

# Mussey Township Planning Commission

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**We learn from the Past, We live in the Present, We prepare for the Future**

Bill Schultz, Chair  
Mary Klug, Vice Chair  
Linda Kniseley, Secretary  
Chris Khorey, Township Planner

Linda Schmitt, Member  
Brian Ypma, Member  
Judy Palmieri, Member  
Monica Standel, Twp. Board Rep.

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## Regular Planning Commission Meeting Held at the Township Hall 08 December, 2015 **Official Minutes**

**Call to Order:** Bill Schultz called the meeting to order at 7:00 p.m..

**Roll Call: Present:** Bill Schultz, Judy Palmieri, Linda Schmitt, Mary Klug, Brian Ypma, Linda Kniseley & Bldg & Zoning Adm., Debra Hlubic.

**Absent:** Monica Standel.

**Public Present:** Frank Ille, Manager of Development for LOVE'S.

**Approval of Agenda:** Motion by Mary Klug, support Linda Kniseley to approve the agenda as presented. All ayes. Motion carried. Agenda approved.

**Approval of Minutes:** Motion by Mary Klug, support Judy Palmieri to approve the October 27, 2015 minutes as written. All ayes. Motion carried.

Motion Linda Kniseley, support Judy Palmieri to close the Regular Meeting @ 7:06 p.m. to go into a Public Hearing for a new proposed Sign Ordinance.

**Public Hearing: (1).** Public Hearing opened @ 7:06 p.m. to discuss the proposed new Sign Ordinance. Not public addressed the Planning Commission. Brief discussion by the members. Motion Linda Kniseley, support Brian Ypma to close the Public Hearing @ 7:11 p.m.. All ayes. Motion carried.

**(2).** Motion Linda Schmitt, support Judy Palmieri to open the Public Hearing for Hazardous Material @ 7:11 p.m.. No discussion by public or Planning Commission. Motion Judy Palmieri, support Mary Klug to close the Public Hearing @ 7:12 p.m.. All ayes. Motion carried.

**(3).** Motion Linda Schmitt, support Linda Kniseley to open the regular Planning Commission meeting @ 7:12 p.m.. All ayes. Motion carried.

**Public Time: (1).** Frank Ille, Manager of Development of LOVE'S would like to put up a 75' (total square feet is 549.34) high-rise sign on the one section of the Village property that is in the process of being developed. The property consists of 3 parcels, one of which is located in the Township and is where the sign will be located. The current sign ordinance does not comply and also under the new sign ordinance, the proposed sign is not in compliance with Section 1209.H.3 which gives the maximum height of a freestanding sign as 8 feet and the maximum area of a freestanding sign as 40 square feet. Therefore, the sign could only be approved using the waiver process described in Section 1209.1. Discussion. The Planning Commission is in favor of the high-rise sign contingent upon meeting all the guide lines as described in Section 1209.1. Will get with our Planner to address this.

**New Business:** None.

**Old Business:** (1). Debra Hlubic up-dated the Planning Commission members re: Joseph Kutchev, who is purchasing the vacant property located on Burt Rd. and who was originally planning on re-locating his business in Romeo to Capac has decided to possibly put in an Industrial Complex and divide the land into 4-6 parcels. (2). Motion Linda Schmitt, support Mary Klug to present the new Sign Ordinance to the Mussey Township Board for their approval. All ayes. Motion carried. (3). Motion Brian Ypma, support Judy Palmieri to present the new Hazardous Materials Zoning Ordinance to the Mussey Township Board for their approval. All ayes. Motion carried.

**Township Board Report:** None.

**Planning Commission Chair Report:** Bill Schultz stated the Township Board re-appointed Brian Ypma for a three (3) year term on the Planning Commission.

**Adjournment:** Motion Mary Klug, support Judy Palmieri to adjourn. All ayes. Motion carried and meeting adjourned @ 8:23 p.m..

**Next meeting will be held on December 8, 2015**

**Respectfully submitted by:**

Debra L. Hlubic, Bldg. & Zoning Adm.