Royalton Township
Planning Commission
April 6, 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 – March 2, 2026

Motion by Wright to approve March 2, 2026 minutes. Seconded by Sarola.
All Ayes. No Nays. Motion carries.

IV. Approval of Agenda for April 6, 2026 meeting

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

V. Comments from the Public/Correspondence: None

VI. Public Hearing: Chairman Lieberg closed the Regular Meet at 7:04 p.m. and opened the Public Hearing at 7:04 p.m.

A) Request for Rezoning of Property ID: 11-17-0017-0020-00-7, from C-1 General Commercial to R-1 Low Density Residential. John & Linda Yeske, 993 Maiden Ln are making the zoning change request. Realtor Joe Flood spoke in support. The change will make the property more desirable in the sales market and for future development.

B) Royalton Farms Preliminary Site Condominium Plan Presented by John Lovely of Allen Edwin Homes. Lovely reviewed the Site Condominium Plan with updates made extending the sidewalks and correcting the water sewer location on the map. Lovely gave an overview of the project information emphasizing the berm design will be fluid with curving lines and changing height levels. Public water and sewer and stormwater management.

Craig Harrington, 4224 Hidden Path voiced concerns regarding drainage. He has business property across the road at the intersection of Hollywood Rd and Glenord Rd and has had drainage issues.

- Construction will be completed in 4 phases. Phase 1 – 31 homes, 2 – 33, 3 – 33, & 4 – 23. Est. 6 years to completion.

- Two access points one off Hollywood Rd and one from Glenlord Rd. Berrien County Road Department has approved the location of these access points.
- Open space areas including two water basins. One located in the North West corner of Hollywood and Glenlord, and the second in the South East corner of the which is adjacent to Grace Lutheran Church.
- Buffer areas: 40' along Hollywood Rd, 50' along Glenlord Rd and 20' between adjacent Grace Lutheran Church property. These will include tree, plants and natural vegetation.
- 5' interior subdivision sidewalks. Open area will be completed as the phases go, residential will be completed as homes are constructed. A two-year Surety Bond will be in place for guaranty of 100% sidewalk completion.
- Brownfield TIF Grant approved. 10% Work Force Rentals required for 10-year period.
- HOA will be created and enforced by developer. Once occupancy reached 80% an Association will be created and control the HOA.

VII. Unfinished Business:

A) Evermore Historical Preservation Final PUD Review. Mark VanLente discussed the updated site plan meeting all of the Planning Commission's request changes as follows: 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.
A Motion to Approve the Final PUD Plan Review was made by Sarola Based on Section 21.07, Item B, Standards of Approval items 1-5. Seconded by Marsh. All Ayes. No Nays. Motion Carries.

B) Future Land Use Map Review for Master Plan Update. Map copies were provided to PC members for review and suggestion of changes or corrections.

VIII. New Business: Chairman Lieberg closed the Public Hearing at 7:17 p.m. and re-opened the Regular Meeting at 7:17 p.m.

A) Property ID: 11-17-0017-0020-00-7 is requesting a rezone from C-1 General Commercial to R-1 Low Density Residential.
Marianne Dine of 4718 Scottdale Rd asked the question if there are plans for water and sewer with the approval of the zoning change. Lieberg said there were no development plans for at this time, and no plans for water and sewer.
A Motion by Heil to Approve the rezone from C1 to R1 based on suitable fit with the Future Land Use Zoning. Seconded by Sarola. All Ayes. No Nays. Motion Carries.

B) Royalton Farms Preliminary Site Condominium Plan Presented by Allen Edwin Homes.
A Motion by Wright to recommend approval based on Section 24.06, Item H, Standards of Approval, Items A-F. Seconded by Conrad. All Ayes. No Nays. Motion carries.

IX. Reports/Discussion:

A) Building Report was submitted by Riegel.

X. Education: Reminder of upcoming MSU Class on Roles & Responsibilities of the Planning Commission will be held on April 29th from 6:30-8pm at Lake Charter Township Hall.

XI. Adjournment: Motion by Sarola to adjourn the meeting at 8:12 p.m. Seconded by Marsh. All Ayes. No Nays. Motion carries.

Respectfully submitted,
Kellie Eldridge,
Recording Secretary