

## ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 6, 2015

Members Present: Chairman B. Lieberg, J. Ackerman, R. Bernard, W. Foust, J. Heil, J. Pater

Absent: T. Kalin,

Also Present: W. Boyd, Royalton Township Building Official/Zoning Administrator

Chairman Lieberg called the meeting to order at 7:00 p.m.

### **I. Roll Call and Recognition of Visitors**

Planning Commission members Lieberg, Ackerman, Bernard, Foust, Heil and Pater were present. Planning Commission member Kalin was absent. Visitors present were: Mr. John Olson of Merritt Engineering, Inc. and Charles Howenstine, DDS.

### **II. Approval of Minutes**

Minutes of the March 2, 2015 Planning Commission Meeting were reviewed. Mr. Ackerman made a motion to approve the minutes as presented. Ms. Bernard seconded the motion and the motion carried.

### **III. Approval of Agenda**

There were no changes to the Agenda. Mr. Boyd advised of correspondence received from Charles Howenstine, the owner of the proposed dental office, stating that Mr. Olson will be representing him at tonight's meeting. Planning Commission agreed to address New Business first and then Unfinished Business.

### **IV. Public Hearing – None**

### **V. New Business**

#### **A. Site Plan Review for Proposed Howenstine Dental Facility**

Mr. John Olson of Merritt Engineering introduced Dr. Charles Howenstine to the Planning Commission. Mr. Olson presented the site plan for Dr. Howenstine's proposed new 4,450

square foot dental facility to be located on a parcel at 3386 Niles Road and extending to Hollywood Road, with access from both roads. Mr. Olson stated Royalton Township Ordinance requires 36 parking spaces but they felt that 29 spaces would be more appropriate and more than enough. Site Plan shows potential for 36 spaces but 7 spaces were left out. Extra unused spaces mean extra cost, extra maintenance, and decreased green space. He presented a letter from Fazio Architects describing the calculations used to determine the number of parking spaces needed for dental offices. Michigan Department of Transportation will handle the drainage issue. A permit has to be obtained yet. A driveway will be put through to Hollywood Road.

Mr. Foust brought up proposed signs for the project. Ordinance 17.113a requires that for new construction signs must be reviewed by Planning Commission at the Site Plan review. Mr. Olson replied the information is available now, but is not on the Site Plan. There will be two signs, both the same, one at the Niles Road entrance and one at the Hollywood Road entrance.

Mr. Heil asked if they had submitted applications to Michigan Department of Transportation for Niles Road and Berrien County Road Commission for Hollywood Road. Mr. Olson replied that they had.

Mr. Olson stated Royalton Township ordinance requires 36 parking spaces but has a part of ordinance that allows less spaces but requires holding the land for the additional spaces open in case it is needed in the future. The Site Plan shows 29 parking spaces. Land is set aside for 7 future spaces to be paved, if needed.

Mr. Lieberg commented that we have an ordinance for a reason. Reducing parking by close to 20% from what our ordinance says it should be seems significant. If it were within 10% of our ordinance, it would be more acceptable.

Mr. Foust said, from his observation, he is comfortable with the parking spaces as they have been proposed.

Ms. Bernard agreed with Mr. Foust's observation.

Mr. Pater said he would be comfortable with the parking as long as this would always be a dental office.

Mr. Foust asked if they are going to be able to save any of the trees on the property. Dr. Howenstine replied that they hoped to do so.

Mr. Foust raised the question of whether there would be a problem with people driving through the property as a possible short cut. Mr. Boyd said he could see no benefit for anyone driving through between Hollywood Road and Niles Road, as there are alternate routes.

Mr. Foust made a motion to approve the Site Plan, dated 3-18-15, and revised 4-6-15, as presented for Project No. 14-1044, Tax I.D. # 11-17-4150-0007-00-1, which shows deferred parking for seven (7) parking spaces; final approval is contingent on: approval from Michigan Department of Transportation and Berrien County Road Commission; and in May, applicant bringing back to Planning Commission a new Site Plan showing signs for the Hollywood Road and Niles Road entrances. Mr. Ackerman seconded the motion and the motion carried.

B. Property Combination of lots 3, 4, 7, & 8, Karsen's Subdivision

Mr. Boyd stated Lots 3, 4, 7, & 8 are all separate parcels owned by Dr. Howenstine, but he can't build on them because they are too small. Minimums for frontage and sides are met. Combining the four lots into one property would make a parcel large enough for Mr. Howenstine's project.

Mr. Foust made a motion to recommend to the Royalton Township Board approval of combining four (4) separate lots, being Lots Three (3), Four (4), Seven (7), and Eight (8) of Karsen's Subdivision as recorded in Liber 16 of Plats on Page Thirty-five (35) of Berrien County Records to create one (1) parcel of property. Mr. Heil seconded the motion and the motion carried.

**VI. Unfinished Business**

A. Master Plan Review – Deferred to Education

**VII. Comments from the Public** - None

**VIII. Open Discussion/Miscellaneous**

A. Correspondence Received – None

B. Planning Commission Interest Group Reports – None

C. Township Board Report - Bacon School Road is going to be repaved with a 5' walking path on both sides. There is not enough money in the Road Fund to cover the cost so the remainder will come from the General Fund.

D. ZBA – The ZBA did not meet in March.

E. Parks and Recreation – Mr. Ackerman reported he has three proposals for improvements for Parks & Recreation. After review, one of the proposals will be accepted and grants will be applied for to do these improvements.

**IX. Building Permit Reports**

The March Building Permit Report showed no new home building permits issued in March, 2015, compared to no new home building permits issued in March, 2014. Total new dwelling permits issued year-to-date for 2015 is two (2), compared to no new home building permits issued year-to-date for 2014.

**X. Education**

Mr. Boyd reviewed Master Plan: Review, Update, or Replace.

**XI. Adjournment**

Mr. Heil made a motion to adjourn the meeting and Mr. Foust seconded the motion. All voted in favor. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

*Linda Heil*

Linda Heil  
Recording Secretary