

7450 14 Mile Road  
Rockford, MI 49341  
Phone (616) 866-0622



Matt McConnon, *Supervisor*  
Susan K. Hartman, *Clerk*  
Colleen L. Brown, *Treasurer*

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AGENDA  
COURTLAND TOWNSHIP PLANNING COMMISSION  
Courtland Township Hall  
TUESDAY, April 16, 2024

1. Pledge of Allegiance and Roll Call
2. Approval of Agenda
3. Approval of Minutes: January 16, 2024
4. Public Comments
5. Public Hearing:  
Pine Rivers Site Condominium,  
Blue Wing Land Investment, LLC  
Jesjeet Singh Gill  
10193, 10177 & 10215 Courtland Dr.
6. Zoning Administrator Report
7. Township Attorney Report
8. Township Board Representative Report
9. Zoning Board of Appeals Representative Report
10. Adjournment

# Courtland Township Planning Commission

## Minutes

January 16, 2024

**Pledge of Allegiance and Roll Call:** Wood, Pfeifer, Miedema, and McIntyre were all present. Moore was excused for absence. Attorney Jim Scales and Zoning Administrator Colleen Brown were also present, as were two members of the public.

**1. Agenda: Motion to approve was made by McIntyre with adding the dates for PC meetings for 2024 under agenda item #2.5. The motion was supported by Pfeifer and carried 4-0.**

**2. Election of Officers: Chairman – Motion made by McIntyre, supported by Pfeifer, to nominate Rock Wood, Chairman. Hearing no other nominations. Motion carried. All yes.**

**Vice-Chairman – Motion made by Miedema, supported by McIntyre, to nominate Larry Pfeifer as Vice-Chairman. Hearing no other nominations. Motion carried. All yes.**

**Secretary – Motion made by Wood, supported by McIntyre, to nominate Andrew Moore as secretary. Hearing no other nominations. Motion carried. All yes.**

**2.5 PC Meeting Dates 2024: Motion by McIntyre, support by Pfeifer, to adopt the meeting dates for 2024 to be presented and posted on website. Motion carried. All yes.**

**3. Minutes from 12-19-23: Motion to approve by McIntyre with one change to #3 to correct motion count of 4-0, not 5-0. The motion was supported by Pfeifer and carried 4-0.**

**4. Public Comments for Items not on the Agenda: None.**

**5. Public Hearing: Amendment to Special Land Use Permit & Site Plan review, Adult Foster Care Home, Mike Dykstra & Joshua Schaub, 10860 Northland Dr., R-1 Single Family Res., 2.5 acres**

A letter from the Township Attorney dated Jan. 8, 2024 reviewing the request was noted and placed on file. Attorney Scales highlighted the history and areas of consideration for the proposed increase to 20 residents to the facility and the proposed addition of 2400 sq ft to the building which requires site plan review. The surrounding area being mostly commercial was also noted. The size and setbacks requirements are being met. Parking for the facility was verified to have at least 8 spaces. The applicant stated they have 12 spaces available now. The applicant further explained they wanted to put an addition to the building to allow for more private rooms, private bathrooms, with more appeal for residents and visitors. Currently they are sharing rooms with two residents. The KCHHealth Dept. will have to review the changes, but had given approval for 20 residents back in 2018 as well. IMS will have authority to do inspections to ensure the addition is built to code noting egress windows, exists sites, etc. Eight residents will have to share a room still with 12 private rooms being available with the new plan.

Public hearing was opened by Chairman Wood @ 7:21 pm. Hearing no comments from the audience. Zoning Admin. Brown noted the neighboring apartments' owner to the south, Kim, Next Door Properties, had called to state she had no objections and that the AFC Facility has been a great neighbor, no complaints. A letter dated Jan. 12, 2024 from the Township Engineer, Kevin Gritters of Prein &

Newhof, was noted and placed on file. He stated it appears all engineering review comments can be addressed without significant change to the schematic site plan except if a Stormwater Management System may be required. Public hearing was closed by Chairman Wood @ 7:30 pm

**Motion was made by Miedema, supported by Pfeifer, to approve the resolution recommending approval to the Township Board of the amendment to the Special Land Use Permit to allow for up to 20 residents at the facility as requested and to approve of the site plan as presented. All members voting yes. Motion carried 4-0**

**6. Old Business:**

**Master Plan Update.** The Commission reviewed suggested updates by McIntyre with Tanya to wrap up the draft portion of the Master Plan to be released to the public and Township Board for consideration. There were discussions related to the Rogue River Watershed language, the country residential designation and others. Upon Twp Bd approval the plan will be released for 63 days. **Motion was made by Wood, supported by McIntyre, to recommend to the Township Board the draft of the Master Plan to be approved for distribution for 63 days to be open for public comment and neighboring municipalities consideration. All yes, 4-0 Motion carried.**

