

**Royalton Township Planning Commission**  
**Regular Meeting**  
**August 7, 2023**

- I. Chair Brian Lieberg called the meeting to order at 7:00 p.m.
- II. Roll Call:
  - Present: Brian Lieberg, Chair
  - Ted Kalin, Vice-Chair
  - Andrew Sarola, Secretary
  - John Heil, Commissioner
  - Jason Ackerman, Commissioner

Visitors: Vail Rubber representatives Brian Nimetz and Vale Harding
- III. Approval of Minutes from June 5<sup>th</sup> and July 10<sup>th</sup>, 2023 meetings  
Motion by Heil to approve minutes. Seconded by Ackerman.  
All Ayes. No Nays. Motion carries.
- IV. Approval of Agenda: Two visitors from Vail Rubber.
- V. Comments from the Public/Correspondence: None
- VI. Public Hearing: None
- VII. Unfinished Business: None
- VIII. New Business:
  - A) Maiden Village Apartments, request from Greg Fenner for an additional 180 day extension. Extension to begin September, 2023.  
Kalin made motion to extend the requested 180 days. Heil seconded the motion.  
All Ayes. No Nays. Motion carries.
  - B) Vail Rubber is requesting addition of a solar farm, 4 – 4/2 acres on the SW corner of their property. Estimated height of solar panels off ground would be 6/12' tall, with panels angled south. Estimated completion in 2024, per Harvest Solar. As a future building addition of 60,000 sq. feet for production and 11,000 sq. feet for headquarters is being planned as Vail Rubber combines facilities in Royalton Township, these solar panels are to meet utility needs.
  - C) Approval of this request is on hold pending additional review and discussion of the Moratorium on solar panels in Royalton Township. Additional information regarding fencing, screening, lighting and maintenance will also be needed.
  - D) The members of the Planning Committee will supply T. Riegel with questions regarding zoning and solar panels to be submitted to Lynee Wells, AICP. September is the target date from Lynee for solar ordinance suggestions.  
Industrial applications would be first, with commercial and residential areas next.

E) Planning Commission will supply Tony Riegel with questions for solar use for different districts. Zoning requirements will be Presented to Lynee. An October Public Hearing to discuss solar zoning for industrial will be planned.

F) Zoning review changes discussion will be held. Fencing, permitted uses, remove zoning from C3 back to C1 and short-term rentals with a maximum of 30 days.

IX. Reports/Discussion

A) Building Permit Report was submitted by Riegel.

X. Education: None

XI. Adjournment:

Motion by Ackerman to adjourn meeting at 8:50 p.m. Seconded by Sarola.  
All Ayes. No Nays. Motion passes.

Respectfully submitted,

Karen Ackerman  
Recording Secretary