

MUSSEY TOWNSHIP PLANNING COMMISSION
Regular Planning Commission Meeting and Public Hearing
23 February 2010
Unofficial Minutes

Call to Order: The regular meeting of the Mussey Township Planning Commission was held in the Mussey Township Fire Hall. Chairman James Carden called the meeting to order at 7:00 p.m.

Roll Call: Present: Bill Schultz, Judy Palmieri, Linda Schmitt, Linda Kniseley, James Carden, and new member Tom Tierney, with Ken Montgomery-Planner and Selise Carden-recording secretary in attendance.
Absent: Mary Klug.

Visitors: Jim Virgo.

Approval of Agenda: Motion Bill Schultz with Judy Palmieri in support to approve the agenda as presented. Absent: Mary Klug. All ayes. Agenda approved.

Approval of Minutes from Previous Meeting: Motion Linda Kniseley with Judy Palmieri in support to approve the minutes as corrected. Absent: Mary Klug. All ayes. Minutes approved as corrected.

Public Hearings:

Jim Carden: Close the regular meeting at 7:03 p.m. and open Public Hearing at 7:04 p.m.

Ken Montgomery: Notice was published in the paper in accordance with Township Ordinance by Montgomery Associates.

Public Hearing: re: Proposed Zoning Ordinance Amendment Section 1203 Accessory Buildings. See proposed dated 2/23/2010 as presented by Ken Montgomery at this meeting.

Ken Montgomery highlights the proposed changes. Mr. Montgomery suggests having a Zoning Administrator for letter "D", page 1.

Jim Carden: I feel with the current situation we need to go with the ZBA. Consensus to do so.

Can we waive the fee? We are forcing people to go to the ZBA.

Jim Vargo: In order to comply you are telling him to go to the ZBA, you are creating the hardship.

Ken Montgomery: Another way you could go is to require them to go to the Planning Commission. You wouldn't need a site plan.

Jim Vargo: If you go that route, then the ZBA is an avenue the applicant could pursue should the Planning Commission deny their petition.

Tom Tierney: How extensive does the proposed have to be? Surveys are expensive.

Ken Montgomery: Could be taken care of administratively and rather informally, not on the back of a napkin but not necessarily professionally done.

Change ZBA to Planning Commission.

Jim Vargo: I recommend that you have the Council mark that N/A in the fee schedule.

Consensus to do that as well. Ken Montgomery to change language in proposed.

Close public hearing at 7:23 pm. Re-pen regular meeting at 7:23 pm.

Public Time:

Jim Vargo: Preliminary site plan presented. Mr. Vargo is the presenter for Joe Perrone. Proposed structure is 60' x 300' for 18000 square feet of cold storage for venders. Proposed to sit in front of two (2) existing buildings and will have six (6) loading docks fronting Bryce Road. To be built on concrete footings, a pole structure, with white siding. Need to move Detroit Edison power lines for increased power needed. We will pave, there is existing gravel parking which will be extended to accommodate semi's (trucks), berm to be extended for screening on the Village side. Building will be twenty-six (26) foot high 4/12 pitch roof, which is just under height requirement for the Township. We are going to add another driveway to accommodate the fire department.

Property to the North is zoned Agricultural. We are increasing the vegetation on berm on that side for ambient noise reduction even though adjoining land is currently vacant.

Ken Montgomery: Main concern I have, similar problem with Miller Broach, we required them to bring their gravel parking up to date and put in more – pave it. I would have to look at the ordinance on that.

Jim Vargo: The difference is Perrone's is heavy truck traffic. He doesn't have a problem with paving where the trucks park. He would like to eventually pave the entire lot. Perhaps there could be a two to three (2 -3) year window to get that done.

Ken Montgomery: Where do the employees park?

Jim Vargo: Notes where on site plan and states that parking is all paved. Just want to give you a preliminary report. Any concerns or questions please make to me.

Jim Carden: Any office space? Any restrooms?

Jim Vargo: All cold storage, no water, does not have to meet fire suppression code due to cold storage, will be handicap accessible, I do have to move the power lines. Can't be any power lines going over.

