

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

November 9, 2016

Members Present: R. Bernard, W. Foust, T. Kalin, J. Pater
Absent: B. Lieberg, J Ackerman, J. Heil
Also Present: W. Boyd, Royalton Township Building Official/Zoning
Administrator

Vice-Chairman Bernard called the meeting to order at 7:00 p.m.

I. Roll Call and Recognition of Visitors

Planning Commission members Bernard, Foust, Kalin and Pater were present.

II. Approval of Minutes

Minutes of the September 7, 2016 Planning Commission Meeting were reviewed. Mr. Foust made a motion to approve the minutes as presented. Mr. Kalin 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

There was no unfinished business.

VI. New Business

A. Request for Combination of Lots 66 & 67, Rolling Prairie No. 2

Mr. Kevin Bambenek submitted a request to combine Lots 66 and 67 of Rolling Prairie No. 2 subdivision for the purpose of building a new home in the middle of the combined 2-acre lot. Mr. Boyd advised that the submitted lot combination does provide compliance of zoning requirements.

Mr. Foust made a motion to recommend to the Royalton Township Board approval of the combination of lot 66 (Tax ID # 11-17-6761-0066-00-1) and lot 67 (Tax ID # 11-17-6761-0067-00-8) of Rolling Prairie No. 2 subdivision. Mr. Kalin seconded the motion and the motion carried.

B. Request for Property Reconfiguration at M-139 & Miners Road

Mr. Boyd presented for the Planning Commission review a description and drawing of the reconfiguration of several parcels involving Kam-139, LLC, RAC Real Estate Holdings, LLC, and Royalton Township. This reconfiguration resulted in Royalton Township purchasing a small parcel.

Mr. Foust made a motion to recommend to the Royalton Township Board, contingent upon Wightman & Associates providing a legal drawing, approval of A) the proposed parcel of property owned by KAM-139, LLC being .37 acres would be split and conveyed to Royalton Township, and this property will be combined to existing property owned by Royalton Township; and B) property owned by KAM-139 LLC being .14 acres would be split and conveyed to RAC Real Estate Holdings, LLC, and this proposed property will be combined to existing property owned by RAC Real Estate Holdings, LLC. Mr. Kalin seconded the motion and the motion carried.

VII. Comments from the Public - None

VIII. Open Discussion/Miscellaneous

A. Correspondence Received

Mr. Boyd reported receipt of correspondence from St. Joseph Charter Township providing official Notice of the Intent to Update the Current Township Master Plan.

B. Planning Commission Interest Group Reports - None

- C. Township Board Report - Mr. Foust reported the Board is considering the purchase of a new ladder fire truck; and the Board has approved Royalton Township signs.
- D. ZBA – The ZBA did not meet in September or October.
- E. Parks Committee Report – No meeting; possibly will have a Public Hearing at next Planning Commission Meeting.

IX. Building Permit Reports

The September Building Permit Report showed no new home building permits issued in September, 2016, compared to one (1) new home building permit issued in September, 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 six (6).

The October Building Permit Report showed three (3) new home building permits issued in October, 2016, compared to two (2) new home building permits issued in October, 2015. Total new dwelling permits issued year-to-date for 2016 are twelve (12). Total year-to-date new dwelling permits issued for 2015 were eight (8).

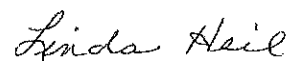
X. Education

Mr. Boyd reviewed Three Oaks Performing Arts Center, Mancelona, Michigan, Drone regulation Bill SB 992, Highway Advertising; and Medical Marijuana Legislation.

XI. Adjournment

Mr. Foust made a motion to adjourn the meeting and Mr. Kalin seconded the motion. All voted in favor. The meeting adjourned at 8:10 p.m.

Respectfully submitted,



Linda Heil
Recording Secretary