

Mussey Township Planning Commission

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
Kenneth Montgomery, Planner

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

Regular Planning Commission Meeting

Held at the Township Hall

27 May, 2014

Official Minutes

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

Roll Call: Present: Bill Schultz, Linda Kniseley, Linda Schmitt, Mary Klug, Judy Palmieri, Monica Standel, Brian Ypma, Twp. Planner, Ken Montgomery & Zoning Administrator, Debra Hlubic.

Absent: None.

Public Present: Marty Snarski from the St. Clair County Mental Health Dept. & LeRoy Stevens, Architect.

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 Linda Kniseley, support Judy Palmieri to approve the April 22, 2014 minutes as written. All ayes. Motion carried.

Public Hearing: None.

Public Time: (1). Site-Plan approval for the St. Clair County Mental Health Facility. Ken Montgomery gave a report to the board with his recommendations. The applicants are seeking approval to construct a 100 ft x 60 ft. building, total size 6,000 sq. ft. on the subject parcel to serve as a mental health office and clinic. The building is to be located on a 2.71 acre site having its primary frontage on Downey Road with secondary frontage on Bryce Road. This property is already zoned B-1 (local business district) which is a principal permitted use. There is currently no public water or sewer at the location but all permits have been acquired. There will be landscaping along the east side of the parking area, along all sides of the building, in the front and rear sides and in the island at the drop-off-zone. No irrigation is planned. Ken stated the Planning Commission needs to review the proposed landscaping elements and determine their adequacy and acceptability. The Architect for this project showed all phases of the site with a current up-dated blue print. Brief discussion. Mr. Montgomery's recommendation was to have the Planning Commission approve the preliminary site-plan and give the applicant permission to proceed to the final site plan development stage contingent upon the following:

- (1). The height of the proposed building should be clearly dimensioned on the building elevations drawing to demonstrate compliance with zoning requirements.
- (2). Planning Commission review and approval of the landscaping elements of the plan.
- (3). The final site- plan must satisfactorily address all of the requirements of Section 1215 (C)(3), and including documentation of approvals by the following outside agencies: St. Clair County Health Department (well & septic); St. Clair County Drain Commission (storm drainage); and SCC Road

Commission (driveway permit) and discharge of storm water into roadway drains of Bryce Rd. and Downey Rd..

- (4). Make corrections on the drawing relating to the identification of adjacent zoning and adjacent land uses as applicable.

Motion by Mary Klug, support Monica Standel to approve the Preliminary Site-Plan as reviewed/approved by Ken Montgomery, Township Planner with the four (4) listed contingencies. All ayes. Motion carried. A copy of the blue prints must be given to Jeff Kegler, Fire Chief for his review. Monica Standel stated a Nox Box will need to be installed. Brief discussion.

New Business: None.

Old Business: (1). Debra Hlubic reminded everyone that Ruth Fazio from American Legal Publishing Company will be attending the June 11, 2014 Mussey Township Board meeting to give a presentation re: Codification of our Ordinances.

Township Board Report: (1). ATV Ordinance - Monica Standel stated the County will be holding a Public Hearing in June with an adoption of an ATV Ordinance in July. Will wait until theirs is approved before we go any further with ours. (2). Migrant Camp Ordinance - Ken Montgomery gave a memorandum to all members pertaining to the Regulation's of Migrant Housing along with an example of the Village of Almont's rental housing inspection ordinance for their review. Discussion re: several regulatory approaches to address the problem. After reviewing these listed items it was consensus of the board member's to go with item's 1 - Specific Regulation of Migrant Housing and 2 - Zoning Ordinance Requirements to pursue this issue. (3). Brief discussion re: Reck property located on corner of M-21 and Martin Road. Monica Standel stated the property is starting to make progress and that he has purchased a scrap yard in Kimbal Township so all should be taken care of.

Planning Commission Chair Report: None.

Adjournment: Motion Judy Palmieri, support Monica Standel to adjourn. All ayes. Motion carried and meeting adjourned @ 8:07 p.m..

Respectfully submitted by:

Debra L. Hlubic
Recording Secretary