

Adopted 6/18/19

**Courtland Township
Regular Planning Commission Meeting
Tuesday, May 21, 2019**

The regular meeting of the Courtland Township Planning Commission was called to order by chairman Rock Wood at 7:00 PM. Pledge of Allegiance.

Roll Call: Members present were Rock Wood, Katy Nelson, and Andy Moore. Al Rau and Mary Ann Anderson were absent with notice. Attorney Jim Sales was also present. Recording Secretary Colleen Brown was absent.

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

Approval of Minutes: Motion by Nelson, supported by Moore, to approve the minutes as presented. All yes, motion carried.

Public Comments: No comments were made

Public Hearing:

Special Land Use and Site Plan Review, Self-Storage Units, 5800 14 Mile Road (Bob Brill)

Jim Scales reviewed his memorandum. The plan was preliminarily reviewed by the Commission in March. The site plan has changed slightly, but the application meets all the specific requirements, such as lot area and width. 40' setback is met. Landscaping is required. Drive aisles will need to be shown as one-way to accommodate required parking. Between buildings C and D is a dead end, this may need to be revised. The access gate needs to be located so that vehicles won't stack up into 14 Mile Road. Applicant has not yet secured an MDOT permit but has spoken with MDOT and gotten some feedback.

Applicant Brill stated that under eave lighting will be used. Surveillance cameras will be used throughout the site 24 hours a day. Black chain link or wrought iron will be used on the front. Gate will be on the northern part of the property between buildings B and F. One-way drives are no problem. Brill stated that he will extend the drive around the west end of building C. The Township engineer as reviewed and suggested some changes. The applicant made changes and the engineer is satisfied.

Wood opened the public hearing at 7:14 PM. Brian Fannon, a co-owner of Oaks of Rockford on 14 Mile Road supports the project and thinks it will be useful for residents of the Oaks of Rockford.

Public hearing closed at 7:16 PM.

Nelson asked some questions on the sign. Brill stated that a ground sign is proposed, it would be illuminated. He will follow the Township Ordinance.

Wood asked about how they handle problems with no staff. Brill stated that he lives close by as do others who would be able to help out. Most business is taken care of online (payments, new accounts, etc.)

Nelson asked about the construction schedule. Applicant thinks it will be done within a year. Buildings G and F would be the first buildings constructed but he expects to build them all shortly after those two buildings are complete.

Front 40' area will be irrigated lawn. Moore asked about landscaping and suggested adding some trees along the front. The commission asked the applicant to submit a landscaping plan for staff review and approval.

Jim Scales reviewed a draft resolution to approve the site. Commissioners agreed on the following additions/clarifications to the resolution:

- Fence on the north side will be black chain link with no barbed wire.
- Landscaping will be irrigated mowed lawn with further landscaping to be approved by the Zoning Administrator.
- Paving around buildings to be leased is required, along with all fencing, landscaping, and all stormwater, which must be fully installed prior to occupancy of the buildings.
- Ground sign only.
- All lighting shall be installed on the bottom of the eaves and fully cut off. No lighting on the south side of building D shall be permitted.
- Max number of units is 207 (not 204).
- One-way drive aisles to comply with zoning ordinance
- Gate between buildings A and E.

Jim Scales will update the resolution for the Township Board.

Motion by Wood to adopt the resolution recommending approval of the special land use and approving the site plan with the changes listed above, supported by Nelson. Motion passed with all members voting yes.

Zoning Administrator Report – No report

Township Attorney Report – Master Plan review on tap at the June meeting. Commissioners are to review the Plan and offer suggestions.

Township Board Representative Report – No report

ZBA Representative Report – One variance was granted to allow the width of the garage.

Adjournment – Motion by Moore, supported by Nelson, to adjourn. All members voted yes and the meeting was adjourned at 7:50 PM.

Recorded by

Andrew Moore, Secretary
Courtland Township Planning Commission