



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 Quandt, Member
Rob Kruger - Member

Regular Planning Commission Meeting

Held at Mussey Township Hall

September 26, 2023

Official Minutes

Call to Order: Bill Schultz called the meeting to order at 7:01 p.m...

Roll Call: Present: Bill Schultz, Linda Schmitt, Christine Quandt, Darrel Weemaes, Rob Kruger & Ryan Elliott.

Absent: Brad Humphrey.

Public Present: Jack Fistler.

Approval of Agenda: Motion Darrel Weemaes, support Rob Kruger to approve the agenda as presented. All ayes. Motion carried.

Approval of Minutes: Motion Ryan Elliott, support Linda Schmitt to approve the August 22, 2023 meeting minutes as corrected. All ayes. Motion carried.

Motion Linda Schmitt, support Darrel Weemaes to close the regular meeting @7:03 p.m. to go into a Public Hearing. All ayes. Motion carried.

Public Hearing: Public Hearing opened at 7:03 p.m.... The public hearing was to revise and clarify the regulations on the keeping of animals in the Mussey Township Zoning Ordinance #36. No discussion took place.

Motion Linda Schmitt, support Ryan Elliott to close the public hearing @7:04 p.m. and go back into the regular meeting. All ayes. Motion carried.

Regular meeting opened @7:04 p.m....

Public Time: (1). Jack Fistler attended the meeting re: possibly purchasing a piece of vacant property on Downey Rd. which is zoned B-2 and was wondering if he would be able to have a towing business. This would be allowed, but because of the shape of the property he would have to go in front of the ZBA to request a variance. He needs a minimum of 150' frontage and this property due to the back part of only being around 120' would not meet the lot size requirements. Discussion.

New Business: (1). Motion Darrel Weemaes, support Linda Schmitt to send the amended Animal Ordinance #36 to the Mussey Township Board for approval. All ayes. Motion carried.

Old Business: (1). Solar Ordinance review – discussion about revisions to our current solar ordinance. Linda Schmitt stated she thinks we should not make any revisions at this time and wait to see what happens with the state and county on this topic. Other discussion was possibly making them have a berm around the perimeters of the property so no one can see the panels. Still waiting for information from DTE. The Planning Commission will hold a study work shop at the next meeting to discuss this more. A moratorium was drafted by the township attorney, but the Planning Commission must decide if they choose to send this to the Township Board for approval. This moratorium would override our current ordinance and not allow any solar farms until the Planning Commission has completed any revisions. The moratorium would be for a six (6) month period which can be extended if needed. Motion Christine Quandt, support Darrel Weemaes to send the moratorium for the solar ordinance to the Mussey Township Board for their approval. Roll call vote. Ayes: Darrel Weemaes, Rob Kruger & Christine Quandt. Nays: Linda Schmitt, Ryan Elliott & Bill Schultz. Absent: Brad Humphrey. Motion died due to lack of support. No further discussion.

Township Board Report: Violation up-dates.

Planning Commission Report: (1). The Planning Commission meeting for October 24th will be changed due to the St. Clair County Metropolitan Planning Commission fall work shop classes that will be taking place on the same night. Members of the Planning Commission would like to attend these classes. Consensus of the Planning Commission was to change the meeting date to October 23, 2023. A study work session will also take place at 6:00 p.m....

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

Next meeting will be held on October 23rd, 2023

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