

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 1, 2019

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

Absent: B. Lieberg,

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

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

II. Roll Call and Recognition of Visitors

Planning Commission members Bernard, Ackerman, Heil, W. Foust, Kalin and Pater were present. Visitors were Mr. Arunas Rumsa of Tera Architects, Mr. Rob Andrew of Merritt Engineering and Mr. Bill Hanley, Vail Rubber Works.

III. Approval of Minutes

Minutes of the March 4, 2019 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.

IV. Approval of Agenda

There were no changes to the Agenda.

V. **Public Hearing:** None

VI. **Unfinished Business** - None

VII. **New Business** – Site Plan Review – Vail Rubber

New 68,000 square foot manufacturing facility for servicing roll covers. Site design will include parking for +/- 17 employees per shift as well, site access roads, and truck shipping and receiving docks. Building structure will be a TYPE II, fully sprinkled, non-combustible building structure. Site coverage, including building and paving is approximately 23%.

The project will have minimal impact on traffic capacity of both Glenlord and Hollywood Roads, with the site ingress/egress being on Glenlord Road. The existing 12-inch sanitary sewer, with a lift station design to include industrial uses, provides adequate capacity for the proposed building use. Storm water detention/retention is currently being reviewed by the Berrien County Drain Commission, and both schemes will feature a shallow, 3-foot deep, retention area. Additional permits that will be required or are in the process of being filed include: Berrien County Road Commission Permit, DEQ NPDES Permit.

A preliminary site plan meeting was conducted to review the proposed plan. Members of the Planning Commission and the project design staff, as well as Vail Rubber representatives were in attendance. At that meeting site details were collectively discussed and adjustments were made to satisfy zoning provisions.

Mr. Rumsa stated there will be a 20' reinforced fire lane. When Mr. Heil questioned the sunken loading and unloading docks to drive trucks in and unload, he was answered that there would be one on the north side and one on the south side of the building. Mr. Foust said he would like to see a better sign than there is at the Langley Avenue site. Mr. Hanley stated they intend to meet the Township's requirements.

Mr. Foust made a motion to approve Vail Rubber Works, Inc. Site Plan dated 3-15-2019 with the following contingencies: 1) receipt of Drain Commission approval; 2) receipt of Road Commission approval; 3) updated site plan that shows 20' fire lane on west side; 4) storage areas on south side, one for pallets and another for storage containers; 5) sign for review and approval for Glenlord Road. Mr. Kalin seconded the motion and the motion carried.

VIII. Comments from the Public

None

IX. Reports/ Discussion

- A) Correspondence Received – None
- B) Planning Commission Interest Group Reports – None
- C) Township Board Representative Report – Board approved upcoming budget
- D) Zoning Board of Appeals Report – The ZBA did not meet in March.

E) Building Permit Report -- The March 2019 Building Permit Report showed one (1) new home building permit issued in March, 2019 for a total of (2) two new home building permits issued for 2019, compared to one (1) new home building permit issued in March, 2018 for a total of (3) three new home building permits issued for 2018.

X. Education – Planned Unit Development (PUD)

XI. Adjournment

Mr. Kalin made a motion to adjourn the meeting and Mr. Foust seconded the motion. All voted in favor. The meeting adjourned at 8:15 p.m.

Respectfully submitted,



Linda Heil
Recording Secretary