

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting
September 7, 2016

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

Visitors were Mr. John Nye, K-Line; Mr. Phil Ausra, Trick-eez; Mr. Robert Andrew, Merritt Engineering; and Mr. Christopher Brooks, Brooks Architectural, Inc.

II. Approval of Minutes

Minutes of the August 3, 2016 Planning Commission Meeting were reviewed. Mr. Foust 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

A. E.P. Clarke School Parking Lot Overflow Area

Mr. Boyd reported that the E.P. Clarke School pick-up and drop-off parking lot project has been delayed until 2017 due to not enough time to complete the project before school starts this year.

VI. New Business

A. Proposed Boundary Line Adjustments for 4266 Hollywood Road

Mr. Rob Andrew presented the facts in this unusual situation: Mr. John Nye has owned two businesses, K-Line and Trickl-eez on one parcel with property lines going through the buildings of both businesses at 4266 Hollywood Road. Mr. Nye has now sold one of the businesses, Trickl-eez, plus existing house and surrounding property, to Mr. Phil Ausra. A sketch of proposed boundary line adjustments showing a layout dividing the two businesses and following the Township requirements as closely as possible has been provided for approval.

Mr. Foust commended the proposed solution to this odd situation.

Mr. Andrew stated that they plan to have a formal survey done if the proposed sketch is approved by the Planning Commission. According to the sketch, Mr. Ausra will own Parcels A and B and Mr. Nye will own Parcel C.

Mr. Ackerman made a motion to recommend to the Royalton Township Board approval of lot line adjustments at 4266 Hollywood Road (Tax I.D. 11-17-0113-0007-01-2), contingent on the receipt of a formal survey reflecting the changes shown on Merritt Engineering Sketch 3. Mr. Heil seconded the motion and the motion carried.

B. Site Plan Review for New Medical Facility Project on Peace Blvd.

Mr. Christopher Brooks of Brooks Architectural presented a proposed site plan for a 8,532 square foot single story medical facility to be built at 147 Peace Boulevard, the northeast corner of Hollywood Road and Peace Boulevard for FPSJ Home L.L.C., a group of six doctors. Mr. Brooks explained that there is a large detention pond on the property that serves many of the nearby properties. To allow for the size of the proposed medical building, working with the Drain Commissioner, the detention basin was relocated 30' west toward Hollywood Road. The plan for the building meets all set back requirements. There will be 72 total parking spaces, lights in the back, a dumpster with fence, and landscaping. Their sign has not been designed yet. They are asking that the site plan be approved with a contingency that the sign plan will be provided as soon as it has been designed.

Mr. Foust asked when they are planning to start the building. Mr. Brooks stated they would like to start within two weeks, pending approval by Royalton Township.

Mr. Heil asked if they had received Berrien County Road Commission approval for the entrance and Mr. Brooks answered they did not have that yet.

Mr. Foust made a motion to approve the site plan construction drawings with the latest update for FPSJ Home L.L.C. at 147 Peace Blvd., St. Joseph (Tax I.D. No. 11-17-0007-0005-09-4) with two contingencies: 1) approval from Berrien County Road Commission for curb cut; and 2) plan for sign to Royalton Township Building Inspector. Mr. Ackerman seconded the motion and the motion carried.

VII. Comments from the Public - None

VIII. Open Discussion/Miscellaneous

A. Correspondence Received

1) Letter from Village and Township of Baroda regarding their commencement for the updating of their Master Plan, Parks & Recreation and Downtown Development Authority, and Tax Increment Financing Plans.

2) Information regarding "Michigan may let driverless cars cruise public roads without a human driver".

B. Planning Commission Interest Group Reports – None

C. Township Board Report - Mr. Foust reported on preparation for November election.

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

E. Parks Committee Report – reviewed 3 or 4 proposed projects, including Bicentennial Park.

IX. Building Permit Reports

The August Building Permit Report showed no new home building permits issued in August, 2016, compared to no new home building permits issued in August, 2015. Total new dwelling permits issued year-to-date for 2016 are nine (9). Total year-to-date new dwelling permits issued for 2015 were five (5).


X. Education

Mr. Boyd reviewed driverless cars, Park(ing) Day, and Identification stickers on children's car seats.

XI. Adjournment

Mr. Ackerman made a motion to adjourn the meeting and Mr. Heil seconded the motion. All voted in favor. The meeting adjourned at 7: 50 p.m.

Respectfully submitted,



Linda Heil
Recording Secretary