Royalton Township
Planning Commission
June 1, 2026

I. Chairman Brian Lieberg called the meeting to order at 7:01 p.m.

II. Roll Call:

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

Absent: Josh White

III. Approval of Minutes – April 6, 2026

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

IV. Approval of Agenda for June 2, 2025

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

V. Comments from the Public/Correspondence: None

VI. Public Hearing: None

VII. Unfinished Business: None

VIII. New Business: PUD Sketch Plan Review for Hollis on Hollywood.

- Lieberg stated the PUD Sketch Plan Review must meet the standards of Section 21.05 items A – E.

- Andrew Heltzel of Danch Harner & Associates Inc presented an overview of the PUD Sketch Plan.

- The plan includes 59 lots 70 units. 2 Quadplex's, 5 Duplex's, 12 Nest Homes, and 40 Single Family Residence. The Nest Home is starter or downsizing option. The square footage is 800 to 1200 sqf with a one car garage on an 8000 sqf lot. There is flexibility, owner can choose foundation typed and other options based on affordability. Nest Homes are starting at $250,000 to $325,000.00. Single Family homes range $399,000 to $700,000.
- Three Phase's planned starting with Model Homes, then a Quadplex. The project is expected to take 5 years for completion.
- There is no plan for an HOA. Green space to be managed by builder.
- The plan meets the required lot sized, green space, sidewalks and in overall standards of the development.

- The U-shaped roadway for easy emergency access. Quadplex's location at road access point to reduce neighborhood traffic.
- Availability of Sewer is currently in the works. There is a possible easement as another option. The sewer cost is currently out for re-bid. There is availability of all other utilities including Water, Gas, and Electric.
- Engineering has not been completed at this time. They are looking for approval prior to adding that expense.

    - Kalin made a motion for recommendation of the sketch plan to the township board to see if the request will qualify for consideration for a PUD. Seconded by Heil. No further discussion. All Ayes. No Nays. Motion carries.

IX. Reports/Discussion

A) A building report for May 2026 was submitted by Riegel.

X. Education: None

XI. Adjournment: Motion by Heil to adjourn the meeting at 7:50 p.m.
Seconded by Marsh. All Ayes. No Nays. Motion carries.

Respectfully submitted,

Kellie Eldridge
Recording Secretary