Royalton Township
Planning Commission
March 2, 2026
7:00 p.m.

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

II. Roll Call:

Present: Brian Lieberg, Chairman
Tim Conrad, Commissioner
Andrew Sarola, Secretary
John Heil, Commissioner
Kim Wright, Commissioner
Ted Kalin, Vice-Chairman
Zack Marsh, Commissioner
Josh White, Commissioner
Jason Ackerman, Commissioner

III. Approval of Minutes – January 5, 2026

Motion by Wright to approve January 5, 2026 minutes. Seconded by White. All Ayes. No Nays. Motion carries.

IV. Approval of Agenda for March 2, 2026 meeting

Motion by Sarola to approve agenda as presented. Seconded by Heil. All Ayes. No Nays. Motion carries.

V. Comments from the Public/Correspondence: A letter was received from Daniel McCrery a township resident. McCrery has requests regarding the Site Plan Review for Evermore Historical Preservation.

VI. Public Hearing: Chairman Lieberg closed the Regular Meet at 7:06 p.m. and opened the Public Hearing at 7:06 p.m.

A) Special Land Use Application for Concord Event Centers with Site Plan Review. Michael Dongvillo of 5025 Scottdale Rd presented his request for the Special Use Permit. Dongvillo presented plans to transition the existing CR Equestrian Center to an event center consisting of two Ballrooms. All of the horses, stables, and pasture fencing have been removed. The interior horse arena will remain as is, and used for storage of grounds equipment. The Ballroom will be located in the west portion of the barn. Outdoor patio and an option for outdoor wedding ceremonies were discussed. The 35 surrounding acers will remail open greenspace.

B) Revised Preliminary Site Plan Review for Evermore Historical Preservation PUD (Planned Unit Development). Mark VanLente of 5408 Cleveland Rd presented the requested changes to the Site Plan. The residential units increased from 44 to 72. VanLente's have a business partner and are now backed by private equity. Evermore Historical Preservation will be a Talent Incubator for students in Hospitality Management in addition to the planned restaurant venue.

C) Zoning Ordinance Amendment to add Improved Surface to Section 17.16. Storage of Recreational and Commercial Vehicles on Residential Lots. Building Official Riegel reviewed the updated language adding *RV's and commercial Vehicles parked on an improved all-weather surface such as concrete, asphalt, pavers, stone, or gravel.*

VII. Unfinished Business: None

VIII. New Business: Chairman Lieberg closed the Public Hearing at 7:23 p.m. and re-opened the Regular Meeting at 7:23 p.m.

- Planning Commission further discussed the Special Use request from Dongvillo with questions regarding water/sewer, parking, lighting, and outdoor venue. Dante Pineau of Mitten State Engineering went over the site plans. Sewer is already there and water is currently in the works. There will be two lines ran. One will be for the fire suppression system, the other for domestic water. New storm water catch basins, and dumpster enclosure were also addressed. Pineau indicated the new parking to be add. Current and future parking lots will be/remain gravel. New light poles with LED lighting will be going in for safety and security. There have also been conversations with MDOT. A Motion by Conrad to recommend approval to the Board base on Section 23.04 Standards of Approval, Items A-H. Seconded by Wright. All Ayes. No Nays. Motion carries.
  Motion by Sarola to approve the proposed Site Plan based on Section 22.06, Criteria for Granting Site Plan Approval, Items A – H. Seconded by Heil. All Ayes. No Nays. Motion carries.
- Evermore Historical Preservation PUD preliminary review of changes to the PUD site plan. Neighboring resident McCrery's letter to the township asking requirements be met including 8-10 foot berm behind the adjacent existing homes. Wet lands not to be disturbed, and question about electric and water to the property. AEP will require running above ground electrical wires. All of these concerns will be met. Lieberg expressed concerns of getting fire trucks/equipment to both residential and restaurant area on gravel roads. VanLente had widened the roadways and units will have fire suppression. VanLente have agree to pave from the property access points at Hollywood Rd following primary road to residential area, and an access area to the restaurant. The roadway through the farm, orchard area, restaurant and parking will remain gravel.
  The HOA rule state there will be no full-time residents. VanLente's currently have about 30 of the units sold. These properties will be 2nd homes. Most will be short term rentals and housing for students and employees. Evermore will be closed January and February annually.
  Marsh made a Motion to approve the recommendation to the Board based on Section 22.06 Criteria for Granting Site Plan Approval and contingent to the following conditions: 1.) Access roads from Hollywood Rd heading North to the residential area and an access point to the restaurant to be paved in asphalt. 2.) Provide a definition of the 8'- 10' Berms. 3.) Add a Berm at the South Hollywood Rd

access drive due to the future subdivision plans. Seconded by Heil. All Ayes. No Nays. Motion carries.

- Zoning Ordinance Amendment to add Improved Surface to Section 17.16. Storage of Recreational and Commercial Vehicles on Residential Lots. A Motion was made by Sarola to approve as written. Seconded by Heil. All Ayes. No Nays. Motion Carries

IX. Reports/Discussion:
A) Building Report was submitted by Riegel.

X. Education: None

XI. Adjournment: Motion by Sarola to adjourn the meeting at 8:59 p.m. Seconded by Heil. All Ayes. No Nays. Motion carries.

Respectfully submitted,
Kellie Eldridge,
Recording Secretary