



## 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

July 23, 2024

### Official Minutes

**Call to Order:** Bill Schultz called the meeting to order at 7:03 p.m...

**Roll Call: Present:** Bill Schultz, Linda Schmitt, Christine Compton, Brad Humphrey, Darrel Weemaes & Rob Kruger.

**Absent:** Ryan Elliott.

**Public Present:** Greg Claypeol & Pete Worgo.

**Approval of Agenda:** Motion Linda Schmitt, support Brad Humphrey to approve the agenda as presented. All ayes. Motion carried.

**Approval of Minutes:** Motion Brad Humphrey, support Linda Schmitt to approve the June 25, 2024 meeting minutes as written. All ayes. Motion carried.

**Public Hearing:** None.

**Public Time:** Handled under New Business.

**New Business: (1).** Visitor, Greg Claypeol is interested in purchasing a piece of vacant land which is located on Downey Rd. and is zoned Commercial. The parcel is 7.74 acres and they would like to construct a 6,000 sq. ft. building for distributing animal food. The business would be doing the packaging and shipping and would only have 4-5 employees. They would also like to use the back part of the property for out-door storage use. Discussion. After reviewing the allowable uses for Commercial, they felt it would have to be re-zoned to LI (light industrial) to allow this type of business. Further discussion regarding if the property could even be re-zoned as the Township does not like to do spot zoning. Will contact the Township Planner to get his recommendations on this and then get back with Mr. Claypeol to see if this can be done.

**Old Business: (2).** Master Plan up-date – more work was completed during the study work session. They will continue having study work sessions before regular meetings starting at 6:30 p.m... They would like to get the Planner involved and see if he can attend the September meeting.

**Township Board Report:** None.

**Planning Commission Report:** None.

**Adjournment:** Motion Brad Humphrey, support Linda Schmitt to adjourn. All ayes. Motion carried and meeting adjourned @ 8:00 p.m...

**Next meeting will be held on July 23<sup>rd</sup>, 2024**

**Respectfully submitted by:**

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