

UNAPPROVED

Courtland Township Regular Planning Commission Meeting Tuesday, April 17, 2018

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

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

Approval of Minutes: Motion made by Moore, supported by Rau, to approve the March 20, 2018 meeting minutes with two typo corrections for spelling of "wrap", pg. 1 and "variances", pg. 2. All yes, Motion carried.

Open Comments: None

Public Hearing: Special Land Use, Group Home Facility, Golden Life AFC/Dom Groenveld, 10860 Northland Dr., Sec, 18, Zoned R-R, Rural Residential, request for more than six beds.

A letter from the Twp. Atty. Scales, dated April 9, 2018 was recognized and placed on file. Atty. Scales gave a background on the subject property being operated as an adult foster care facility since approx. 1983. Recently there has been a discontinued use, but not sure of the length of time, 6 mos. to a year approx.. He further explained options for consideration as outlined in his memo.

Public hearing was opened by Chairman Wood @ 7:15 pm. Applicant, Mike Dykstra, rep. Golden Life AFC, was present to note the request. He had sent to the board a business plan summary with existing site plan for review to be placed on file. He further explained they will add 7 parking spaces, dumpster location, lighting and signage as permitted. They are requesting approval for a large group home between 6 – 16 or 17 residents. The house has 8 bedrooms and can fit that many as currently existing. He introduced his partner, Dom Groenveld, for the project who has experience in property management and his wife is a RN, which should be a good fit. Mike Dykstra has five years' experience with AFC. He lived in a home with his family for two years as a manager for hands on experience. Now they are looking to meet the need for this type of venture for the area with quality homes for people who sometimes gets left out of society and wants to expand their business. He currently has two homes in Greenville, MI

Member Rau stated his concern and experience from being on the fire department for 10 years, people at this site had a tendency to fall down the two stairs there quite often. Mr. Dykstra responded they are considering a ramp in back for handicapped and probably add a barrier to keep them from going into the hallway to monitor that. Also Rau was concerned with residents being out at the road, which is a busy major thoroughfare. Mr. Dykstra stated they will be putting in an alarm system, so that staff will be alerted for safety purposes. The State Licensing Bureau will also have to approve the residence for housing and they will have final discretion as to what will be required for safety purposes. Having residents out by the road would be a big violation, stated Mr. Groenveld. Chairman Wood asked what the target population for this home is. Mr. Dykstra stated that primarily disabled and/or handicapped aged residents. They do not provide beds for high behavior related patients. He plans to have a range of 7 – 12 employees to swap shifts. There would be two employees and a house manager on duty minimum. A nurse would visit as required and make rounds as well. The ADL, Activity of daily living, is what they provide. They are allowed two beds per 130 sq. ft. of bedroom. They plan to improve the site to the tune of \$160,000. A new well, septic, and drain field will be installed. It will be very well kept with several upgrades. Members suggested the location of the dumpster, lighting, traffic flow, parking spaces noted and proposed signage information should be added to the site plan for further review. Public hearing was closed by Chairman Wood @ 7:45 pm.

Further discussion was held regarding possible approaches for the Planning Commission to consider. Chairman Wood noted the commission's concern that the use is no longer grandfathered in because of discontinuance of use and not knowing the length of discontinuation. To bring the AFC home in compliance a request for rezoning to R-1 would have to be submitted by the applicant as well as obtain approval for rezoning and a special land use permit in the R-1 zone. This would create a lawful use of the property. The property is currently zoned R-R, Rural Residential and Adult Group Home Facilities are not a permitted use.

Moore moved, Nelson supported, to table action for the Special Land Use request until the May, 2018 PC Meeting and schedule a public hearing for rezoning from R-R to R-1 at the May, 2018 meeting per the applicant's request. All members voting yes. Motion carried.

New Business: Master Plan Map Update – Atty. Scales stated the Master Plan has to be reviewed every five years. In 2012 the Master Plan was reviewed and it was found no amendments were required. The original plan was adopted in 2007. The process can take as long as 9 months. Members will review the Master Plan over the next month and see what the consensus of opinion is, if a complete update is needed at this time or to wait until after the 2020 census info is available. Motion was made by Moore, supported by McConnon, to table action until the next month's meeting for further review. All members voting yes. Motion carried.

Air BNB Rental Update - There is still no movement by the legislature to take action on the senate or house bill to take over local control. Ingrid Jensen, President of the Brower Lake Assoc., is interested to keep the lake residents informed. Short term rental, less than 7 days, is not allowed in the Township right now. Board members are considering if the ordinance needs to be amended to make the townships interpretation clearer or make an amendment with conditions, like maximum # of people per bedrooms, hours of entertaining, etc. Question of enforcement was discussed. Members agreed to review the status again after six months.

Zoning Administrator Report – ZA Brown stated an onsite inspection was made @ NUVU Gas Station to make an administrative decision for the location allowed for a screened in dumpster area @ Myers Lake Ave & 10 Mile Rd.

Township Attorney Report – Attorney Scales welcomed members to attend an open house by Mika Meyers at the MTA Conv. in Traverse City on April 24, 2018.

Zoning Board of Appeals Report – Nelson reported No meeting for April or May is proposed.

Township Board Representative Report - Member McConnon stated the Township purchased a new lawn mower and park benches for the park & disc golf area.

Adjournment - Motion by McConnon, supported by Rau, to adjourn @ 8:07 pm. All yes. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Sec., & Zoning Administrator