- 7. Zoning Administrator Report.** No meeting for February 20, 2024. Discussion about new BIGGBY on Northland Dr. building being placed, when ready to open and landscaping plan to be enforced.
- 8. Township Attorney Report.** No report.
- 9. Township Board Representative Report.** McIntyre provided a brief summary of the how the Parks & Rec. committee are working on the new "Davis Park" proposal for a walking path, drainage, signage for showing the name, etc. Wood suggests pavement for the trail as it is necessary for ADA.
- 10. ZBA Representatives Report.** Next meeting to be February 7, 2024, application for a new deck addition to a lake front home.
- 11. Adjournment.** Motion by McIntyre to adjourn. The motion was supported by Pfeifer and carried 4-0.

The meeting was adjourned at 8:20 PM.

Respectfully Submitted,

Colleen Brown, Recording Secretary

**COURTLAND TOWNSHIP  
PLANNING COMMISSION APPLICATION**

Application For:

Rezoning       Special Lane Use       Planned Unit Development  
 Site Plan Review       Other Preliminary Site Condominium

**APPLICANT INFORMATION**

Name Blue Wing Land Investments, LLC (Owner of parcel # 41-07-19-400-030)  
Address 1188 East Paris Avenue SE; Suite 100, Grand Rapids, MI 49546  
Phone (616) 202-5439      E-mail \_\_\_\_\_

**PROPERTY INFORMATION**

Name (if different than applicant) Jesjeet Singh Gill (Parcel # 41-07-19-400-039 & -040)  
Address or Location 10193 & 10177 Courtland Drive NE + 10215 Courtland.  
Permanent Parcel # 41-07-19-400-039 & -040 4.73 ac. 3.4 ac. 41-07-19-400-030 50.05 ac.  
Current Zoning RR - Rural Residential

**DESCRIPTION OF PROPOSED USE/REQUEST (attached additional pages if needed)**

Single family site condominium with public streets

**I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.**

I hereby grant permission for members of the Courtland Township (Planning Commission, Township Board, Zoning Administrator) to enter the above-described property) or as described in the attached) for the purpose of gathering information related to the application (Note to Applicant: This is optional and will not affect any decision on your application.)

Signature of Applicant [Signature]      Date 2/26/24

**DO NOT WRITE BELOW THIS LINE**

Date Received 2-29-24      Application Fee Paid \$600.00 ck 104931  
Escrow Fee Paid \$4000.00 ck 104532      Additional Escrow Fee Paid \_\_\_\_\_  
Submitted Materials:       Site Plan       Application       Legal Description  
Accept by [Signature]      Date 2-29-24

SEE: WWW.COURTLANDTWPMI.GOV for Zoning Ordinance Regulations

**COURTLAND TOWNSHIP PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN that the Courtland Township Planning Commission will hold a public hearing on Tuesday, April 16, 2024 at 7:00 p.m. at the Courtland Township Hall, 7450 – 14 Mile Road, Rockford, Michigan, 49341 to consider the following applications:

Applicant: Blue Wing Land Investments LLC, Pine River Site Condo, Sec. 19, Approx. 68 acres zoned R-R, Single Family Residential, proposing 26 lots with a min. of 2 acres per lot, served by an interior public road. Property is located @ 10215 & 10193 & 10177 Courtland Dr., on the West side of the road between 12 & 13 Mile Rd. A copy of the proposed request may be examined by interested persons at the Township office during regular business hours.

Interested persons may attend the Public Hearing and comment on the proposal and/or provide written comments that may be submitted to the Township office and be addressed to the Township Planning Commission, address as noted above and/or call 616-866-0622 during regular business hours for further information. Courtland Township provides access to services and programs without regard to disabilities. Reasonable accommodation can be provided without charge. If you have special needs, please contact the Township office at least 48 hours prior to the public hearing.

Publish date: March 28, 2024

COURTLAND TOWNSHIP PLANNING COMMISSION  
TOWNSHIP OF COURTLAND

**Pine Rivers Site Condominium**  
Project Narrative (Per Section 11.04.A.2c)  
February 29, 2024

Pine Rivers is a proposed 26-unit site condominium development located on the west side of Courtland Drive between 12 Mile and 13 Mile Road. This development has been designed to meet all the standards of the RR – Rural Residential district. All single-family site condo units are a minimum of 2 acres in size and will be provided with on-site wells and drainfield. All franchise utilities (power, gas, communications) will be provided to each unit and will be buried.

The streets will be public and built to the Kent County Road Commission standards. The street location has been strategically designed to help minimize grading efforts to construct the street while ensuring easy access to the building sites on each unit.

Stormwater management will be provided with a combination of detention and retention in areas as depicted on the plan. The design of the stormwater management will meet the Township's stormwater ordinance.