

Royalton Township Planning Commission

Regular Meeting

March 6, 2023

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
Andrew Sarola, Secretary
John Heil, Commissioner
Jason Ackerman, Commissioner

III. Approval of minutes of the February 6, 2023 meeting. Motion by Heil to approve as presented. Seconded by Ackerman. All Ayes. No Nays. Motion passes.

IV. Amendments to Agenda: Add Klutts Rezoning to New Business

V. Comments from the Public/Correspondence: None

VI. Public Hearing:

The meeting was closed at 7:04 p.m. by Lieberg and the public hearing for McGuire's Big Boy Toys special use permit was opened. Chris McGuire of 68470 George Smith Ct., Edwardsburg, MI 49112 is purchasing parcel number 17-0020-0001-13-4 located off Niles Rd and Dickinson Rd. This property is currently in the C-1 General Commercial District. McGuire would like to purchase this property to put storage sheds available for purchase on. Sheds will be on display only and not built on the site. This use would require the approval of this special use permit he is applying for.

Lieberg asked for comments for the approval of the special use permit:

Lawrence Shirk of Shirk's Wood Products, Inc. 4920 State Road 110, Rochester, Indiana 46975 stated that he has owned Sunrise Structures since 2016 and that no one in the area is currently representing their products and stated that Mr. McGuire would be an asset for the area.

Lieberg asked for comments in opposition to the special use permit: None

Lieberg asked if there was any correspondence received: Joey Andrews III sent a letter to the Township stating that the property was farmed in the past and to his knowledge is zoned commercial.

Lieberg closed the public hearing at 7:09 p.m. and re-opened the meeting.

Ackerman asked about the layout of the property. McGuire stated that there will be a circular driveway large enough for a semi-truck to be able to drive through and drop the sheds off and where customers can drive through and stop and look at the sheds; probably 15 ft. wide like at the Three Rivers location. The drive would likely be asphalt millings so it wouldn't get muddy like crushed concrete would.

Heil asked if there would be someone there during certain set hours. McGuire responded that no, there would be a phone number posted so that a meeting could be set up. A shed would be set up as an "office." He stated that he would like to grow large enough where a full-time employee would be needed and would not require a port-a-potty until that time.

Ackerman inquired about lighting and signage. McGuire responded that no at this time, but yes at some point in the future.

Lieberg asked if the signage would be in line with the site plan requirements and asked about the number of sheds on display. Riegel responded that the signage would need to meet the site plan requirements and McGuire stated that there would be 15 – 20 sheds on display.

Heil asked if the units are sold directly off the lot. McGuire responded that they can be or they can be custom ordered and delivered directly to the customer from the building site.

Ackerman inquired about other locations. McGuire stated that he currently has other lots including Edwardsburg and Three Rivers. There are no dumpsters at any of the locations.

Sarola asked if the buildings near True Value were Sunrise Sheds. McGuire stated that yes, they were.

Ackerman asked about the approval of the Drain Commission and MDOT. Riegel stated that the Drain Commission Site Plan Review was approved and MDOT's correspondence states approval pending property purchase.

Lieberg asked about upkeep on the rest of the property. McGuire stated that the lot will be mowed and kept up so that it all looks nice.

Sarola asked if the sheds on display would be set on the grass. McGuire responded that they are set on the grass and are set up on runners to level them out so that the doors will swing correctly. Gravel patches would be preferred in the future.

Kalin made a motion to approve the special use permit for McGuire's Big Boy Toys for Parcel Number: 17-0020-0001-13-4 Niles Rd with the condition of MDOT's final approval of a driveway. Seconded by Ackerman. All Ayes. No Nays. Motion passes.

VII. Unfinished Business:

A. Preliminary/Final Site Condominium application for the Royal Glen Site Condominium project proposed along Anna Lane:

Mike West of 2186 E. Centre Street Portage MI 49002 representing Westview Capital, LLC/Allen Edwin Homes presented the preliminary/final site plans for the Royal Glen Site Condominium project along Anna Lane showing a revision date of 1-25-23. West stated that there are 10 acres with 14 proposed lots which would make the total lots along Anna Lane a total of 17 with 1 lot being retained by the owners of the property. He stated that the lot sizes of the proposed lots are almost identical to those of the existing three lots.

Lieberg asked about the gas pipeline running through unit 8 and how the house will sit. West responded that they had to take 2 lots and combine them into one to create lot 8 so that there would be enough area for a structure to be able to be built with the pipeline setback requirements, and that a driveway would be able to run over the pipeline.

Heil made a motion to approve the preliminary/final site plans for the Royal Glen Site Condominium Plans as submitted and revised 1/25/22023. Seconded by Ackerman. All Ayes. No Nays. Motion carries.

Christine Hein of 1217 Anna Lane questioned the Homeowners Association (HOA) rules and who would enforce them and asked about the bylaws. Lieberg explained the platting vs. site condominium process and that the Master Deed and Condominium Bylaws would be attached to the deeds and filed and recorded at the County. Riegel stated that the bylaws were submitted to the Township and are available to the public upon request. The homeowners will make up the HOA and will be responsible for enforcing the rules and changing them as they see fit. Hein stated she is concerned about the HOA upkeep and Kalin responded that the upkeep and enforcement are up to the HOA.

B. Future Land Use Map & Development Plan Amendment:

Riegel presented the current future land use map and discussed the areas of Marquette Woods to John Beers and Hollywood to M-139 being changed in the future to R-1 districts. Lieberg asked about the sewer and water plans being submitted to the Township and where the Township Board was with those plans. Riegel stated that the board has not reviewed them at this time. Lieberg stated that when they worked on the future land use map in the past they focused on transitioning from high/medium residential to low density residential/agriculture and would like to make sure any revisions in the future have similar transitions. Lieberg stated that when plans or rezonings are presented to the commission the two items they look at to see if the plan or rezoning conforms are the current zoning map and the future land use map. Ackerman stated that the plans for water and sewer extensions and public input are needed to move forward. Riegel stated that there are more calls coming in about future sewer projects as more residents are interested in connecting. Lieberg asked if they could have a workshop style meeting with large maps to mark up changes on as well as the new water and sewer plans when they are available so that the commission can come up with changes to present to the residents for their input and feedback. No action was taken.

VIII. New Business:

- A. Building Permit Activity Report submitted by Riegel.
- B. Gary Klutts, owner of property on M-139 asked if the commission could comment on possible re-zoning of his parcel from R1 to C1. Lieberg stated that again, the commission uses two things to determine such requests and they are the current zoning and future land use map. No action was taken.

XI. Education: None

XII: Adjournment: Motion by Kalin at 8:23 p.m. to adjourn the meeting. Seconded by Ackerman. All Ayes. No Nays. Motion carries.

Respectfully Submitted,



Secretary