



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

October 22, 2024

Official Minutes

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

Roll Call: Present: Ryan Elliott, Christine Compton, Linda Schmitt & Bill Schultz.

Absent: Darrel Weemaes, Rob Kruger & Brad Humphrey.

Public Present: Township Planner Paul Urbiel, Laura & James Gillies.

Approval of Agenda: Motion Linda Schmitt, support Ryan Elliott to approve the agenda as presented. All ayes. Motion carried.

Approval of Minutes: Motion Ryan Elliott, support Christine Compton to approve the August 24, 2024 meeting minutes as written. All ayes. Motion carried.

Public Hearing: None.

Public Time: Handled under New Business.

New Business: (1). Special Land Use/Site Plan approval for Pipedream Properties for an excavating business to be built on commercial property located at 14780 Downey Rd... Prints were presented, reviewed and discussed. It was pointed out to the developers that the plans did not show any elevations or ditching. Also, we will need proof of ownership as it is still showing Jeff Dufraine as the owners. Laura & James stated they will make sure all missing items will get turned into the Township Office. **Motion Ryan Elliott, support Linda Schmitt to approve the special land use for outdoor storage at 14780 Downey Road. All ayes. Motion carried.**

Motion Ryan Elliott, support Christine Compton to approve the site plan for Pipedream Properties, LLC contingent upon receiving the building elevations, drainage and proof of ownership. All ayes. Motion carried. (2). Christine Compton informed the Planning Commission members of a news release that local governments are challenging Michigan PSC's ruling on PA 233 re: renewable energy projects which strips away all control from the local communities.

Old Business: (1). Master Plan up-date – Paul Urbiel, Township Planner gave the Planning Commission ideas and direction on how to pursue the up-dating of the Master Plan. Planning Commission should go to the

Township Board and ask them for what changes or ideas of future planning they would like to see. Also, the Planner stated there is a grant out there that can cover some of the cost for the Master Plan up-date and he would pursue filing for this grant. An intent of notice must also be sent to other surrounding Townships informing them we are in the process of up-dating our Master Plan. The Planner will have a cost sheet and ideas to give to the Township for their review. He will also attend Planning Commission meetings as requested.

Township Board Report: Blight up-date.

Planning Commission Report: Consensus of the Planning Commission was to move the November 26, 2024 meeting to November 19, 2024.

Adjournment: Motion Ryan Elliott, support Linda Schmitt to adjourn. All ayes. Motion carried and meeting adjourned @ 8:04 p.m...

Next meeting will be held on January 28, 2024

Respectfully submitted by:
Debra L. Hlubic,
Bldg. & Zoning Adm.