

Mussey Township Planning Commission

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

Bill Schultz, Chair
Ryan Elliott, Vice Chair
Linda Schmitt, Secretary
Chris Khorey, Township Planner
Debra L. Hlubic, Bldg. & Zoning Adm.

Mike Opificius, Member
Mary Klug, Member
Judy Palmieri, Member
Monica Standel, Twp. Board Rep.

Special Planning Commission Meeting

Held at the Township Hall

September 06 , 2017

Official Minutes

Call to Order: Bill Schultz called the meeting to order at 6:00 p.m..

Roll Call: Present: Bill Schultz, Linda Schmitt, Judy Palmieri, Mary Klug, Monica Standel, Ryan Elliott, Bldg & Zoning Adm., Debra Hlubic and Chris Khorey, Township Planner.

Absent: Mike Opificius.

Public Present: William Vogan for Capac Medical Clinic, Marybeth Mitchell & Jeffrey Morse.

Approval of Agenda: Motion by Mary Klug, support Judy Palmieri to approve the 9/6/17 special meeting agenda as presented. All ayes. Motion carried.

Public Time: (1).William Vogan was present to address the final site-plan approval for the Capac Medical Clinic. Planning Commission members reviewed the revised prints. Discussion took place re: the proposed driveway on the south side of the building, which will require the removal of some trees. Marybeth Mitchell & Jeffrey Morse who own the home located next to the Medical Clinic was also presented to address their concerns re: the removal of trees along side of their property. The home is a single-family home, but is zoned B-2 which technically requires no screening, but the Medical Center will be planting a thick grove of trees (arborvitae's) along the property line. Further discussion re: parking space and the northern drive way of which is 18' wide (fire department had requested 20'). Also discussion about the north and east side drive aisle.

Motion Mary Klug, support Judy Palmieri to approve the Capac Medical Clinic contingent upon the corrected revisions as listed:

1. The light fixtures under the front overhang must be added to the site plan.
2. The entrance drive must be widened to meet the requirements of the Fire Department and the additional width must be obtained expanding the driveway to the north.
3. The northern drive aisle must be one-way eastbound.
4. The eastern drive aisle must be one-way southbound.
5. The southern drive aisle must be one-way westbound and must be reduced to 20 feet wide.
6. The western drive aisle must be one-way northbound.
7. Signage and lane marking paint must be used to enforce the circulation pattern described in conditions 3-6.
8. The landscape area south of the southern drive-aisle must be 8.5 feet wide.

All ayes. Motion carried.

Adjournment: Motion Judy Palmieri, support Ryan Elliott to adjourn. All ayes. Motion carried and meeting adjourned @6:40 p.m..

Next meeting will be held on September 26, 2017

Respectfully submitted by:

**Debra L. Hlubic
Bldg. & Zoning Adm.**