

Royalton Township Planning Commission
Regular Meeting
May 1, 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
John Heil, Commissioner
Jason Ackerman, Commissioner
 - Visitors: Frank DeFrancesco
Jerome Kuhnlein
Steve Mauro
- III. Approval of Minutes – April 3, 2023
 - Motion by Ackerman to approve minutes. Seconded by Heil.
 - All Ayes. No Nays. Motion carries.
- IV. Approval of Agenda: Approved
- V. Comments from the Public/Correspondence: None
- VI. Chair Lieberg closed the regular meeting and opened to the public at 7:10 p.m.
- VII. New Business:
 - A) PUD Amendment to Royalton Market Place Condominium Parcel Number 17-6766.
 - B) F. DeFrancesco reviewed plan to reduce size of existing Planned Unit Development in Royalton Market Place Condominium by 4.6 acres. T. Dockerty as owner of the current Assisted Living Facility would purchase this 4.6 acre lot to enlarge the existing Assisted Living Facility.
 - C) Steve Mauro of Mauro Real Estate, New Buffalo represented T. Dockerty as the buyer of this parcel.
 - D) J. Kuhnlein explained that the area is already designated as a PUD. That would remain in effect.
 - E) Ackerman questioned if the existing parcel owned by Roger's Foodland would be affected. The parcel in question remains part of Roger's ownership.
 - F) Motion was made by Heil that this request be approved by the Planning Commission and referred to the Board to approve the changes to the PUD as presented. Ackerman seconded the motion. All Aye. No Nays. Motion carries.

- VIII. Chair Lieberg closed the Public Hearing at 7:40 and returned to regular meeting.
- IX. Unfinished Business:
A) Lynee Wells, AICP continues to review the current Future Land Use Map and Zoning Ordinance of Royalton Townships. Extensive discussion was held on the Zoning Ordinance including building set-back, increasing heights on R3 buildings, minimum sizes for garages, barriers around swimming pools, and minimum dwelling unit size.
B) A Public Hearing will be held in June to discuss ordinance updates and changes. The Master Land Use plan would then be updated.
- X. Reports/Discussion
A) Building Permit Report was submitted by T. Riegel, Building Official.
- XI. Education: None
- XII. Adjournment: Motion by Kalin to adjourn meeting at 8:37 p.m. Seconded by Ackerman. All Ayes. No Nays. Motion carries.

Respectfully submitted,
Karen Ackerman
Recording Secretary