Royalton Township
Planning Commission
September 9, 2026

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

II. Roll Call:

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

Absent: Kim Wright, Commissioner and Josh White, Commissioner

Recognition of Visitors: Mike West, Allen Edwin Homes.

III. Approval of Minutes – August 5, 2026

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

IV. Approval of Agenda for September 9, 2026

Ackerman requested to amend New Business on the Agenda and table review of the Shipping Container Ordinance until Septembers PC Meeting. Motion by Sarola to approve amended agenda. Seconded by Heil. All Ayes. No Nays. Motion carries.

V. Comments from the Public/Correspondence: None

VI. Public Hearing: None

VII. Unfinished Business: None

VIII. New Business: Allen Edwin PUD Sketch Plan Review for Atwater Development.

- Mike West of Allen Edwin Homes present the PUD Sketch plan. Allen Edwin Homes is proposing a PUD. This is the first step of a three-step process. Allen Edwin Homes has a signed purchase agreement on the 55-acre parcel and plan to build 124 homes on approximately 51-acres. This leaves the remaining acreage for green space, and retention pond. Construction will be completed in three phases and take 5 to 6 years for completion. There would be an HOA which would hand this over to the residents of Atwater once the PUD reached 80/90% of occupancy. The price range will start mid $300K with square footage from 1600 – 2400. Ranch and 2-story home with 2-3 car garages. Utilities include Electric, Gas, and Water. Sewer is currently in the works.
- Lieberg said the land is currently C1 and the Future Land Use Map has it zoned as R1. Lieberg asked why Allen Edwin Homes is requesting PUD and not R2, and what other benefits a PUD would bring community that we would not get with R1 or R2 zoning based on Zoning Ordinance 21.01.

Subject to Approval

- West stated that the PUD was meeting the criteria under PUD Zoning Ordinance. Pointing out the following:
    - Open Space is preserving the current tree line providing a natural buffer along M-139.
    - The Water Basin is a Drain Dry Basin and no standing water and is included in the open space calculation. Plans for walking trails are also being developed.
    - There will be a 50' buffer that will run down Scottdale Rd
    - The PUD plan is placing 2.5 units per acre. This is less than the R2 requirement of 3 units per acre.
    - Building the units in a cluster makes the construction cost more affordable. This savings is passed on to the resident.
    - Rezoning to an R2 West estimated they would lose 30% of the units.
    - The improvement will assist with bringing public sewer down Scottdale Rd.
- Tilly add that the sewer project will include an upgrade to the lift station located on Tanglewood. This provides an upgrade to the township for future build out. The current lift station is at capacity and aged out. Tanglewood is one of three stations in need of replacement within the next 2 years.
- Conrad asked about the home designs. West stated that 3 designs. The Integrity, Elements, and Traditions will all be available in the Atwater development.
- Heil questioned why they are using the two Cal Du Sacs in the center of the development rather than a continuous road. West stated this was more cost efficient by reducing road footage. Also, Cal Du Sacs are well liked by residents.
- Motion made by Kalin for recommendation to the Board to oppose to the approval of a PUD. Heil seconded the opposed. No further discussion. One Aye. Five Nays. One had no vote. Motion carries.

Data Center Draft Review. An open review and discussion of the Data Center Draft took place. The overall agreement is to restrict the zoning to Industrial an increase the lot size to requirement to 80 acres.

IX. Reports/Discussion
A) Building Department Report

X. Education: None

XI. Adjournment: Motion by Heil to adjourn the meeting at 8:30 p.m.
Seconded by Sarola. All Ayes. No Nays. Motion carries.

Respectfully submitted,

Kellie Eldridge
Recording Secretary

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