

Royalton Township  
Planning Commission  
April 1, 2024

- 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
  - Tim Conrad, Commissioner
  - Absent: Andrew Sarola, Secretary
  - Kim Wright, Commissioner
- III. Approval of minutes from March 4, 2024 meeting
  - Motion by Kalin to approve minutes as presented. Seconded by Ackerman. All Ayes. No Nays. Motion carries.
- IV. Amendments to Agenda: None
- V. Comments from the Public/Correspondence.
  - Three residents submitted concerns/questions regarding proposed Special Land Use Application for Self-Storage Unit on Dickinson Road. Those residents were:
    - Mike and Jackie Huie, 2001 Dickinson Rd, St. Joe
    - Robert Thibeault, owning neighboring parcel east of proposed Storage Facility.
    - Geoff and Meghan Heddle, 5266 Mandiberry Lane, S. Joe.

VI. Public Hearing:

Meeting was closed at 7:03 p.m. by Chair Lieberg and the Public Hearing for Dickinson Rd. Special Land Use Application for Self-Storage Units was opened at 7:04 p.m.

A presentation by Tim Drews and Kathy Burczak from Abonmarche Consultants was given. Property is 10 acres in total and located in the C1 District, the parcel is located on the north side of Dickinson Road. The Self-Storage facility will be located on easterly side of the parcel and be 6.94 acres in total. The Self-Storage Units would be gated access, lighting only on Self-Storage Units, and 6-foot fencing with evergreen buffers. Additional businesses in the Multi-Tenant Units such as electrical, plumbing or car repair they will make sure no outside items would be visible. No outside storage allowed and completely enclosed within the buildings.

Molly Arnold, 2206 Autumn Ridge, St. Joe questioned why additional self-storage was needed. Her research found several self-storage units within a 5-mile area.

Ron Rayon, 1530 Miami Rd. Benton Harbor supported the proposal, stating he encouraged new business/building in Royalton Township.

VII. Unfinished Business: None

VIII. New Business:

- A. Dickinson Rd. Site Plan Review for Special Land Use for Self-Storage Units.  
Kalin questioned hook up to sanitary sewer? Water? Sanitary sewer will be hooked up and a well will be installed.

Ackerman questioned lighting plan, signage, screening and fencing plan.  
Gate entrance only to units. 6' fence with evergreen buffers.

Lieberg stated a survey for public act 132 will be needed. Abonmarche will supply and also maintain landscape on site. Dumpsters if needed would be added.  
Additional parcels on both sides must meet size requirements for possible future use and split.

Motion by Ackerman for site plan approval if all requirements are met.  
Seconded by Kalin. All Ayes. No Nays. Motion passes.

Public Hearing for Dickinson Road Self-Storage was closed at 7:30 p.m.  
Regular Planning Commission meeting was re-opened at 7:33 p.m.

- B. Change PUD Site Plan Amendment to Maiden Lane Apartments to become Villas.  
There will be 22 builds, with 2 units per building which will then have a total of 44 units. This change will leave more open space, better entering/existing and less traffic off Niles Road.

A Boundary Line Adjustment will take place for the Parcel along Maiden Ln and Niles Rd. that has an existing building on it to become larger in size for future growth. The PUD will have green space around the parcel and will remain that way for the future.

Motion made by Kalin to approve the minor change in the amendment with revised boundary map. Seconded by Heil. All Ayes. No Nays. Motion passes.

IX. Reports/Discussion: None

X. Education: None

XI. Adjournment: Motion by Ackerman at 9:02 p.m. to adjourn meeting. Seconded by Kalin. All Ayes. No Nays. Motion passes.

Respectfully submitted,

Karen Ackerman  
Recording Secretary