

Montrose Township

Planning Commission

Meeting Minutes

Thursday, March 7, 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, Fred Domine, Tom Tithof, Dave Badgley, Ron Loafman, Dave Wilson, Joe Boettger

Absent:

Staff Present: Bill McIlmurray - Building Official

Meeting Minutes –Motion to approve the minutes from 12/7/2023 as presented in an email, by T. Tithof, supported by D. Badgley, motion passed

Approval of Meeting Agenda – Motion to approve meeting agenda by D. Badgley supported by J. Boettger, motion passed.

Public Comments on Agenda Items Only: - James Coon 9322 Sheridan Rd, New Lothrop, MI 48460 is concerned about the noise from the wastewater heat and power conversion building proposed on parcel # 13-15-200-010

New Business- Temporary Use Request, Vacant Land - W. Vienna Rd, Glenn Powell of 12128 Glenmark Trill., is requesting a temporary land use permit to excavate a recreation pond on the property. Parcel number 13-22-100-054, in Section 22, between McKinley and Seymour Rd., is 22.29 acres. The proposed pond is to be 3 acres in size and 20 feet deep or until water is present with all material being removed from the property. Shane Powell 170 W State St., Montrose, MI 48457 on behalf of Glenn Powell. The Application and site plan drawing lacked the required information for the planning commission to approve the request. Shane Powell commented that he does not want to spend additional money before he knows the pond permit will be approved. Some members of the board feel that this sounds more like a mining operation than a pond. **Motion** by F. Domine to table until the correct paperwork has been turned in to the commission, supported by D. Wilson. Roll call – H. Powell (y), F. Domine (y), T. Tithof (y), D. Badgley (y), R. Loafman (y), D. Wilson (y), J. Boettger (y). 7-0 motion passed.

Old Business - Postponed from 2/1/2024- 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 Rd, Flint, MI 48532 representing GCWWS. M. Raysin stated that there were some studies done after the last meeting about noise concerns. Mr. Raysin talked with the commission about the original application submitted having parcel # 13-15-200-010 on the application. Since he would like to combine parcels 13-15-200-011 and 13-15-200-011 and does not have the new number yet, he thought it would be ok to submit them under parcel 13-15-200-010. B. McIlmurray let M. Raysin know that the application needs to include both parcels, his application was only for parcel A, 13-15-200-010 and they were including parcel B 13-15-200-011, they need a new application submitted including both parcels. M. Raysin was under the impression

that combining the parcels would solve the problem. One parcel is on McKinley Road and the other is on Farrand

Road. R. Loafman says he believes the original application needs to be withdrawn and a new application submitted with new site plan. Matt Raysin is requesting to withdraw the original application for 13-15-200-010 commonly known as 12448 n McKinley Rd. A **Motion** to accept the request to withdraw the application for 13-15-200-010 commonly known as 12448 N McKinley Rd. made by R. Loafman and supported by T. Tithof. Roll call – H. Powell (y), F. Domine (y), T. Tithof (y), D. Badgley (y), R. Loafman (y), D. Wilson (y), J. Boettger (y). 7- 0 motion passed.

Other Business – Appointment of Vice Chair, Motion made by T. Tithof to appoint D. Badgley supported by D. Wilson. Dave Badgley accepted. Motion passed.

Board Comments: D. Badgley asked if there was a kennel being built in the township that was originally denied. B. McIlmurray explained that the property owner did file suit against the Township and the Township settled the case. The decision was made after the Township attorney reviewed our ordinances.

Public Comments – None

Adjournment -7:11pm

A **Motion** was made by H. Powell to adjourn the meeting at 7:11 p.m., supported by R. Loafman. All in favor.

The next regularly scheduled meeting will be held on Thursday, April 4, 2024, at 6 pm.

Respectfully,

P. Coomer