

## UNAPPROVED

### Courtland Township Regular Planning Commission Meeting Tuesday, May 15, 2018

The regular meeting of the Courtland Township Planning Commission was called to order by Vice Chairman, Nelson @ 7:15 p.m. Members present were McConnon, Moore, and Nelson. Excused for absence was Wood & Rau. Also present was Zoning Administrator Brown, Supervisor Krygier, and Atty. Scales. Attendance of others is attached.

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

**Approval of Minutes:** Motion made by McConnon, supported by Moore, to approve the April 17, 2018 meeting minutes as presented. All yes, Motion carried.

**Open Comments:** None

**Public Hearing: Rezoning from R-R, Rural Residential to R-1, Single Family Res., 10860 Northland Dr., Sec. 18, 2.5 acres, Golden Life AFC/Dom Groenveld.** Public hearing was opened by Vice Chairman, Nelson @ 7:20 pm. Hearing no comments, public hearing was closed by Chairman Nelson @ 7:22 pm. Attorney Scales commented under the current zoning of R-R, Adult Foster Care facilities are no longer permitted by right or with a special land use approval in the R-R District as defined by the ordinance. State licensed residential group care facilities are permitted with special land use approval only in the R-1 District. He would recommend the commission to recommend to the Township Board based on his report from the April 9, 2018 memorandum approval for the rezoning R-1 and make recommendation that the planning commission also recommend approval to the township board for Special Land Use approval as well. Other considerations were the dumpster screening, Septic system and new well be approved by the Kent Co. Health Dept., no changes to the driveway. Moore mentioned the State has a pretty big hand on the approval process and very good regulations like the sprinkler system, smoke alarms, number of employees, safety conditions etc. The State and the Fire Marshall have to approve everything. Requirements are based on an Air Score, a fire drill evacuation score is assessed each month on residents, what their needs are, and it is a big evaluation process that can be looked at any time and enforced. They plan to provide seven parking spaces (the ordinance requires at least six spaces) and will control the flow of traffic, in and out, in one direction only for safety purposes. They will comply with signage per the Zoning Ordinance and will not put in road right-of-way.

Motion was made by Moore, supported by McConnon, to recommend to the Township Board approval of rezoning from R-R, Rural Residential to R-1, Single Family Residential for 10860 Northland Drive, 2.5 acres as proposed. All members voting yes. Motion carried.

Motion was made by Moore, supported by McConnon, to recommend to the Township Board to approve Special Land Use proposed for a Group Home Facility at 10860 Northland Dr., Sec 18, request for more than six beds by Golden Life AFC to have a State Licensed Facility subject to the following conditions: 1) Contingent upon the Township Board approval for the rezoning from R-R to R-1. 2) Approval of the Well & Septic by the Kent County Health Dept. 3) On going compliance with the applicable state licensing regulations once obtained and to maintain licensing with the State. 4) Provide a four yard dumpster on site, which is to be enclosed & screened with a 6 ft. privacy fence on three sides and a lockable gate on the fourth side. 5) A minimum of seven off street parking spaces are provided. All members voting yes. Motion carried.

**Township Attorney Report** – Attorney Scales had no new news to report.

**Zoning Administrator Report** – ZA Brown stated the commission will have to determine if they are going to want to do a full review to update the Master Plan. Also the Supervisor, Twp. Atty. and myself met with Arn McIntyre, rep. Kle-Mac Farms, to review if his proposal to have a small & occasional removal operations of limited quantity of mining of natural resources would fall within the Zoning Ordinance guidelines as presented in Sec. 12A.04 D). A letter was sent to Mr. McIntyre with proposed guidelines and for his approval. The request has not been accepted by Mr. McIntyre as of this date and no response has been made.

**Zoning Board of Appeals Report** – Nelson reported no meeting for May. The next meeting is scheduled for June 13, 2018.

**Township Board Representative Report** - Member McConnon stated the Township is inviting all to the cutting ribbon ceremony on June 6, 2018 @ 6:30 pm for the new Disc Golf Course to be dedicated. Cemetery is being mapped and will be available via computer shortly.

**Adjournment** - Motion by McConnon, supported by Moore, to adjourn @ 7:43 pm. All yes. Motion carried.

Respectfully submitted,

*Colleen Brown*

Colleen Brown, Recording Sec., & Zoning Administrator