Royalton Township
Planning Commission
October 5, 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	Kim Wright, Commissioner
Absent:	Josh White, Commissioner	

Recognition of Visitors: Lynee Wells, Aligned Planning.

III. Approval of Minutes – September 9, 2026

Lieberg stated that the voting results were reversed and needed to be flipped to be reported correctly. Motion by Conrad to approve minutes with corrections. Seconded By Sarola. All Ayes. No Nays. Motion carries.

IV. Approval of Agenda for October 5, 2026

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

V. Comments from the Public/Correspondence: None

VI. Public Hearing: Recommendation for Adoption of New Master Plan and Future Land Use Plan. Lieberg closed the regular meeting and opened the public hearing at 7:07 PM.

- Lynee Wells of Aligned Planning presented an update of the Master Plan. Wells Shared the steps that have been taken throughout the update process, and plans to be completed by December 2026.
- Royalton Township is currently the fastest growing township in our area. Most of the local township populations have dropped. This information was taken from the U.S. Census. Future planning is for continued growth through 2050.
- Survey and open house results were made clear. Residents spoke and we listened. Preserving and Supporting Farmland, and Building Community.
- The Future Land Use Map has taken shape.
- Steven Slater of 6440 Scottdale Rd spoke in favor of the Master Plan. He has happy to see our dedication to the preservation of Ag and Farming. This is an area that he personally works and promotes with Royalton Township.
- Lieberg Closed the Public Hearing and re-opened the regular meeting at 7:27 PM.

VII. Unfinished Business: Data Center Draft Review

- Wells discussed with the Planning Commission the suggested to incorporate setbacks on Vibration. This was a takeaway from the Michigan Township Association Recent Data Center Draft. The overall agreement is to restrict the zoning to Industrial, no Ag due to Animal sensitivity. An increase in lot size to

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requirement to 80 consecutive acres. Additional requirements include Special Land Use with a Public Hearing. Height restrictions 45', and Transfer of Ownership bound to original contract. All inspections, Soil tests, Egle requirement done at developers cost.

VIII. New Business: Recommendation for Adoption of New Master Plan and Future Land Use Plan. Motion by Sarola to recommend approval of the Master Plan to the Township Board. Seconded by Heil. All Ayes. No Nays. Motion carries.

IX. Reports/Discussion

A) Township Board members will hold a joint meeting after Planning Commission's regular meeting for discussion.

- The Township Board Members in attendance: Michael Eisenhart, Supervisor, Rachel Bernard, Clerk, Jason Ackerman, Treasurer, and Trustee's Julie Marsh and Adam Wagner.
- Eisenhart opened with stating he has recused himself from any voting on the Atwater PUD project due to family ownership of the property. He however felt it was important to address the recent Board decision to override the Planning Commission's recommendation to the Board to oppose the PUD. Eisenhart shared that the Board does not take the decision to override the Planning Commission's vote lightly. Royalton Township is looking to encourage development. Allen Edwin will assist with the expense of running Sewer for the Atwater project which will also include the cost of replacing the Lift Station in the Ponds which has aged out.
- Eisenhart asked for better communication between boards.
- Lieberg stated he is open to a pre-submittal including a member of the board.
- Other conversation included adding guard rails to the PUD Ordinance putting a percentage of how many 8,000 sq lots are allowed. Wright asked that the Planning Commission be provided a copy of the Board Minutes prior to the scheduled monthly meetings. Wells also suggested that we could hire a consultant to do a review. This can be paid for out of developers escrow funds.
- Eisenhart additionally encouraged continuing education. Riegel mentioned ZBA member Kurtz is currently taking MSU's Citizen Planner in person at the City of St. Joseph. Kurtz is interested in becoming a Planning Commission Board Member. Wells added to look into Michigan Association of Planning for additional training options.

B) Building Department Report: Riegel provided Building and MEP reports.

X. Education: None

XI. Adjournment: Motion by Sarola to adjourn the meeting at 8:24 p.m. Seconded by Heil. All Ayes. No Nays. Motion carries.

Respectfully submitted,

Kellie Eldridge
Recording Secretary

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