

**Courtland Township
Regular Planning Commission Meeting
Tuesday, April 16, 2019**

The regular meeting of the Courtland Township Planning Commission was called to order by Chairman Rock Wood @ 7:00 p.m.

Roll Call: Members present were Wood, Andersen, Rau, Nelson, and Moore. 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 Rau, supported by Nelson, to approve the agenda as presented. All yes, Motion carried.

Approval of Minutes: Motion made by Moore, supported by Nelson, to approve the March 19, 2019 meeting minutes with the correction to page 1, next to last line to "outdoor" and top of page 2 add "which" will be May 2, 2019, as amended. All yes, Motion carried.

Open Comments: None

New Business: Master Plan Update – Chairman Wood stated the commission needs to consider if they feel it is time for a full master plan amendment review, if only minor changes are necessary at time, or if it would be better to wait for the census data to be available to make any changes for future consideration. Census data will not be updated until 2021. The plan was looked at in 2017 as well but felt the master plan was still in line with what the Townships objectives were at that time. No changes were made. Area's of consideration is the Future Land Use Map; commercial districts are shown. If an area of concern did arise, an amendment could also be initiated at that time without waiting for the five-year review. There has been no significant change of structure to the Township to date. If a full update is determined to be necessary, bids would have to be sent out for consideration who would perform the study, public hearings held, notifications sent out and surveys taken. The cost could be potentially around \$25,000 to \$30,000. The Master Plan chapters are more important to review and focus on if we like the policy perspective and if it would most likely stay the same.

Kimberly McIntyre, Trustee, stated she is envisioning the M-6 corridor coming to the North of Courtland Twp. someday. She also suggested gifting land to the Township from farmers, if they felt they could, to create more green space to be left undeveloped. The option for gifting could be mentioned in the Township newsletter to educate residents of the option. Kimberly will check into that more and report back.

Members reviewed ideas on ways to preserve farmland. Transfer of rights option, purchase of development rights and to use land as park space later. The size of the lots and preserving farmland options is important. Maybe a sliding scale to limit the # of divisions on a property or create and drive development to a certain area.

As of right now there are three parcels that were set aside for Farmland Preservation and have been approved by the State for transfer of Property Development Rights, namely the B. Patterson, Young Ave., M. Cole, Benham Rd., and R. Keech, Myers Lake Rd.

Member Andersen thought it is important to have a set apart district for around the lakes, which would allow for a different set of rules and regulations, which is where most of the variances take place at.

Existing sewer capacity would also have to be reviewed. Maybe a different zoning category for the area that could be serviced by North Kent Sewer District.

Chairman Wood made a motion, supported by Andersen, to table action until the June regular meeting for members to do their homework to articulate what they see for a needed revision to the master plan or to not change anything at all. Also, what they suggest accomplishing here or what they each see as the down side, what the resistance will be and how we would handle the resistance. He feels when a zoning has been in place for a long time, we need to think about it more before any action is taken. Note, are we totally using our green space to the best of our ability and how much green space is necessary? All yes, Motion carried.

Kimberly also suggested a colosseum wall of ashes for the cemetery to create more usable space.

Zoning Administrator Report - No new information to share.

Township Attorney Report – No new news to share.

Township Board Representative Report – Andersen reported the Construction Bd. of Appeals was created. The board is considering a street light at the intersection of Rocky Pines Dr. & 10 Mile Rd., and intersection at Ritchie Ave & M-57 near the Oaks of Rockford entrance area.

Zoning Board of Appeals Report – They met in April and approved a garage addition and are meeting next May 8, 2019 for a new garage proposal as well.

Adjournment – Motion was made by Nelson, supported by Moore, to adjourn @ 8:25 pm. All members voting yes. Motion carried.

Respectfully submitted,

Colleen Brown

Colleen Brown,
Recording Secretary &
Zoning Administrator