

# Mussey Township Planning Commission

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**We learn from the Past, We live in the Present, We prepare for the Future**

Bill Schultz, Chair  
Mary Klug, Vice Chair  
Linda Kniseley, Secretary  
Chris Khorey, Township Planner

Linda Schmitt, Member  
Brian Ypma, Member  
Judy Palmieri, Member  
Monica Standel, Twp. Board Rep.

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## Regular Planning Commission Meeting

Held at the Township Hall

22 September, 2015

### Official Minutes

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

**Roll Call: Present:** Bill Schultz, Judy Palmieri, Linda Schmitt, Mary Klug, Brian Ypma, Monica Standel, Bldg & Zoning Adm., Debra Hlubic & Township Planner, Chris Khorey.

**Absent:** Linda Kniseley.

**Public Present:** Dana Robert & Fred Procida from Lynx Towing.

**Approval of Agenda:** Motion by Monica Standel, support Mary Klug to approve the agenda as presented. All ayes. Motion carried. Agenda approved.

**Approval of Minutes:** Motion by Monica Standel, support Judy Palmieri to approve the August 25, 2015 minutes as written. All ayes. Motion carried.

**Public Hearing:** None.

**Public Time: (1).** Fred Procida and Dana Robert from Lynx Towing were present for their site-plan approval. The proposal is to construct a new building on the vacant land located at 14390 Downey Road. The new building will be used for storage and office use and there will be no repairs done on the site. An 8' fence will be installed that will go around the entire back portion of the building allowing all vehicles to be fenced in at all times. It will be a manual gate that must be unlocked before entry - they might go with an electric gate in the future. Lynx Towing brought to the meeting a revised blue print pertaining to some of the Planners recommendation. Planning Commission members went through the 11 listed recommendations to make sure all the requirements were meant. The access drive must comply with the St. Clair County Road Commission within one year and to be done by Lynx Towing. Landscaping must be installed along the Downey Road frontage within one year. The proposed color of the building must be added to the elevations in the site plan packet. Lynx Towing presented a pamphlet which gave the description and specifications for all the exterior light fixtures. Discussion re: having a paved parking lot. Lynx Towing asked the Planning Commission to consider waiving this due to there being no heavy traffic. The Planning Commission discussed this and did agree to no paving at this time, but if they start getting any type of heavy traffic, the parking lot will have to meet the paving requirements. The handicap parking space will be located to a different designated area per the Planning Commission and the Township Planner. Sign: a 20' long x 4' tall light up sign will be attached to the building, which does meet our current sign Ordinance. The only requirement from the Fire Dept. was to have a Knox Box installed. The location of the well and septic was shown in the prints, which have already been approved by the Health Dept.. Further discussion. **(a). Motion Mary Klug, support Monica Standel that based on all adjustments to the new plan submit, the site plan be approved contingent upon the Road**

**Commission culvert permit, handicap parking adjustment and landscaping. All ayes. Motion carried.**  
**(b). Motion Monica Standel, support Brian Ypma that this will be a permitted use for the B-2 Business District. All ayes. Motion carried.**

\*3 (three) copies of the new revised prints must be submitted to the Township Office.\*

**New Business:** None.

**Old Business: (1).** Township Planner, Chris Khorey drafted a few suggestions for revising our sign ordinance along with the new Supreme Court rulings on Signage. Discussion. The Planner would like to re-do our entire Ordinance, he stated we currently have nothing that regulates the size of a sign that is placed on the building. Planning Commission gave him approval to do so. Further discussion re: what we would like put in the sign ordinance including electric signs, location as to where they will be allowed and a 50% solid message usage. Planning Commission would also like the Planner to draft a new "Hazardous Waste" Ordinance.

**Township Board Report: (1).** Monica stated the Board briefly discussed the Hazardous Waste Ord. and referred it to the Planning Commission.

**Planning Commission Chair Report:** No formal report. Bill Schultz thanked all the Planning Commission members for attending the meeting as it was an important one.

**Adjournment:** Motion Monica Standel, support Brian Ypma to adjourn. All ayes. Motion carried and meeting adjourned @ 8:23 p.m..

**Next meeting will be held on October 27, 2015**

**Respectfully submitted by:**

Debra L. Hlubic, Bldg. & Zoning Adm.  
Minutes taken by Linden Kniseley  
Planning Commission Secretary