

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting
November 4, 2020

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

II. Roll and Recognition of Visitors

Present: Rachel Bernard, Chair
Jason Ackerman, Secretary
William Foust, Commissioner via Zoom
John Heil, Commissioner
Ted Kalin, Commissioner
Brian Lieberg, Vice-Chair
Joe Pater, Commissioner
William Boyd, Building and Official/Zoning Administrator
Steve Tilly, Township Supervisor
Karen Ackerman, Recording Secretary
Greg Fenner, Visitor

III. Minutes of June 1, 2020 were reviewed. Motion by Lieberg to approve as presented. Seconded by Heil. Motion carries. There were no Planning Commission meetings in July, August, September or October 2020 due to Covid 19 restrictions.

IV. Approval of Agenda: No changes

V. Comments from the Public: None

VI. Public Hearing:

- A) Greg Fenner is applicant for PUD Site Maiden Village Apartments.
- B) Tim Drews and Cathy Burczak of Abonmarche presented proposal for Maiden Village Apartments a PUD Site Plan on Maiden Lane, St. Joseph. Plan calls for 13 buildings, each containing 8 individual apartments.
- C) Private roadway, garages, car ports, outside parking and a clubhouse are proposed. Minimal outdoor lighting and a sidewalk in continual loop in perimeter.
- D) Two driveways on Maiden Lane, gravel to begin during construction, then paved. Road will adjoin to retention pond.
- E) Will build whatever necessary for water and sewer requirements. Talks have begun with Drain Commission. Waiting for permission/approval from county on road. Request speed reduction on Maiden Lane to 40 mph, per speed study.
- F) Foust voiced concern regarding corner of Niles Ave. and Maiden Lane with large signs blocking clear vision when turning onto Niles Ave. Suggest Mr. Fenner address sign issues for better visibility and safety.
- G) No correspondence opposing or in support of Maiden Village Apartments.

VII. Unfinished Business:

- A) None

- VIII. New Business:
- A) After Planning Commission review Lieberg recommended preliminary PUD Site Plan Review & Zoning Map Amendments be approved and forwarded to Board for approval. Seconded by Heil.
 - B) Roll call vote:
 - Ayes: Ackerman, Bernard, Kalin, Foust, Pater
 - Nays: None
 - C) Motion passes
- IX. Reports/Discussion:
- A) Correspondence Received: None
 - B) Planning Commission Interest Group Reports: None
 - C) Township Board Representative Report: Meeting will be held Monday Nov. 9 via Zoom. Steve Tilly advised a speed study was done on Maiden Lane. Camera system has been installed around township buildings.
 - D) Zoning Board of Appeals Representative Report : Board did not meet.
 - E) Building Permit Report: See attached.
- X. Education: None
- XI. Motion by Lieberg to adjourn at 8:15 p.m. Seconded by Kalin. Motion carries.

Respectfully submitted,

Karen Ackerman
Recording Secretary