

# 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  
Debra L. Hlubic, Bldg. & Zoning Adm.

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

26 April, 2016

### Official Minutes

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

**Roll Call: Present:** Bill Schultz, Judy Palmieri, Mary Klug, Brian Ypma, Monica Standel, Township Planner Chris Khorey & Bldg & Zoning Adm., Debra Hlubic.

**Absent:** Linda Schmitt & Linda Kniseley.

**Public Present:** Jared & Corie Thorner, Bob Hazel, Ken Nemec & Mark Zacny.

**Approval of Agenda:** Motion by Monica Standel, support Judy Palmieri to approve the agenda as presented. All ayes. Motion carried. Agenda approved.

**Approval of Minutes:** Motion by Monica Standel, support Judy Palmieri to approve the February 23, 2016 minutes as written. All ayes. Motion carried.

**Motion Monica Standel, support Mary Klug to close the regular meeting @7:04 p.m. to go into a Public Hearing re: Miller Broach sign waiver request. All ayes. Motion carried. Public Hearing opened @7:04 p.m..**

**Public Hearing: (1).** Miller Broach is asking for a waiver from our sign ordinance to put up a sign on the front of his building that will be 398 square feet, facing the south side. The size of this sign exceeds our current allowance of the sign ordinance which a waiver must be approved in order to put up the sign. There is going to be two (2) signs, but the one sign of 49 square feet meets the guide lines of our ordinance. Township Planner, Chris Khorey discussed his recommendations with the Planning Commission members. Being as the building sets far back off the road, the larger sign would be more visible. Discussion. Motion Monica Standel, support Mary Klug to close the Public Hearing @7:16 p.m.. All ayes. Motion carried. Motion Mary Klug, support Monica Standel to open the regular meeting @7:16 p.m.. All ayes. Motion carried. Motion Monica Standel, support Brian Ypma to grant the sign waiver for Miller Broach. Further discussion re: the sign that is currently located by the ditch area of the road. This must be removed and set back further. Motion Monica Standel, support Brian Ypma to rescind the first motion. All ayes. Motion carried. **Motion Monica Standel, support Brian Ypma to grant a waiver for Miller Broach allowing a 398 square foot sign with the condition of moving the current sign back from the ditch area. All ayes. Motion carried.**

**Public Time: (1).** Jared & Corie Thorner would like to construct a pole barn on a vacant piece of property which they own that is adjacent to there residence located at 4141 Forest Ct.. This property was split 2 years ago by the previous owner and they are currently in the process of putting it back into one parcel. The location

of where they wish to put the pole barn does not comply with our Accessory Building Ordinance, so they are asking for a Variance in order to proceed with this. Discussion re: as to why they feel it is necessary for the pole barn to be located where they choose to put it. The Planning Commission referred them to the ZBA for a Variance request and which they will also have to prove a hardship as to why it is necessary for the pole barn to be located there.

**New Business:** None.

**Old Business:** (1). Township Planner, Chris Khorey presented an animal zoning amendment draft for the Planning Commission members to review and discuss. Some of his recommendations were to remove the existing animal definitions and replace them with the new ones that are based on how the animals are kept and used. (Sections 1 and 11). Add a new definition of "fur-bearing animals" to reduce confusion with the kennel standards in Section 1308. (Section 11). Fix the typo in the definition of Commercial Kennels. (Section 111). Remove the standards for "large animals" on hobby farms. (Section IV). Remove the word "farm" from the standards for Commercial Stables, to avoid distinguishing whether the horses kept at those facilities are "farm animals" or not. (Sections V & VI). Create a brand new Section 1225 with standards for keeping certain kinds of animals, based on whether the lot is used for agriculture and the lot size, rather than zoning district. This Section would apply all across the Township and is designed to make enforcement of animals easier. The standards would apply to specific animals such as horses, cattle, poultry, pigs, sheep and goats, regardless of whether they are classified as "domestic pets" or "farm animals." (Section VII). Discussion re: these changes. After reviewing all the changes consensus of the board was to have the Planner make revisions to the proposed Ordinance and this will be brought to the next Mussey Township Board meeting for their review and hold a Public Hearing for the May Planning Commission meeting.

**Township Board Report:** Monica Standel gave an up-date re: problems at the new Capac Community Mental Health facility. Brief discussion with the Planner on how this can be addressed.

**Planning Commission Chair Report:** None.

**Adjournment:** Motion Mary Klug, support Monica Standel to adjourn. All ayes. Motion carried and meeting adjourned @ 8:10 p.m..

**Next meeting will be held on March 24, 2016**

**Respectfully submitted by:**

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