



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

March 26, 2024

Official Minutes

Call to Order: Bill Schultz called the meeting to order at 7:02 p.m...

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

Absent: Darrel Weemaes.

Public Present: None.

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

Approval of Minutes: Motion Linda Schmitt, support Christine Compton to approve the February 27, 2024 meeting minutes as written. All ayes. Motion carried.

Public Hearing: None.

Public Time: None.

New Business: (1). Godo split – Mr. & Mrs. Godo is requesting a split for vacant property they own on Capac and Donald Road. It is a 120.328 parcel which they wish to have 2 splits from it. One split will be 42.135 acres and the other parcel will be 32.420 acres, leaving the parent parcel at 45.773 acres. This was previously reviewed by Doug; Township Assessor and he had no issues with it. Discussion. Motion Ryan Elliott, support Rob Kruger to approve the Godo split and send to the Township Clerk & Assessor for their final approval. All ayes. Motion carried.

Old Business: (1). Solar Ordinance review – More discussion and revisions were made by the Planning Commission and also based on the Planners recommendations. This will now go too the Attorney for his review and will hold a Public Hearing at the May 14th meeting. **(2).** Master Plan up-date: This was tabled for the April 23, 2024 meeting and make copies of the Master Plan for all Planning Commission members. **(3).** Discussion re: the 19.934-acre parcel owned by Mr. Ronald Toles who is requesting to have it split. The Township Planner reviewed this and gave his recommendations. Mr. Toles is requesting multiple splits for the potential sale of the land to other property owners on Imlay City Road. Mr. Toles has not yet submitted a split

application, and has not informed us of how much acreage he anticipates on splitting nor as had a survey done of the said property. The current parcel is classified as agricultural, unbuildable, landlocked and no road frontage. If split, it will not meet the 250' frontage or the 1:4 ratio. It would also have to be rezoned from agricultural to residential. The property owners were not in attendance. Discussion. This was tabled until the owner is present at a meeting and a split application has been submitted.

Township Board Report: Bill Schultz gave an up-date on the Township Board meeting.

Planning Commission Report: The May 28, 2024 Planning Commission will be moved to May 14, 2024 and a Public Hearing will be held for the new Solar Ordinance #45.

Adjournment: Motion Ryan Elliott, support Brad Humphrey to adjourn. All ayes. Motion carried and meeting adjourned @ 8:12 p.m...

Next meeting will be held on April 23rd, 2024

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