

MUSSEY TOWNSHIP PLANNING COMMISSION

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

James Carden, Chair
Linda Schmitt, Vice Chair
Judy Palmieri, Secretary
Kenneth Montgomery, Planner

Mary Klug, Member
Bill Schultz, Member
Tom Tierney Member
Linda Kniseley, Twp. Board

Regular Planning Commission Meeting 25 May 2010 Official 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 7:00p.m.

Roll Call: Present: Linda Kniseley, Tom Tierney, Bill Schultz, Mary Klug, Linda Schmitt, James Carden, Ken Montgomery-Planner, and Selise Carden-recording secretary.

Absent: Judy Palmieri.

Late: Selise Carden.

Visitors: None.

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

Approval of Minutes from Previous Meeting: Motion Mary Klug with Bill Schultz in support to approve the minutes of the previous meeting as presented. Absent: Judy Palmieri. All ayes. Minutes approved.

Public Hearings: None

Public Time:

Linda Kniseley: Moves to other side of table to discuss kennel ordinance. Disputes the number of dogs allowed before getting kennel license.

Discussion:

What is the number of dogs that triggers a kennel definition? Why would the County regulate this? Ken Montgomery states he is not prepared to discuss this this evening. County and Township Ordinances are given to Mr. Montgomery from Chairperson Carden for purposes of discussion. Linda Kniseley was at the Planning Commission meetings when the dog kennel ordinance was drafted and adopted. It is reported that the County will be changing their ordinance, perhaps as early as their June meeting. The more restrictive ordinance would be the one the Enforcer would have to apply. Township ordinance, Article Four (4), states special approval land use would be applicable. This can be a costly endeavor. What if resident ceases to show her dogs?

Resolved: 1. Linda Kniseley is not currently showing her dogs, her dogs are all licensed, and therefore the kennel provision does not apply to her. She is in compliance.

2. Mussey Township ordinance may have to be revisited if and when County changes their ordinance as Mussey Township ordinance references County ordinance.

Linda Kniseley moves to Commissioner side of table.

Old Business:

a. Pirrone:

Ken Montgomery: Have they submitted the revised plans showing soil erosion and the denser planting on North side? They should have done so prior to the Zoning Administrator providing building permit.

b. Master Plan:

Land Use Map presented and gone over for clarity and any corrections.

Highlights: Single Family residential is the largest use of land in the township 21,000 acres plus. Second largest use of land is right-of-way with the largest development of that being the freeway at 12,000 acres. The third largest use of land is recreation with 240 acres. There are 50 acres devoted to commercial use which is one (1) per cent of the developed land. Of the total 21,750 acres in the Township, 10,200 are agricultural which equals 47 percent of the total land in the Township. 7,000 acres are vacant equaling 32 per cent of all the land in the Township. Eighty percent of the

Townships are either vacant or agricultural. There is plenty of room for more development in the Township. Even if we doubled the developed land use, there would still be 60 percent of the township left agricultural/vacant.

Tim Tierney: On acres with gas wells? Who has jurisdiction?

Ken Montgomery: Basically, except in fee symbol the mineral rights have been leased to some type of gas storage or Pipeline Company and some limited right-of-way. The balance is still owned by the property owner who maintains rights to do anything zoning permits which mineral right holder also permits.

Next for the Master Plan will be natural resources review.

New Business: None.

Township Board Report:
Linda Kniseley: Nothing.

Planning Commission Chairman's Report: None,

Planning Commissioners' Business: None.

Township Planner Report: Nothing further than Master Plan.

Adjournment: Motion Bill Schultz with Linda Schmidt in support to adjourn the meeting. Absent: Judy Palmieri. All ayes. Meeting adjourned at 8:27p.m.

Respectfully submitted,

Selise Carden
Recording Secretary
Mussey Township Planning Commission