

ROYALTON TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 5, 2021

I. Vice-Chair Ted Kalin called the meeting to order at 7:00 p.m.

II. Roll and Recognition of Visitors

Present: Ted Kalin – Vice-Chair

John Heil - Commissioner

Rachel Bernard - Commissioner

Bill Boyd – Building and Official/Zoning Administrator

Karen Ackerman - Recording Secretary

Richard Postema - Visitor- Engineer & President – Richard Postema Assoc.

III. Approval of Minutes of March 1, 2021 with election addition of Karen Ackerman as Recording Secretary.

IV. Approval of Agenda: No changes

V. Comments from the Public: None

Regular meeting closed and Public Hearing called to order at 7:05 p.m.

VI. Public Hearing:

A) Richard Postema Engineer from Postema Assoc. spoke on details for the proposed Home For Aged . Facility is approximately 12,000 square feet – 15 rooms – licensed for 21 residents or as allowed by State Law. North entrance of facility will be across from Caretell. Parking will be in front of building. A 4 to 5 foot berm will be placed along Niles Ave. Drainage will be underground, not visible, and needs approval by Drain Commission.

B) Jim and Janette Kurina 3894 Derry Dr. questioned ravine draining. R. Postema stated not draining water into their back yard. Kurina's also concerned nothing to block view of the new building from her yard.

C) Ruth Gephart 3867 Niles Ave. discussed using existing drive and area for walking. Fenced in back yard will be enlarged. Concerned about lighting that is planned and traffic in/out from workers and visitors.

D) Patrick Doud 3918 Laukus Lane lives behind Caretell and complained about noise issues, traffic and lighting at Caretell. Feels residents near proposed facility will experience the same.

E) Kristen Weir 3920 Derry Dr. questioned view of trash and parking lot from her deck. Trash area will be fenced and located in back of facility.

F) Greg Hamkap 3912 Derry Drive approves of the plan. Feels he would rather look at one well-done building versus a dozen single family homes.

G) Janette Kurina felt they are losing value of their home. Complained that Planning Mtg. was held during Spring Break and several of her neighbors were out of town and unable to attend. Bill Boyd stated that the Planning Meetings are each scheduled for the first Monday of the month.

H) Bill Boyd reported that site is currently listed as a R1 use, Section 2304. If all ordinances are met, approval would be given for the Senior Housing facility. Ted Kalin asked if any additional public comment required. No one commented or asked. Public Hearing closed and regular meeting back in order.

VII. Unfinished Business:

A) None

VIII. New Business:

A) Planning Commission members reviewed special land use and site plan requirements as outlined in Chapter 6. Section 6.03, Section 18.02, Chapter 23, especially A through H of Section 23.04 and Chapter 22. A review was conducted finding compliance of all requirements.

B) John Heil made motion to approve special use permit and site plan. Rachel Bernard supports, as well as Ted Kalin. No Nays. Approval granted.

IX. Reports/Discussion:

A) Correspondence Received – None

B) Planning Commission Interest Group Reports - None

C) Township Board Representative Report - Rachel Bernard reported the 2021 – 2022 Budget was approved.

D) Zoning Board of Appeals Representative Report - None

E) Building Permit Report: See attached.

X. Education - None

XI. Motion by Heil to adjourn at 8:12 p.m. Seconded by Bernard. Motion carries.

Respectfully submitted,

Karen Ackerman  
Recording Secretary