Ken Montgomery: What are these trailers?

Jim Vargo: Years ago workers used to live there. I don't believe that is true any more.

Ken Montgomery: Are they on the property?

Jim Vargo: Yes. They are there but no one lives in them any more. They are occupiable but not occupied.

Ken Montgomery: Are they physically dilapidated?

Jim Vargo: No.

Ken Montgomery: Will there be any new water taps?

Jim Vargo: No, no water coming into the building. All cold storage.

Ken Montgomery: Sewage?

Jim Vargo: All hooked up to the Village system.

Jim Carden: The only question we all came up with is; does the parking lot need to be hard surfaced, due to previous problems.

Jim Vargo: I don't think that he would be opposed to paving the entrance, especially with a window.

Ken Montgomery: Do they have rail access? Do they use the railroad?

Jim Vargo: No, truck only. They start with cucumbers and go until well after pumpkins. White building, I may go with some color on one of the corners just to spice it up. We could enhance the entrance with paving all the way up to new office building.

Jim Carden: What time do you plan on starting?

Jim Vargo : If all goes well, April, with the poured footings. We may be done before we get Detroit Edison out there though.

Old Business:

Master Plan:

Ken Montgomery: Currently using air photos to drive around and actually see parcels so that we can make a land use map. We have seen two-thirds of the Township. The air photo disc came from the Township office so there is no additional expense to the Township. This is a time consuming and weather related task.

Jim Carden: Did you receive objections from the office after you sent this?
(Publication in the newspaper)

Ken Montgomery: No. Maybe this is the way to handle this from now on. Then we know that it is done.

Jim Carden: Yes.

Township Board Report:

Linda Kniseley:

We need the current list of attendance so that Sheila can make out checks.

Jim Carden: That goes directly to Marsha.

Linda Kniseley: Does anyone know if Miller Broach paid their money? They asked me.

Judy Palmieri: It is Shelia's responsibility.

Jim Carden: Judy Palmieri to find out whether or not Miller Broach has paid all the monies they owe the Township.

Jim Vargo: So they can get site plan approval?

Jim Carden: Yes. This is the last step that we have. Then, call Linda Kniseley and let her know so she can let the Township Board know.

Linda Kniseley: Ag/Tourism – was never received. Did we ever do that?

Ken Montgomery: Remember the County Commissioner's were holding approval until that man's questions were addressed?

Jim Carden: I sent them an explanation. I believe that the Commissioner's sent me and the Board a letter stating that that was done.

Linda Kniseley: What about the windmills?

Jim Carden: That is being sent to the County Commissioner's.

Bill Schultz: We should find out if that has left the office yet.

Linda Kniseley: Gives Goodland Township Master Plan for you (inclusive) to look at.

Meeting on Thursday to be attended by Mike Lauwers, Bill Schultze, Tom Tienery, Judy Palmieri and possibly Jim Carden.

Planning Commission Chairman's Report:

Ken Montgomery to make changes to proposed ordinance as discussed and send clean copy to chairman. Minutes to be included with clean copy to County Commissioners as well.

Motion: Judy Palmieri: I move to recommend approving the proposed ordinance change in Article 12 Section 1203 Accessory Buildings as modified and forward to the County Planning Commission for review and comment with a copy of the minutes of the Public Hearing held 23 February 2010. Bill Schultz in support. Absent: Mary Klug. All ayes. Motion approved.

Planning Commissioners' Business:

Linda Kniseley: Who do I talk to about purchasing a house at the end of town and turn it into a dog grooming business?

Ken Montgomery: I have a feeling the answer would be no. Section 401. g. of the Zoning Ordinance might be helpful to you.

Township Planner Report: None.

Adjournment: Motion: Linda Kniseley with Judy Palmieri in support to adjourn the meeting. Absent: Mary Klug. All ayes. Meeting adjourned by James Carden at 8:21p.m.

Respectfully submitted,

Selise Carden

Recording Secretary

Mussey Township Planning Commission Recording Secretary