.

Township Board Report - Krygier reported the Township talked about possible growth options of the Park at the Township Hall and grants that could be applied for funding.

Zoning Board of Appeals Report – No meeting.

Zoning Administrator Report - No new business to report at this time.

Supervisor's Report - No new information to report.

Adjournment – Motion was made by McAvoy, supported by Krygier, to adjourn @ 8:27 pm

Chairman McConnon also turned in his resignation letter to the Township. It is with great regret to accept his letter of resignation and he will be greatly missed. Members were truly grateful for all of his efforts and participation to develop the Township in an harmonious manner.

Respectfully submitted,



Colleen Brown,
Recording Secretary &
Zoning Administrator