

Mussey Township Planning Commission

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

Bill Schultz, Chair

Mary Klug, Vice Chair

Mike Opificius, Member

Chris Khorey, Township Planner

Debra L. Hlubic, Bldg. & Zoning Adm.

Linda Schmitt, Secretary

Ryan Elliott, Member

Judy Palmieri, Member

Monica Standel, Twp. Board Rep.

Regular Planning Commission Meeting

Held at the Township Hall

November 01 , 2016

Official Minutes

Call to Order: Bill Schultz called the meeting to order at 7:02 p.m..

Roll Call: Present: Linda Schmitt, Monica Standel, Judy Palmieri, Bill Schultz, Mary Klug & Bldg & Zoning Adm., Debra Hlubic.

Absent: Mike Opificius.

Public Present: John & Luke Hollenbeck, Greg McConnell, Gerry Granc & Abdulkarim Nagi.

Approval of Agenda: Motion by Monica Standel, support Mary Klug to approve the agenda as presented. All ayes. Motion carried.

Approval of Minutes: Motion by Monica Standel, support Mary Klug to approve the September 27, 2016 minutes as presented. All ayes. Motion carried.

Public Hearing: Motion Monica Standel, support Linda Schmitt to close the regular meeting @ 7:02 p.m. and go into a Public Hearing re: a sign-waiver request for Holly Meadows. John Hollenbeck is asking permission from the Planning Commission to put up an electronic message sign that would be 27.2 square feet, bringing the total sign area to 128 square feet. The existing sign is 100.8 square feet in area and is 8' tall. Therefore, the height is in compliance, but the area is 60.8 square feet over the maximum of 40 square feet. One resident who lives within 300' of this building questioned on the brightness of the messaging sign and if there will be a time as to when this will be lit up. Discussion re: the planners recommendations if approved. Motion Monica Standel, support Linda Schmitt to close the Public Hearing @ 7:16 p.m. All ayes. Motion carried. Motion Monica Standel, support Linda Schmitt to open the regular meeting @7:16 p.m.. All ayes. Motion carried.

Motion Monica Standel, support Mary Klug to approve the sign waiver for Holly Meadows with the following four (4) rules to be applied per the Township Planners recommendation. (1). Copy change shall be no more frequent than once per 15 seconds. (2). Glare shall be reduced and/or minimized in such a manner as to maintain an appropriate level of contrast during the day. To reduce driver distraction at night and light trespass into residential areas, an automatic dimmer shall be installed to control brightness. The maximum brightness of the sign shall not exceed 10,000 NITs. At night, the sign shall be set to no more than 10% of its maximum brightness. (3). Video display, animation, scrolling text, flashing, whirling, fading, dissolving transitions, or any other type of motion are prohibited. (4). When text displayed, the background behind the text must be a solid color, for the purpose of ensuring that the text is readable. Images are permitted, provided that no text is displayed in front of them. All ayes. Motion carried.

Public Time: (1). Handled under Public Hearing.

New Business: (1). A new law might go into effect for all sign ordinances re: establishing a time for all electronic signs to be turned off. Brief discussion.

Old Business: None.

Township Board Report: Monica Standel gave an up-date on the October 12, 2016 Township Board meeting pertaining to the following: (1). Mr. Toles attended the Township meeting addressing his concerns re: his animals. The Board told Mr. Toles the only options he had was to purchase the property located behind him which is zoned Ag. or to go in front of the ZBA and request a zoning variance. Mr. Toles would have to submit an application for this procedure and pay for all fees. Mr. Toles will contact the Township office with his intentions. (2). Up-date re: the number of animals located at 4191 Miller Rd.. (3). Need to send a letter to Jeff Miller @ Miller Broach reminding him the sign located at the road must be removed. (4). Brief up-date re: the Medical Marijuana issue.

Planning Commission Chair Report: (1).

Adjournment: Motion Monica Standel, support Judy Palmieri to adjourn. All ayes. Motion carried and meeting adjourned @ 7:40 p.m..

Next meeting will be held on November 29, 2016

Respectfully submitted by:

Debra L. Hlubic
Bldg. & Zoning Adm.