

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
Chris Khorey, Township Planner
Debra L. Hlubic, Bldg. & Zoning Adm.

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

Regular Planning Commission Meeting

Held at the Township Hall

23 February, 2016

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, Linda Kniseley, Monica Standel & Bldg & Zoning Adm., Debra Hlubic.

Absent: Mary Klug & Brian Ypma.

Public Present: Frank Ille.

Approval of Agenda: Motion by Monica Standel, support Judy Palmieri 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 January 26, 2016 minutes as written. All ayes. Motion carried.

Motion Linda Kniseley, support Judy Palmieri to close the regular meeting @7:03 p.m. to go into a Public Hearing re: Love's sign. All ayes. Motion carried. Public Hearing opened @7:03 p.m..

Public Hearing: (1). Frank Ille, Manager of Development for Love's was present to ask the Planning Commission to approve a "waiver" from our sign ordinance to allow a 75' high rise sign to be located at I-69 and Capac Road. The facility itself will be in the Village of Capac, but Love's is proposing a sign structure on a neighboring piece of property adjacent to I-69 that is in the Township which is zoned agricultural. The applicant is requesting waivers from the sign ordinance under Section 1209.1 which gives the Planning Commission the jurisdiction to grant waivers from the provisions of the sign ordinance (section 12099). This is not a variance as defined in the Michigan Zoning Enabling Act. It will not ruin the land and will only apply for the lifespan of the sign in question. Township Planner, Chris Khorey addressed his concerns and recommendations pertaining to this request. Mr. Khorey feels the sign is not consistent with the surrounding rural character. The sign could be a nuisance to surrounding residential uses & the applicant has other options for advertising to drivers on I-69 that would meet the standards of the Ordinance or would at least be closer to conformance. Discussion. We did ask the applicant if they would consider annexing this parcel into the Village so it would be all Village property. Mr. Ille stated they would be willing to consider this only if the sign is not approved, but at this time they would rather not. Further discussion stating the sign isn't a problem, but being as this property is zoned agricultural, they would have to come back and ask to have this parcel re-zoned from Ag. to Highway Oriented Bus.. Motion Monica Standel, support Judy Palmieri to close the public hearing @ 7:38 p.m. and go back into the regular meeting.

Motion Linda Kniseley, support Judy Palmieri to approve the waiver for the 617 sq. ft., 75 ft. sign on the property. All ayes. Motion carried. Motion Monica Standel, support Linda Schmitt to recommend the Township Board to re-zone this property to Highway Commercial (B-2). All ayes. Motion carried.

Motion Monica Standel, support Linda Schmitt to close the regular meeting @7:44 p.m. to go into a Public Hearing for Ordinance #35 - Knox Box. All ayes. Motion carried. Public Hearing opened @7:44 p.m..

(2). The Planning Commission would like to adopt an Ordinance requiring buildings/structures to have a key lock box installed on the exterior of the structure for fire/life safety purposes. The Township Planner has reviewed this proposal and gave his comments. His only recommendation is that the definitions of "commercial and industrial buildings" and "multi-family residential buildings" are different than the way these terms are used in the zoning ordinance. The commercial and industrial definition could include home occupations or live-in nannies or other people employed at a residential home. The multi-family definition only includes structures with 4 or more unit, while zoning considers anything with 3 or more units as multi-family. However, if the Fire Department is comfortable with these definitions, no changes are necessary. Discussion. A time frame for current businesses must be added to the Ordinance. Consensus of the Planning Commission was December 31, 2016 and letters must be sent out to all current Business to come into compliance with this Ordinance if adopted by the Mussey Township Board. Motion Monica Standel, support Linda Schmitt to close the Public Hearing @ 7:48 p.m. and go back into the regular meeting. All ayes. Motion carried.

Motion Monica, support Judy Palmieri to approve the Knox Box Ordinance #35 with the addition of compliance for current Businesses to be December 31, 2016. All ayes. Motion carried.

Public Time: Handled under Public Hearing.

New Business: (1). Miller Broach is requesting approval from the Planning Commission to put new signs on both of their buildings located at 14510 Bryce Rd.. The site is zoned LI-Light Industrial. Debra Hlubic did present all material to the Planner prior to this meeting for him to review and present his recommendations. After discussion, the Planner feels that Miller Broach has the following options: **1.** Reduce the signage to under 100 sq. ft. facing south. Signage could also be added facing west if desired, up to 100 sq. ft.. **2.** Request a waiver from the Planning Commission for an additional 298 sq. ft. of signage on the south facade. This would require a Public Hearing. The Planner will send back more info to Debra Hlubic and she will contact Miller Broach to see if they wish to go ahead with the Waiver and schedule a Public Hearing. This will be brought in front of the Planning Commission at the next meeting for further discussion.

Old Business: (1). Definition of small animals - Township Planner, Mr. Khorey presented a memorandum to the Planning Commission members discussing his thoughts on this. Discussion re: domestic pets compared to farm animals. Consensus of the Planning Commission was to have the Planner draft something up to possibly make amendments to our current ordinance and have this ready for discussion at the next regular meeting. (2). Brief discussion re: a medical marijuana ordinance and how we can, if at all regulate this in our zoning ordinance. The state allows it, but we can say we don't. We will hold off on this for now.

Township Board Report: None - all handled under the Public Hearing's and new & old business.

Planning Commission Chair Report: (1). Bill Schultz asked who will be attending the up-coming 2016 St. Clair County Metropolitan Planning Commission Annual Workshop to be held on March 31, 2016 from 5:30 to 9:00 p.m.. No one will be attending.

Adjournment: Motion Monica Standel, support Judy Palmieri to adjourn. All ayes. Motion carried and meeting adjourned @ 8:38 p.m..

Next meeting will be held on March 22, 2016

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

