

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

June 6, 2016

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

Absent: W. Foust

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, Ackerman, Bernard, Heil, Kalin, Lieberg and Pater were present. Mr. Foust was absent.

Visitor: Mr. Mark Valenti, Alpha & Omega Construction.

II. Approval of Minutes

Minutes of the May 2, 2016 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

There was no public hearing.

V. Unfinished Business

None

VI. New Business

A. Request for Property Combination on Carlisle Drive

Mr. Mark Valenti of Alpha Omega Construction owns Lots 9, 10, 11, & 12 on Carlisle Dr. of Carlisle Ridge No. 2. He is requesting that Lot 10 (Tax ID #11-17-1651-0001-00-7) and Lot 11 (Tax ID # 11-17-1650-0011-00-0) be combined because he has a client who wants a single-family home built in the center of the two lots.

Mr. Boyd advised that the requested lot combination will provide compliance of the current zoning requirements.

Mr. Heil made a motion to recommend to the Royalton Township Board approval of the requested combination of Lot 10 (Tax ID #11-17-1651-0001-00-7) and Lot 11 (Tax ID # 11-17-1650-0011-00-0) on Carlisle Dr. in Carlisle Ridge No. 2 subdivision per Lemke Land Surveying drawing dated May 11, 2016. Mr. Kalin seconded the motion and the motion carried.

B. Sign Ordinance Review/Update

Mr. Boyd reported that in response to Supreme Court Ruling # 13-502 dated June 18, 2015, Royalton Township Sign Ordinance needs to be updated to be in compliance. Mr. Boyd attended a conference on the subject which affects how content of signs is addressed. Mr. Boyd will start updating the sign ordinance for review by the Planning Commission.

VII. Comments from the Public - None

VIII. Open Discussion/Miscellaneous

A. Correspondence Received

Mr. Boyd reviewed information related to 1) the Flint water crisis and 2) National Community and Transportation Preference Survey.

B. Planning Commission Interest Group Reports – None

C. Township Board Report - None

D. ZBA – The ZBA did not meet in May.

E. Parks Committee Report – No Report.

IX. Building Permit Reports

The May Building Permit Report showed two (2) new home building permits issued in May, 2016, with an average value of \$165,000 compared to no new home building permits issued in May, 2015. Total new dwelling permits issued year-to-date for 2016 are seven (7). Total year-to-date new dwelling permits issued for 2015 were three (3).

X. Education

See Sign Ordinance Review and Correspondence Received above.

XI. Adjournment

Mr. Kalin made a motion to adjourn the meeting and Mr. Pater seconded the motion. All voted in favor. The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Linda Heil

Linda Heil
Recording Secretary