

**ROYALTON TOWNSHIP PLANNING COMMISSION**

Regular Meeting

August 7, 2017

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

Absent:

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

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

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

All Planning Commission members were present. Visitors were: Mr. Chris Brooks, Dr. Anne Carpenter

**II. Approval of Minutes**

Minutes of the June 5, 2017 and June 12, 2017 (Continuation of Postponed June 5, 2017 meeting) Planning Commission Meetings were reviewed. Mr. Foust made a motion to approve the minutes as presented. Mr. Lieberg seconded the motion and the motion carried.

**III. Approval of Agenda**

There were no changes to the Agenda.

**IV. Public Hearing**

A) None

**V. Unfinished Business**

A) None

**VI. New Business**

A. Site Plan Review for Proposed Equestrian Counseling Center

Mr. Chris Brooks of Brooks Architecture presented the site plan for "The Clearing" Equestrian Counseling Center for Dr. Ann Carpenter's therapy with horses practice. This practice includes equine assisted psychotherapy and learning through association with horses, and also includes corporate team building sessions with equine therapy as a main component. The 2652 square foot Equestrian Counseling Center will be connecting to the new sanitary sewer system. The Drain Commissioner has been consulted and they expect to hear back from him any day. Parking spaces for 31 vehicles will be in front of the building. Gas and electric utilities will be underground. There will be a well on site. In the future, they would like to be able to put a barn and a house for the caretaker of horses and property. 99% of the 10 acre property will be open.

Mr. Heil asked how it works with the horses. Dr. Carpenter replied they work with the horses on the ground. Horses tend to draw out emotions.

Mr. Pater asked when the new sewer system will be done. Mr. Boyd answered it should be done by the end of the year.

Mr. Foust asked if it is GAMP ready. Mr. Boyd answered yes it is.

Mr. Heil asked if once this is set up, will it be weather related. Dr. Carpenter replied the practice will be seasonal.

Mr. Lieberg asked regarding the proposed future house, is it OK to have both the business and dwelling on the property. Mr. Boyd replied that both are allowed.

Mr. Heil made a motion that we approve the site plan for the Equestrian Counseling Center dated August 4, 2017, subject to approval by Drain Commissioner of detention; and connection to sewer as shown. Mr. Foust seconded the motion and the motion carried.

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

**VIII. Open Discussion/Miscellaneous**

A. Correspondence Received – Village of Baroda sent a Notice of Availability of Documents for review.

B. Planning Commission Interest Group Reports – None

- C. Township Board Report - None
- D. ZBA -The ZBA did not meet in July.

**IX. Building Permit Reports**

The June Building Permit Report showed two (2) new home building permits issued in June, 2017, compared to two (2) new home building permits issued in June, 2016. Total new dwelling permits issued year-to-date for 2017 are six (6). Total year-to-date new dwelling permits issued for 2016 were nine (9).

The July Building Permit Report showed no new home building permits issued in July, 2017, compared to no new home building permits issued in July, 2016. Total new dwelling permits issued year-to-date for 2017 are six (6). Total year-to-date new dwelling permits issued for 2016 were nine (9).

**X. Education**

Mr. Boyd reviewed Medical Marihuana regulations, and the purpose of zoning districts.

**XI. Adjournment**

Mr. Lieberg made a motion to adjourn the meeting and Mr. Heil seconded the motion. All voted in favor. The meeting adjourned at 8:05 p.m.

Respectfully submitted,



Linda Heil  
Recording Secretary