

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

Mike Opificius, Member
Mary Klug, Member
Judy Palmieri, Member
Monica Standel, Twp. Board Rep.

Regular Planning Commission Meeting

Held at the Township Hall

September 26 , 2017

Unofficial Minutes

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

Roll Call: Present: Bill Schultz, Linda Schmitt, Mary Klug, Monica Standel, Mike Opificius, Ryan Elliott & Bldg & Zoning Adm., Debra Hlubic.

Absent: Judy Palmieri.

Public Present: Jamie Pluszczynski, Michael Toles, Ron Toles, Greg Neuner & Vernece Hollon.

Approval of Agenda: Motion by Monica Standel, support Mary Klug to approve the agenda as presented. All ayes. Motion carried.

Approval of Minutes: Motion by Monica Standel, support Ryan Elliott to approve the August 22, 2017 and the September 06, 2017 special meeting minutes as written. All ayes. Motion carried.

Public Hearing: None.

Public Time: (1). Jamie Pluszczynski addressed the Planning Commission re: a green house she has located in the front yard of her residence. She stated that per the "right to farm act" she is allowed to locate her green house anywhere. A letter was sent to Ms. Pluszczynski stating the green house must be removed. She stated the green house was put there per the USDA (United States Dept. of Agriculture) saying that was the best location for her to grow her organic vegetables. Debbie Hlubic contacted Christina Nickola from the USDA and she said no matter what location they tell them, they must still contact the Township to comply with their Ordinance. This green house does not meet the set-back requirements of 150' and in order for her to locate it in the front yard, she must go in front of the ZBA for a variance request. She feels she was misled by the USDA and also the green house cannot be located in her back yard due to the farmer that sprays chemicals on their crops which land in her yard. Ms. Pluszczynski has also not applied for Ag. use of the green house which must also be done. Discussion. She was advised by the Planning Commission to apply for a variance and go from there. Ms. Pluszczynski is going to have a soil erosion test done on her property first and upon receiving the results she apply to go in front of the ZBA for a variance. **(2).** Ron Toles who lives at 15200 Imlay City Rd. and has the animal violation is planning on purchasing the 20 acres directly behind his home and came to the meeting to make sure he will be able to put his chickens on that property. This property is zoned Ag. and will allow him to have his chickens on it with some stipulations. **(1)** He must apply for Ag. use of the property. **(2).** He must meet all the set-back requirements and being as this is a land locked piece of property, a home can never be constructed on it. Discussion. Mr. Toles stated he will be putting up a 20x20 chicken coop with a run and a cemented slab and also a fence so they do not walk off onto the R-1 property. Mr. Toles would also like

to run electricity out there, he will have to contact DTE to do this. He has until October 30, 2017 to remove all of his chickens per the court hearing, if not removed another court hearing is scheduled for 11:00 a.m. on October 30, 2017. (3). Vernece Hollon who lives at 15263 Putt R Drive attended the meeting to discuss how many animals she is allowed to have on her property. Some trees were removed which is now causing a problem with golfers on her property. She was thinking of possibly putting up a fence and having a few animals.

New Business: None.

Old Business: (1). Need to have a work session to continue reviewing the codification of the ordinances. (2). Mary Klug informed the Planning Commission she will not be at the January, February & March meetings.

Township Board Report: None.

Planning Commission Chair Report: None.

Adjournment: Motion Monica Standel, support Mary Klug to adjourn. All ayes. Motion carried and meeting adjourned @ 7:55 p.m..

Next meeting will be held on October 24, 2017

Respectfully submitted by:

Debra L. Hlubic
Bldg. & Zoning Adm.