

**Royalton Township Planning Commission**  
**Regular Meeting**  
January 5, 2022

I. Chair Brian Lieberg called the meeting to order at 7:00 p.m.

II. Roll Call

Present: Brian Lieberg, Chair  
Ted Kalin, Vice-Chair  
Joe Pater, Secretary  
John Heil, Commissioner  
Rachel Bernard, Commissioner

III. Approval of Minutes of December 6, 2021.

R. Bernard made motion to approve minutes and seconded by T. Kalin.

Motion vote from membership as follows:

B. Lieberg - Aye  
T. Kalin - Aye  
J. Pater - Aye  
J. Heil - Aye  
R. Bernard - Aye

Motion passes.

IV. Amendment to Agenda

A) Election of Officers for 2022

The following list of officers for 2022 was submitted.

B. Lieberg - Chair  
T. Kalin - Vice Chair  
J. Pater - Secretary  
J. Heil - Commissioner  
R. Bernard - Commissioner  
K. Ackerman - Recording Secretary

J. Pater made motion to approve Election of Officers for 2022.

T. Kalin seconded the motion.

Motion vote from membership as follows:

B. Lieberg - Aye  
T. Kalin - Aye  
J. Pater - Aye  
J. Heil - Aye  
R. Bernard - Aye

Motion passes.

B) Approval of 2022 Meeting Date Schedule.

Planning Commission meeting will be held first Monday of the month, unless conflicts.

J. Heil made motion to accept these dates.  
T. Kalin seconded the motion.

Motion vote from membership as follows:

B. Lieberg - Aye  
T. Kalin - Aye  
J. Pater - Aye  
J. Heil - Aye  
R. Bernard - Aye

Motion passes.

- C) Sketch Plan Review of Proposed Planned Unit Development (PUD).  
John Nye, 370 E. Marquette Woods Road, St. Joseph, MI submitted plans for PUD on 55 acres cornering Glenlord Road and Hollywood Road. Project would be between 100 – 150 single family homes and is currently in the concept stage. Wightman Engineering may begin in April.
- 1) B. Lieberg asked for additional information regarding mixed use of residential and commercial concepts.
  - 2) T. Kalin questioned drainage issues.
  - 3) J. Heil questioned PUD status over conventional housing.
  - 4) J. Pater suggested more green space be included in concept. Are lot sizes too small?
  - 5) R. Bernard likes concept but concerned about traffic issues.
- Being that many questions were asked by the Planning Commission, that Mr. Nye was unprepared or unable to answer, he (Mr. John Nye) asked to remove his PUD Sketch Plan Review from the agenda. The request was acknowledged and Mr. Nye was invited to return when ready.

- V. Comments from the Public/Correspondence: None
- VI. Unfinished Business;  
A) Future land use still under review. No current discussion.
- VII. Reports: None
- VIII. Education: None
- IX. Adjournment:  
Motion by J. Heil to adjourn at 8:48 p.m. Seconded by T. Kalin. All Ayes. No Nays.  
Motion carries.

Respectfully submitted,

Karen Ackerman  
Recording Secretary

