

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

June 1, 2020

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

II. Roll Call and Recognition of Visitors

Present: Rachel Bernard, Chair
Jason Ackerman, Secretary
William Foust, Commissioner
John Heil, Commissioner
Ted Kalin, Commissioner
Brian Lieberg, Vice-Chair
Joe Pater, Commissioner
William Boyd, Building and Official/Zoning Administrator
Karen Ackerman, Recording Secretary

III. Minutes of March 2, 2020 were reviewed. Motion by Ackerman to approve as presented. Seconded by Heil. Motion carries. There were no Planning Commission meetings in April or May 2020 due to Covid 19 restrictions.

IV. Approval of Agenda: No changes

V. Comments from the Public

VI. Public Hearing:

- A) Zoning Map Amendment Request at 3351 Niles Road, St. Joseph, MI
- B) John Auble, ARCO Construction, 9544 Manchester Rd., St. Louis, MO 63119
Casey Urkevich and Jim Eisenhart, Clearpath Development, 1610 DesPeres Rd., Suite 385, St. Louis, MO 63131 request teardown and new construction for Clearpath Provision Living. 40 unit assisted living with 16 units for memory care. Facility to be private pay, no Medicare or Medicaid.
- C) Karen Kuchinmeister – Witheral Day Care, 3419 Hollywood, St. Joe. Supports facility, asset for older Individuals. Jillian Rader (neighbor) 3379 Niles Rd. St. Joe in favor of facility.
- D) Two phone calls in favor of facility reported by Bill Boyd.
- E) Mike White, Sound Advice, 3348 Niles Rd. St. Joe opposed facility. Wrong location, heavy traffic noise from highway.
- F) Denise Foust, neighbor at 3402 Wyndwicke, St. Joe. Neutral observer that feels assisted living and memory care facility is needed.

VII. Unfinished Business: None

VIII. New Business:

- A) Zoning Map Amendment Request from C3 heavy commercial to C1 general commercial.
- B) Lieberg concerned that future land use was low residential and shows conflict.
- C) Boyd proposed this is a best use for site.
- D) Bernard stated C1 zoning is just as good as future residential.
- E) Lieberg suggested possible review of ordinances and rezoning.

- F) Boyd stated last zoning update. was 2009. Time for rezoning.
- G) Foust, Ackerman, Kalin, Pater and Heil support C1 zoning.
- H) Motion by Foust to approve zoning from C3 to C1. Seconded by Heil. Opposed by Lieberg. Forward to Board for approval.

IX. Site Plan Review Questions and Answers for Proposed Assisted Living

- A) Bernard - fence around memory care area and monitored by camera.
- B) Foust – Trees and bushes will remain around facility. Jim Eisenhart of Clearpath Provision assured they will remain.
- C) Lieberg – utilities and hydrants maintained by facility.
- D) Ackerman motioned the following contingencies be met for property at 3351 M-63, St. Joseph MI 49085. APN: 11-17-0007-0012-06-6:
 - 1) Turnaround on North side for fire trucks
 - 2) Awning height/canopy approval by fire chief
 - 3) Sidewalk on site
 - 4) MDOT approval of existing drive
 - 5) Berrien County drain approval
 - 6) Sign approval
 - 7) Project conforms to site plan dated 3/6/2020
- E) Make recommendation to Board to approve above mentioned zoning change. Motion seconded by Kalin.
- F) Roll call vote:
 - Ayes: Ackerman, Bernard, Heil, Kalin, Foust, Lieberg, Pater
 - Nays: None
- G) Motion passes

X. Reports/Discussion:

- A) Correspondence Received: None
- B) Planning Commission Interest Group Reports
 - Fire Department has terminated Birthday Drive-By as of June 1, 2020
- C) Township Board Representative Report: None
- D) Zoning Board of Appeals Representative Report
 - Zoning Board to meet June 15, 2020
- E) Building Permit Report: Building Official Boyd gave a verbal report.

XI. Education: St. Joseph schools considering options for Fall classes which include in person, virtual and social distancing.

XII. Adjournment: Motion by Foust to adjourn at 8:26 p.m. Seconded by Kalin. Motion carries

Respectfully submitted,

Karen Ackerman
Recording Secretary

