

# 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

27 October, 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 & Township Planner, Chris Khorey.

**Absent:** Monica Standel.

**Public Present:** Joe & Heidi Mellen, Joe Kutchey & Tom Blount.

**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 Judy Palmieri, support Mary Klug to approve the September 22, 2015 minutes as written. All ayes. Motion carried.

**Public Hearing:** None.

**Public Time: (1).** Joe Kutchey would like to purchase a piece of property located on Burt Road. This property is currently zoned Ag. and Mr. Kutchey would like to have it re-zoned to Industrial for future use of a family business he would like to re-locate in Mussey Township. He is asking the Planning Commission if they would be in agreement with the re-zoning before purchasing this parcel. The business would not be established until the year 2017 in which the property would be used for farming until then. His business is currently located in Romeo, MI and is called Romeo Fabrication, LLC which is a full service welding and fabrication shop specializing in turbo systems, cold air intakes and aftermarket automotive parts. He would like to build a 10,000 sq. ft. building to house the current fabrication and welding shop that is located in Romeo. Discussion. The Planning Commission has no problem allowing this development and informed him of the necessary steps he would have to take in order to go forward this project. This will be taken to the next Township Board meeting to see if they are agreeable to this before applying for re-zoning and a Site-Plan. **(2).** Joseph & Heidi Mellen, who live at 5019 Forest Court applied for a building permit to construct a 24 x 36 pole barn but was informed the location of the pole barn does not meet the set-back requirements of the Township. The home is located on a corner lot and the lot in question is not part of a plat. The Township has no record of a front lot line being declared for this site in the past, so the current owners have the opportunity to designate the front lot line. Discussion. Mr. & Mrs. Mellen would like to designate Bryce Rd. to be the front lot line which means all zoning and building approval for this home should therefore consider Bryce Rd. to be the front lot line, the northern lot line to be the rear lot line, Forest Ct. to a side lot line and the western lot line to be a side lot line. **This must also be stated on the Building Permit, that the front lot line is Bryce Road.** Before the permit is issued, this must meet the Township Boards approval also.

**New Business:** None.

**Old Business:** (1). Township Planner, Chris Khorey presented a new Sign Ordinance to replace the current one. This was reviewed and discussed. After a few changes, the Planning Commission will be holding a Public Hearing on Dec. 8, 2015 for the new Sign Ordinance and bring back to the Township Board for approval. Mr. Khorey also drafted an amendment to our current Hazardous Materials Ordinance per the recommendation of our Attorney, Mr. Moeller. It is necessary to: **1.** Repeal the Hazardous Materials Ordinance. **2.** Add the definition of "Hazardous Waste" as worded in the Hazardous Materials Ordinance, to the Zoning Ordinance and **3.** Add "Any operation that handles or processes hazardous waste" as a Special Use in the LI Light Industrial District. This will also be part of the Public Hearing to be held on Dec. 8, 2015.

**Township Board Report:** None.

**Planning Commission Chair Report:** Bill Schultz stated that Brian Ypma's term will be expiring this December, 2015 and asked him if he would like to be re-appointed for another 3 year term which he said he would like to continue his service on the Planning Commission. This will be brought to the Mussey Township Board meeting in November for consideration of re-appointment.

**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.