

Royalton Township Planning Commission
Regular Meeting
January 4, 2023

- I. Vice-Chair Ted Kalin called the meeting to order at 7:00 p.m.
- II. Roll Call
 - Present: Ted Kalin Vice-Chair
John Heil, Commissioner
Jason Ackerman, Commissioner
 - Absent: Brian Lieberg, Commissioner
Drew Sarola, Secretary
- III. Approved minutes of September 2022. There were no meetings in October, November or December for 2022. J. Heil made motion to approve and seconded by J. Ackerman. All Ayes. No Nays. Minutes approved.
- IV. Amendment to Agenda. None.
- V. Comments from the Public/Correspondence. None.
- VI. Public Hearing:
 - A) Mike West of 2186 E. Center Street, Portage, Mich. representing Westview Capital, LLC/Allen Edwin Homes reviewed plans for Royal Glen, also known as Anna Lane. 19 lots were proposed originally, with 3 existing houses on Anna Lane. 10 acres remain with proposal to build 14 single homes, detached with 2 car garage. Lots are designated as R1 low density. Site will be listed as a Site Condo and will establish an HOA for the 14 lots. Home prices will be \$300,000 to \$400,000 as the starting range.
 - B) Sally Hulling of 1160 Anna Lane asked if the 3 existing residents would be required to the HOA? M. West responded no.
 - C) Christine Hein of 1217 Anna Lane asked who pays for maintenance of the Common Area? M. West responded that Royal Glen would be responsible. C. Hein asked if exterior home requirements would be covered and could the prices of the homes be increased to insure resale and attract nicer neighborhood? J. Ackerman stated that no set prices can be determined on a project like this.
 - D) J. Ackerman made a motion that this plan for Royal Glen be submitted to the Board for approval. J. Heil seconded the motion. All Ayes. No Nays. Motion passes.
T. Kalin suggested the letter from Greg and Lisa Schilling regarding a natural barrier or fence area in the Royal Glen proposal be given to M. West for review.
- VII. Unfurnished Business:

Request from Greg Fenner to extend the permit for the Maiden Village Apartments for an additional 180-day period starting after March 1, 2023. The site conditions have not changed in any way that would affect the final P.U.D. plan.

Motion made by J. Heil and seconded by T. Kalin to extend the permit. All Ayes. No Nays. Motion approved.

- VIII. New Business:
- A) Confirm Officers Positions on Planning Commission. J. Heil made motion to keep positions currently in place. T. Kalin seconded. All Ayes. No Nays. Motion passes.
 - B) Continue assessment for sewer in John Beers area.
 - C) Dates in 2023 for Planning Commission meetings will be the first Monday of each month with the exceptions of July, September and December which will be held on the first Wednesday. Motion made by J. Ackerman to accept these dates. Seconded by J. Heil. All Ayes. No Nays. Motion passes.
- IX. Building permits for September through December 2022 were submitted to each Planning Commission member by Tony Riegel, Building Official.
- X. Education: None
- XI. Adjournment:
Motion by J. Heil to adjourn at 7:47 p.m. Seconded by J. Ackerman. All Ayes. No Nays.
Motion carries.

Respectfully submitted,

Karen Ackerman
Recording Secretary