



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
Paul Urbiel, Planner
Debra L. Hlubic, Bldg. & Zoning Adm.

Brad Humphrey, Member/Board Rep.
Darrel Weemaes, Member
Christine Compton, Member
Rob Kruger - Member

Regular Planning Commission Meeting

Held at Mussey Township Hall

April 23, 2024

Official Minutes

Call to Order: Bill Schultz called the meeting to order at 7:05 p.m...

Roll Call: Present: Bill Schultz, Linda Schmitt, Christine Compton, Ryan Elliott, Brad Humphrey & Rob Kruger.

Absent: Darrel Weemaes.

Public Present: Walter Jeczen.

Approval of Agenda: Motion Ryan Elliott, support Brad Humphrey to approve the agenda with the addition of adding Walter Jeczen to New Business. ayes. Motion carried.

Approval of Minutes: Motion Ryan Elliott, support Rob Kruger to approve the March 26, 2024 meeting minutes as written. All ayes. Motion carried.

Public Hearing: None.

Public Time: Handled under New Business.

New Business: (1). Lions Gate Enterprises did not attend the meeting. Brief discussion re: location of the site and future plans. Will address this further when they attend a meeting. **(2).** Walter Jeczen – Mr. Jeczen attended the meeting to discuss potentially opening a pawn shop at his residence located at 14650 Bryce Rd. (the Schrader’s Upholstering business), which is zoned B-1. The Planning Commission asked him questions as to if there would be employees, would need adequate parking space – handicap. Mr. Jeczen also stated that further down the road he would like to open an Amish outdoor furniture and sheds. Discussion. No action was taken. Mr. Jeczen would have to come back with a site plan.

Old Business: (1). Solar Ordinance review – Brief Discussion re: the attorney’s review. Motion Ryan Elliott, support Brad Humphrey to use the current proposed solar ordinance for the May 14, 2024 Public Hearing. All ayes. Motion carried. **(2).** Master Plan up-date: Christine Compton presented a work schedule for all members that listed which items will be discussed for the Master Plan and they will meet at 6:30 p.m. prior to each Planning Commission meeting. **(3).** Toles split – it was brought to the Planning Commissions attention

that they are considering leaving it as one parcel and not pursuing the split. Will wait to hear from the realtor or Mr. Toles to confirm this.

Township Board Report: Brad Humphrey gave an up-date on current blight issues.

Planning Commission Report: No formal report. They would like to hold the May 14, 2024 meeting at the Mussey Township Fire Hall. Will have Debbie Hlubic check to see if it will be available.

Adjournment: Motion Ryan Elliott, support Brad Humphrey to adjourn. All ayes. Motion carried and meeting adjourned @ 8:45 p.m...

Next meeting will be held on May 14th, 2024

Minutes taken by: Linda Schmitt

Respectfully submitted by:

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