

**Courtland Township
Regular Planning Commission Meeting
Tuesday, March 19, 2019**

The regular meeting of the Courtland Township Planning Commission was called to order by Vice-Chairman Katie Nelson @ 7:00 p.m.

Roll Call: Members present were Rau, Nelson, and Moore. Excused for absence was Wood and Andersen. Also present was recording secretary, Brown and Township Atty. James Scales, and Supervisor McConnon. Attendance of others is attached.

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

Approval of Minutes: Motion made by Moore, supported by Rau, to approve the Feb. 19, 2019 meeting minutes with the correction to page 2 paragraph 2, should be applicant, not application. as amended. All yes, Motion carried.

Open Comments: None

**New Business: Preliminary Review: Special Land Use/Site Plan Review
Self-Storage Unit facility, Bob Brill/Ralph Brill, Property Owner, 5800 14 Mile Rd., Rkfd., Sec. 17**

Bob Brill, applicant, requested the preliminary review of the application to see what the commission's thought was for esthetical appearance and if they would, make any suggestions they think would be important for the development of the site prior to having detailed engineered drawings made up. The preliminary reports from the Township Attorney and Township Engineer were also helpful for consideration of the required information for the plans. He requested clarification of the setback for parking and entrance through the road right-of-way location because of the grade they prefer to be able to use a portion of the 40 ft. setback area. The Road Commission has required that the entrance be directly across from the Rockford Springs Community Church entrance, which is also the highest point of the property. No culverts are required because it is the highest point of the property as well. He would make a 90 degree turn there to the west, run that about 100 ft to make it into the property to get down to where I need to be for maneuverability stand point and to navigate to the storage units. They do plan to have a fence that will go all the way around. The units will all be different sizes about 40 ft. deep. The demand will determine the size of the units. He may have a tall side for all the buildings to the West and will plan to have the ability to make the doors higher for those units. There will be 30 ft. between the buildings. He wants to have some type of an office onsite in one unit for conducting business. There will not be anyone staffed there regularly.

Also, Mr. Brill stated, there is potential for outside storage in the back on the SW end of the property. That would need to be shown on the proposed site plan as well. A privacy fence would also be suggested.

Regarding lighting of the site, Nelson suggested a motion detector sensor and downward lighting protection to keep from light pollution in the night. Mr. Brill stated he will have a camera security system to cover the entire site. Signage will be like H2O Oasis, within the Township Regulations. He has owned other storage facilities and is familiar with the needs of the operation. Parking will be provided so that if someone is at their unit unloading another vehicle can still get by. There is not a lot of traffic to consider. Further discussion was held on screening for the out door storage. The site will be quiet and not a lot of activity going on there.

As far as the next meeting he would be able to have detailed plans ready for public hearing will be the May 21, 2019. Members reiterated there is no guarantee for approval, but that having commercial zoned property on M-57 with not a lot of potential for residential influence in this area, the updated proposal will be reviewed at the public hearing meeting. Mr. Brill is hoping to have the site ready by fall or 6 – 8 months on the high end. The Township Board will meet on June 5, 2019 to consider the public hearing recommendation of the Planning Commission for the proposal.

New Business: Master Plan Update - The current plan we have now was adopted in 2007 and was revisited in 2012 and 2017, but no major changes were made at that time. Since 2007 the major updates would include the North Kent Sewer Authority and the new treatment plant for sewer processing. Members agreed they would like a workshop session to see if the commission sees a need to start the process of amending the current master plan or if only minor changes are needed at this time. Member Moore noted the new census data will be out in 2020/2021 and would be good to incorporate the new data available at that time as well. Editorial info and data do not require a full public hearing process for updates to be made. PFAS in the ground water and surface water is also on the radar for concerns now. Also, proposal for trails and storm water info should be discussed. A work session will be held at the April 16, 2019 regular meeting. Kimberly McIntyre, Trustee, suggested the commission all read the Master Plan in detail prior to the meeting. There are online classes available through MTA for Master Plan strategies. That is a five-hour course that would be very helpful insight when deciding to do updates to the current Master Plan.

Zoning Administrator Report - No new information to share.

Township Attorney Report – Attorney Scales noted there are a few laws that were recently passed by legislature re: Adult Foster Care Facilities are exempt, Discharge of fireworks, and include veterans and first responders’ editorial comment in the front of the Zoning Ordinance. McIntyre noticed that the Lantern’s lit off in the sky are a problem with setting off ground fires. They may want to be prohibited. Updates should be put in the Township Newsletter to alert residents of our concerns.

Township Board Representative Report - McIntyre reported the annual township budget was adopted and considered bids for grounds keeping.

Zoning Board of Appeals Report – McIntyre stated the application on Peninsula drive to tear down the existing home and build a new one was approved. The applicant was basically staying in the same footprint and will be a betterment to the area.

Supervisor’s Report - No new information to report. Further discussion, McIntyre suggested members to consider motion sensor lighting rather than lights looking up to the sky to prevent light pollution at night. It is important to preserve our skies and keeping the stars visible. There is not a lot of greenspace left anymore.

Adjournment – Motion was made by Rau, supported by Moore, to adjourn @ 8:00 pm, All members voting yes. Motion carried.

Respectfully submitted,



Colleen Brown,
Recording Secretary &
Zoning Administrator