

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

November 6, 2017

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

Absent: None

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. Arvin Dekacryz and Ms. Kathy Burczak of Abonmarche Consultants; and Mr. Tim Dockerty of Royalton Memory Care, LLC.

II. Approval of Minutes

Minutes of the August 7, 2017 Planning Commission Meeting were reviewed. Mr. Lieberg made a motion to approve the minutes as presented. Mr. Foust 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 Royalton Memory Care, LLC

Mr. Dekacryz and Ms. Burczak of Abonmarche presented the site plan for the proposed Beacon Pointe Memory Care Facility to be located on a 3.9 acre parcel at the southeast corner of Peace Blvd. and Hollywood Road. The facility will be a 19,000 sq. ft. building consisting of 20 patient rooms for convalescent (memory care) patients. Other rooms within the facility include: kitchen, breakroom, lobby/foyer, office, dining, open activity areas lounge, public restrooms, nurse desk area, beauty shop, storage, and a covered porch area. Also proposed is an entrance drop-off area, a concealed dumpster area, 23 parking spaces (more than required), and a fenced in courtyard area for the patients.

On site drainage will include surface utilizing grading to direct the flow of water away from the building and into a detention pond proposed to be located at the west end of the parcel. Mr. Foust asked if this is approved by the Drain Commission. Mr. Delacruz answered that the preliminary conversations were very positive. Mr. Foust replied that if a motion is made to approve this, it will be contingent on approvals from the Drain Commission and the Road Commission.

Mr. Ackerman asked about sidewalks when other development occurs. Mr. Boyd stated at this time sidewalks serve no real purpose when they go nowhere. After future development, the Township can request sidewalks anytime.

Mr. Heil asked where is the outdoor open space to meet the ordinance requirement. It was pointed out that memory care required a different use of the facility and internal and external open space was combined to meet the open space requirement. There will be a lot of communal spaces.

Mr. Lieberg discussed accommodating an area for fire truck radius to allow a fire truck to come in and get out. Mr. Dekacryz said they will call Ron Koebel, Fire Chief, to get dimensions of new fire truck to make sure it can turn.

Mr. Foust questioned the Commercial and PUD zoning for the property. After discussion, it was agreed that following the zoning map was correct.

Mr. Kalin suggested putting an under drain right down the middle of the parking lot.

Mr. Boyd commented he feels comfortable that this proposal is compliant with the building code.

Mr. Foust stated that although he may sign site plans with contingencies of Drain Commissioner and Road Commissioner approvals, he is not comfortable signing a site plan that needs to be reworked for items such as this one; i.e., under canopy radius dimensions for our fire truck, and the addition of an under parking lot drain.

After discussion, it was determined that corrections could be made to the site plan and an additional meeting would be held to continue this matter.

Mr. Foust made a motion to postpone this meeting until Monday, November 13, at 7 o'clock. Mr. Lieberg seconded the motion and the motion carried.

VII. Comments from the Public - None

VIII. Open Discussion/Miscellaneous

A. Correspondence Received – McKenna Associates sent a Notice of Intent that Benton Charter Township is initiating the process to complete a Master Plan Update and McKenna will be assisting.

B. Planning Commission Interest Group Reports – None

C. Township Board Report - Minutes of October Royalton Township Board Meeting were distributed.

D. ZBA –The ZBA did not meet in September, October and November.

IX. Building Permit Reports

The August Building Permit Report showed no new home building permits issued in August, 2017, compared to no new home building permits issued in August, 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 September Building Permit Report showed two (2) new home building permits issued in September, 2017, compared to no new home building permits issued in September, 2016. Total new dwelling permits issued year-to-date for 2017 are eight (8). Total year-to-date new dwelling permits issued for 2016 were nine (9).

The October Building Permit Report showed three (3) new home building permits issued in October, 2017, compared to three (3) new home building permits issued in October, 2016. Total new dwelling permits issued year-to-date for 2017 are eleven (11). Total year-to-date new dwelling permits issued for 2016 were twelve (12).

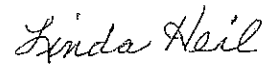
X. Education

Mr. Boyd reviewed Medical Marihuana Update #12, and a forecast for Michigan Planning Activity Through 2045.

XI. Adjournment

Mr. Lieberg made a motion to adjourn the meeting and Mr. Foust seconded the motion. All voted in favor. The meeting adjourned at 8:45 p.m.

Respectfully submitted,



Linda Heil
Recording Secretary