

UNAPPROVED

Courtland Township Regular Planning Commission Meeting Tuesday, February 19, 2019

The regular meeting of the Courtland Township Planning Commission was called to order by Chairman Wood @ 7:00 p.m. Members present were Andersen, Moore, Rau, Nelson and Wood. Zoning Administrator Brown and attendance of others who signed in as interested parties is attached.

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

Election of Officers: Motion was made by Rau, to nominate the same slate as last year, Rock Wood, Chairman, Katy Nelson, Vice-Chair, and Andy Moore, Secretary. No other nominations were made. Motion was supported by Andersen. All members voting yes. Motion carried.

Approval of Minutes: Motion made by Nelson, supported by Moore, to approve the December 18, 2018 meeting minutes as presented. All yes, Motion carried.

Open Comments: None

Public Hearing: Site Condo, Site Plan Review– Roosien & Assoc./K. Norman, Property Owner/North 20 Project, 6540 – 13 Mile Rd.

Public hearing was opened by Chairman Wood for the proposed site condo project, North 20. Applicant, Kendall Beck, representing Roosien & Assoc. and Mr. & Mrs. Keith Norman, property owners were present to note request. The property is zoned R-R, Rural Residential. They are proposing four parcels that would have access off a privately shared driveway off 13 Mile Rd., namely North 20 Court. Two units will have frontage on 13 Mile Rd., but will access their lot via the shared driveway to eliminate several curb cuts off 13 Mile Rd. The Kent Co. Road Commission has approved the proposed shared driveway location as well. Kent Co. Health Dept. has approved the location of the drain fields and private wells also. They are planning on a detention pond, detaining the release the water runoff where it would naturally go. Mr. Norman explained how his parents had owned the property since 1945, retired there and when his parents passed on, he inherited the property 20 acres. They plan to build their retirement home on the back lot #3 and hope to have their three kids reside on the other lots as a family compound to be able to watch their grand children grow up. That would be their ultimate goal, but is yet to be foreseen.

Pam Skeels, 6650 13 Mile Rd., is concerned with possible water problem, because they have been having a drainage issue to the north from Thornedge

Estates development and would not want the increase in water drainage to add to the issue. Mr. Beck explained the majority of the water flow proposed will drain to the NW corner and will be directed to not create any more of a runoff than what exists at the time. The land is currently farm land and the runoff should be relatively the same that it is now with no increase in runoff.

Bill Hill, 10717 Thornedge Dr., wanted to verify the types of homes proposed and values will be maintained for the area. Mr. Norman stated the homes would be upscale homes ranging from \$200,000 or more.

Steve Hulbert, 5500 Kies NE, Rkfd./10600 Shaner Ave, questioned why a site condo project was proposed and was the applicant out of splits. Member Moore replied that a site condo is one avenue to use to split property when other splits are already used that are approved administratively. Plats and site condominiums do not count as splits under the Land Division Act.

Public hearing was closed by Chairman Wood @ 7:25 pm. Member Rau questioned if the detention pond needed to be fenced in? Application stated there was no requirement by the Kent Co. Drain Commission. The pond is designed to drain dry and not have standing water in it. It should be dry except for immediately after a rain fall event. Within 24 – 36 hrs. the pond should be drained dry. Member Andersen questioned the drain flow running towards the creek. Applicant stated the creek is on the other side of Shaner Ave. and they are making sure they do not increase the run off and have it go back into the ground naturally. The condition proposed mimics the natural conditions of what is there now. Also Andersen wanted to be sure the by-laws would address the fact that the ditches cannot be filled in and have to be maintained. The By-Laws have not been drafted yet, but will be included. Members further noted the resolution guidelines proposed by Attorney Scales. Applicant stated it is their desire to keep the area as rural as possible and agrees with conditions proposed. The conditions will apply to everyone, even if it is a family member. Member Rau asked that the addresses be off of North 20 Court and address signs posted for Fire/Emergency personnel to know where they are at, subject to Post Office approval as well and where they dictate the mail boxes should go.

Motion was made by Wood, supported by Moore, to grant final site plan approval consistent with the draft resolution as written with one change to add too Page 3, 6A, the Storm Water Management grading shall comply with the Township Ordinances and to address the storm water course which shall be provided for in the condominium association by-laws so that the storm water drainage along the drive is maintained to ensure proper continued water drainage. A letter from the Township Engineer is required to be received that the condominium was built as proposed and approved, as set forth above. All members voting yes. Motion carried.

Zoning Administrator Report – A March 19, 2019 meeting is planned to review a site plan for Storage Units @ M-37 just West of Tefft Ave., and to work on the process to update the Master Plan.

Township Attorney Report – No news to report. Attorney Scales was absent for this meeting.

Township Board Representative Report - Member Andersen reported there were two residents affected by sewer back-up when the Vortex storm hit and there were several power outages in the area. The Board is in the process of adopting the new 2019-2020 Annual Budget.

Zoning Board of Appeals Report – Next meeting planned for March 13, 2019.

Adjournment - Motion by Rau, supported by Nelson, to adjourn @ 7:50 pm. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown, Recording Sec., & Zoning Administrator