

Montrose Township

Planning Commission

Meeting Minutes

Thursday, February 1, 2024, 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, Tom Tithof, Dave Badgley, Dave Wilson, Joe Boettger

Absent:

Staff Present: Bill McIlmurray - Building Official

Meeting Minutes – Motion to approve minutes from 12/7/23 by T. Tithof supported by D. Badgley, motion passed.

Approval of Meeting Agenda – Motion to approve meeting agenda by T. Tithof supported by H. Powell, motion passed.

Public Comments on Agenda Items Only: - None

New Business- Site Plan Review Approval - Genesee County Water and Waste Services is requesting Site Plan approval for the construction of a wastewater heat and power conversion building on the south corner of the intersection of McKinley and Farrand Rd. The parcel identified as A, Property Identification Number 13-15-200-010, is commonly known as 12448 McKinley Rd., Montrose, MI 48457.

Matt Raysin, 4610 Beecher Road, Flint MI, representing Genesee County Water and Waste Services is requesting to postpone the meeting until 3/7/24, however, Mr. Raysin presented the development to the Planning Commission Board. The new building will have 3 generators. There were questions about radiators and what they were being utilized for. M. Raysin explained they were to displace the heat from the power conversion system. There were also questions about the noise level of the generators. The noise level should not be more than 60 decibels, which is not more than a conversation stated M. Raysin. There was a question to how many hours the generators would run and it would be 24 hours a day. J. Boettger wanted to make it known that when these sound decibels are being discussed contractors don't realize that people live here and can hear this at night and 24 hours a day. Other questions raised were about a new edition on parcel B and they feel the additions would need to be approved by the planning commission. The revised site plan will be reviewed and amended before the 3/7/2024 meeting to verify all new projects were correctly included in this plan. There were some suggestions to combine the parcels so that it would be easier to submit the site plans. A Motion to table the meeting until 3/7/24 was made by T. Tithof, supported by D. Badgley. Vote H. Powell (Y), T. Tithof (Y), D. Badgley (Y). 4-0 motion passed.

J. Boettger would like to make it known that he feels a special district should be created, so that if in the future sewer becomes available to the people near this project, it would be at no cost to them and their taxable valuations stay at the level they are before this project is completed. This is something that would need to be brought to the Township Board not The Planning Commission.

Old Business - None

Other Business -None

Public Comments – None

Adjournment -7:00pm

A **Motion** was made by H. Powell to adjourn the meeting at 7:00 p.m., supported by T. Tithof. All members present were in favor.

The next regularly scheduled meeting will be held on Thursday, March 7, 2024, at 6 pm.

Respectfully,

P. Coomer