



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

Darrel Weemaes, Member

Christine Quandt, Member

Monica Standel, Twp. Board Rep.

Regular Planning Commission Meeting

Held at Mussey Township Fire Hall

January 24, 2023

Unofficial Minutes

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

Roll Call: Present: Bill Schultz, Linda Schmitt, Ryan Elliott, Brad Humphrey, Monica Standel, Christine Quandt & Darrel Weemaes.

Absent: None.

Public Present: Father Frank Krutsinger, Frank Giannattovo & Jonathan Barton.

Approval of Agenda: Motion Ryan Elliott, support Darrel Weemaes to approve the agenda as amended. All ayes. Motion carried.

Approval of Minutes: Motion Brad Humphrey, support Linda Schmitt to approve the November 25, 2022 meeting minutes as written. All ayes. Motion carried.

Motion Linda Schmitt, support Ryan Elliott to close the regular meeting @7:03 p.m. to go into a closed meeting to appoint officers. All ayes. Motion carried.

Motion Ryan Elliott, support Darrel Weemaes to keep the officers the same. All ayes. Motion carried.

Motion Brad Humphrey, support Linda Schmitt to close the closed meeting @ 7:04 p.m. and go back into the regular meeting. All ayes. Motion carried.

Public Hearing: None.

Public Time: (1). Jonathan who lives at 14444 Koehn Road addressed the board regarding an accessory building he put up and was given a violation notice due to not getting a building permit for this structure along with being placed in the front yard of his residence. His is asking for a variance to allow him to keep the building where he has it. Per our Accessory Building Ordinance, no accessory building is allowed in the front yard. Mr. Barton stated the purpose for the location is because he is able to see the building if there should be a break in due to living across the street from a junk yard. Planning Commission informed him he would have to go to the ZBA to request this variance, but also informed him he must show a hardship and this is not a reason for that. Discussion. Mr. Barton asked if he could be allowed to re-locate it this summer. Will take it to the Township Board to see if they will allow this.

New Business: (1). Frank Giannattasio along with Father Krutsinger who is the owner of the 40-acre property located at 15959 Bryce Rd. is asking for a special land use approval and also a site plan approval for the establishment of a religious dwelling. The building will be an 80x32 (2,560 sq. Ft.) barn which will be living quarters for the Monks. Per our Ordinance, this is permissible in the Ag. Zoning district. Discussion. Motion Ryan Elliott, support Darrel Weemaes to approve the Special Land use. All ayes. Motion carried. Planning Commission reviewed the prints for construction of the religious dwelling. The building will consist of 10 bedrooms, a kitchen and a bathroom. The house that is currently on the property will be used as an office. The prints did not show any egress windows that must be in each bedroom, per code this is required. The plans also did not show an exit door on the north side of the hall in the sleeping area which will need to be added. A lock box must also be installed per the Fire Department Code. This establishment will not hold any public events and no signs of advertising is allowed. It will consist of propane heating and will meet all requirements of the health department and all set-back requirements. Discussion. Landscaping must also show on the final drafts of the prints, a dumpster site and gable lighting must be added to the front of the building. It was also brought to the Planning Commission's attention that 10 plus years down the road they will be putting up a 30,000 sq. ft. church/religious establishment that will then be used also as their living quarters. This will create a problem as the current barn they will be building will be in front of the main establishment which is not allowed. They would have to claim the barn as qualified ag. In order for it to remain there. Further discussion. Motion Ryan Elliott, support Christine Quandt to approve the site-plan for the Barnastery contingent upon new drawings with all the changes as listed

1. Garbage site
2. Egress windows
3. Lighting
4. Exit door
5. Landscaping
6. Existing well/septic
7. Driveway on left side
8. Esthetically pleasing

All ayes. Motion carried.

Old Business: None.

Township Board Report: None.

Planning Commission Report: Everyone thanked Monica Standel for her knowledge she added to this board. We will all miss her.

Adjournment: Motion Monica Standel, support Ryan Elliott to adjourn. All ayes. Motion carried and meeting adjourned @ 8:20 p.m...

Next meeting will be held on February 28th, 2023

Respectfully submitted by:

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