

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 2, 2018

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

Absent: W. Foust

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 except Mr. Foust were present. There were no visitors.

II. Approval of Minutes

Minutes of the January 3, 2018 Planning Commission Meeting were reviewed. Mr. Kalin 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 - None

V. Unfinished Business - None

VI. New Business

A. Flood Hazard Overlay District Review

VII. Comments from the Public - None

VIII. Open Discussion/Miscellaneous

- A. Correspondence Received – Oronoko Township invited Royalton Township to attend a presentation on Farm Action on April 30.
- B. Planning Commission Interest Group Reports – None
- C. Township Board Report – Report of March 12, 2018 Regular Meeting of Board of Trustees distributed for review by Planning Commission.
- D. ZBA –The ZBA did not meet in January, February, or March.

IX. Building Permit Reports

The January, 2018 Building Permit Report showed no new home building permits issued in January, 2018, compared to no new home building permits issued in January, 2017. Total new dwelling permits issued year-to-date for 2018 are none (0). Total year-to-date new dwelling permits issued for 2017 were none (0).

The February, 2018 Building Permit Report showed two new home building permits issued in February, 2018, compared to one (1) new home building permit issued in February, 2017. Total new dwelling permits issued year-to-date for 2018 are two (2). Total year-to-date new dwelling permits issued for 2017 was one (1).

The March, 2018 Building Permit Report showed one (1) new home building permit issued in March, 2018, compared to one (1) new home building permit issued in March, 2017. Total new dwelling permits issued year-to-date for 2018 are three (3). Total year-to-date new dwelling permits issued for 2017 was two (2).

X. Education

1. Mr. Boyd reviewed Chapter 15, Flood Hazard Overlay District of current Royalton Township Zoning Ordinance. The purpose of this Ordinance is to significantly reduce hazards to persons and damage to property as a result of flood conditions in Royalton Township, and to comply with the provisions and requirements of the national Flood Insurance Program as constituted in accord with the national Flood Insurance Act of 1968, and subsequent additions.

Mr. Boyd also reviewed two overview maps of the Linden Drive and Derfla Drive flood areas. Mr. Boyd presented a preliminary Damage Assessment report which may increase as more damage is reported. This flood has been identified as a 500 year flood rather than a 100 year flood.

Mr. Lieberg told Planning Commission members of his experience dealing with the flood as a Royalton Township firefighter starting on Wed., Feb. 21, as floodwaters began closing roads in the Linden Drive and Derfla Drive intersection area. Emergency workers were asked by Berrien County Sheriff Department to go door-to-door in that area to ask all home owners (about 69 to 80 homes) to voluntarily evacuate due to life threatening danger of the flood. Not all residents wanted to evacuate. Thursday morning there was over 3 feet of water over the road, which could prevent Emergency vehicles from entering the area. They worked with the Coast Guard to evacuate residents who had not voluntarily left. The biggest problem was that short of arresting some residents, they did not want to evacuate. A boat was borrowed because Royalton Township does not own a boat that could be used to evacuate the trapped residents. Eventually power and gas to the homes was shut off and that prompted the remaining residents to leave. Then the Emergency workers went house to house and cleared 69 homes taking the remaining residents out by boat.

XI. Adjournment

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

Respectfully submitted,

Linda Heil

Linda Heil
Recording Secretary