

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

January 4, 2016

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

Absent: None

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

All Planning Commission members were present. There were no visitors.

II. Approval of Minutes

Minutes of the December 7, 2015 Planning Commission Meeting were reviewed. Mr. Kalin made a motion to approve the minutes as presented. Mr. Ackerman seconded the motion and the motion carried.

III. Approval of Agenda

There were no changes to the Agenda.

IV. Public Hearing: Master Plan Amendment

Chairman Lieberg closed the regular Planning Commission meeting at 7:06 p.m. and opened the Public Hearing by announcing to the Planning Commission of the proposed amendment to the Royalton Township Master Plan which will provide an update to the population and housing data, by using current U.S. Census Bureau demographics and statistical reports.

Mr. Foust stated that communication was received from the Berrien County Planning Commission expressing approval of the proposed amendment to the Royalton Township Master Plan.

Chairman Lieberg closed the Public Hearing at 7:10 p.m.

V. Unfinished Business

A. Master Plan Amendment Resolution No. 1416

Chairman Lieberg read the Planning Commission Resolution No. 1416 to Amend Master Plan (Exhibit A.) to the Planning Commission. Chairman Lieberg offered the foregoing resolution. Mr. Foust second offered the foregoing resolution. Upon roll call vote the Commissioners voted as follows:

Mr. Ackerman: Aye
Ms. Bernard: Aye
Mr. Foust: Aye
Mr. Heil: Aye
Mr. Kalin: Aye
Mr. Lieberg: Aye
Mr. Pater: Aye

There were no "Nay" votes.

VI. New Business

A. Election of Officers

Mr. Foust made a motion to nominate the current 2015 Planning Commission officers to serve for 2016: Brian Lieberg, Chairman; Rachel Bernard, Vice Chairman; and Jason Ackerman, Secretary. Mr. Heil seconded the motion and the motion carried.

Mr. Foust made a motion to continue Linda Heil as Recording Secretary for 2016. Mr. Kalin seconded the motion and the motion carried.

B. Establish Regular Meeting Dates for 2016

Planning Commission members reviewed proposed 2016 Planning Commission meeting dates. Mr. Lieberg made a motion to accept Planning Commission meeting dates of first Monday of the month with exception of the July meeting which was changed to Wednesday, July 6, to avoid scheduling conflict with July 4 holiday and Royalton Township Fire Department monthly meeting date, and the September meeting which was changed to Wednesday, September 7, to avoid scheduling conflict with Labor Day holiday and Royalton Township Fire Department monthly meeting date. Mr. Foust seconded the motion and the motion carried.

Mr. Foust suggested that we have a more detailed meeting date list which would include Planning Commission members, their phone numbers and their e-mail addresses.

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 - A copy of the minutes of the December 14, 2015 Board Meeting was distributed to the Planning Commission

D. ZBA – Mr. Kalin reported the ZBA did not meet in December.

E. Parks and Recreation – Mr. Foust reported that the Board would like to appoint a Parks and Recreation committee consisting of two Royalton Township Board Members, two Planning Commission members and one or two citizens at large. Mr. Foust made a motion that Ms. Bernard and Mr. Kalin be the appointed Planning Commission members on the Parks and Recreation Committee. Mr. Heil seconded the motion and the motion carried.

IX. Building Permit Reports

The December Building Permit Report showed no new home building permits issued in December, 2015, compared to no new home building permits issued in December, 2014. Total new dwelling permits issued year-to-date for 2015 are nine (9). Total year-to-date new dwelling permits issued for 2014 were eight (8).

X. Education

Mr. Boyd discussed proposed Michigan medical marijuana bill.

XI. Adjournment

Mr. Kalin made a motion to adjourn the meeting and Mr. Foust seconded the motion. All voted in favor. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Linda Heil

Linda Heil
Recording Secretary

TOWNSHIP OF ROYALTON
COUNTY OF BERRIEN, MICHIGAN
Resolution No. 1416

PLANNING COMMISSION RESOLUTION TO AMEND MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed updated Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on August 10, 2015, the Royalton Township Board received and reviewed the proposed Master Plan Amendment prepared by the Planning Commission and authorized distribution of the Master Plan Amendment to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on October 5, 2015 and January 4, 2016 to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Planning Commission finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. **Adoption of the 2016 Master Plan.** The Planning Commission hereby approves and adopts The proposed 2016 Master Plan, including all the chapters, figures, maps and tables contained therein.
2. **Distribution to Township Board and Notice Group.** Pursuant to MCL 125.3843 the Township Board has not asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of January 4, 2016. In addition, the Planning Commission approves distribution of the adopted amendments to the Township Board and Notice Group.
3. **Findings of Fact.** The Planning Commission has made the foregoing determination based On a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input Received from the Township Board and public hearing, and with the assistance of a professional planning consultant, and finds that the updated Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in Royalton Township.
4. **Effective Date.** The Master Plan shall be effective as of the date of the adoption of this Resolution.

The foregoing resolution offered by Planning Commissioner _____

Second offered by Planning Commissioner _____

Upon roll call vote the following voted:

"Aye": _____

"Nay": _____

The Chair declared the resolution adopted.

Secretary Date