

Montrose Township

Planning Commission

Meeting Minutes

Thursday, August 3, 2023

6:00 PM

Chairman Harry Powell called the meeting to order at 6:00 PM.

The pledge of allegiance was recited.

Roll Call: Present: Harry Powell, Bill Stroup, Tom Tithof, Dave Wilson, Dave Badgley, and Joe Boettger

Absent: Chad Wysocki

Staff Present: Bill McIlmurray - Building Official

Meeting Minutes – A **Motion** was made by B. Stroup, supported by T. Tithof with the correction to his motion made to deny the request for a dog kennel. Tom Tithof would like it to show that his motion to deny, was since the home occupation requires the applicant to live in the home where the business would be operating. The 7/6/23 minutes will be amended to show this change. All members are in favor.

Approval of Meeting Agenda; A motion was made to approve the minutes as presented by T. Tithof, supported by Dave Badgley. All members are in favor.

Public Comments on Agenda Items Only: - None

New Business- Public Hearing - Public Hearing- A & K Investors, LLC, 3115 Silverwood Dr., Saginaw, MI 48603, is requesting the rezoning of parcel 13-22-100-050 from Heavy Industrial (I2) and General Commercial (C2) to General Commercial (C2) exclusively and is located at 9415 W. Vienna Rd in section 22, being 7.14 acres along Vienna Rd. The proposed zoning change would allow the expansion and future development of the existing assisted living facility.

Rudy Quaderer on behalf of Abdulaleem Kahn 3115 Silverwood Drive, Saginaw, MI 48603. The rezoning request will allow them to build a new building on the property. The new building would be a 35,000-square-foot facility for assisted living and the existing building would become a memory care facility. There were some questions about if the deed had been turned into Genesee County. Public hearing closed.

A **Motion** was made by B. Stroup to recommend approval to the Township Board of Trustees for the rezoning from I2 and C2 to C2 exclusively, supported by T. Tithof. Roll call – D. Badgley (Y), D. Wilson (Y), J. Boettger (Y), B. Stroup (Y), H. Powell (Y), T. Tithof (Y), motion passed.

Revised Site Plan Review Approval 9415 W. Vienna Rd - Rudy Quaderer of Griggs Quaderer, Inc on behalf of A&K Investments, LLC is requesting a Site Plan Review for 1 building with 41 beds each for adult assisted living, known as Hampton Manor. Parcel 13-22-100-050, located at 9415 W. Vienna Rd. in Section 22, is 481.82' x 645.51' and 7.14 acres. Zoning C-2 General Commercial District, pending final approval by the Township Board of Trustees.

Rudy Quaderer on behalf of Abdulaleem Kahn 3115 Silverwood Drive, Saginaw, MI 48603 presented the site plan to the Planning Commission.

A **Motion** was made by T. Tithof to approve the site plan as submitted, including the building department recommendations, and contingent upon the approval of the rezoning request, supported by D. Badgley. Roll call – H. Powell (Y), B. Stroup (Y), T. Tithof (Y), D. Badgley (Y), D. Wilson (Y), J. Boettger (Y). Motion passed.

An Amended Motion was made by H. Powell, to recommend approval to the Twp. Board of Trustees with the addition of the Bldg. Dept. recommendations for the rezoning request for 9415 W. Vienna Rd, parcel 13-22-100-050, supported by T. Tithof. Roll call – D. Badgley (Y), T. Tithof (Y), B. Stroup (Y), D. Wilson (Y), J. Boettger (Y), H. Powell (Y). Motion passed.

Public Hearing- Temporary Use Request – 14466 Duffield Rd.

Michael Renner of 14466 Duffield Rd., is requesting a temporary land use permit to excavate a pond on the property. Parcel number 13-05-100-007, in section 05, between Lake and Willard Rd's., being 2.55 acres. The proposed pond is to be 80' x 120' -15 feet deep with all material remaining on site.

There was no representation from the property owner. There were questions from the planning commission board about the lack of required items on the submitted site plan. A **Motion** was made by T. Tithof to postpone the request until the 9/7/23 meeting due to lack of representation, supported by D. Badgley. Roll call – J. Boettger (Y), D. Wilson (Y), H. Powell (Y), B. Stroup (Y), T. Tithof (Y), D. Badgley (Y). Motion passed.

Old Business- Motion by H. Powell made a motion to add the Planning Commission By-laws on the 9/7/23 meeting agenda for discussion, supported by B. Stroup. All members were in favor.

Other Business – T. Tithof would like to find out if Chad Wysocki will be resigning from the commission. There were some questions about the petition filed regarding the Solar Ordinance and there was a discussion among the board members about the previous and most recent ordinance.

Public Comments – None

Adjournment

A **Motion** was made by D. Badgley to adjourn the meeting at 6.59 pm, supported by j. Boettger. All members present were in favor.

The next regularly scheduled meeting will be held on Thursday, September 7, 2023, at 6 pm.

Respectfully,

P. Coomer