

**CHARTER TOWNSHIP OF VAN BUREN
PLANNING COMMISSION MINUTES
JANUARY 26, 2011**

Commissioner Thompson called the meeting to order at 7:30 p.m. Present: McKenna, Boynton, Johnson, Kelley, Budd, Guenther and Thompson. Staff Present: Interim Director Terry Carroll and Secretary Queener. McKenna Associates present: Sally Hodges, Kolano and Saha Engineers, Inc. present: Darren Brown. There were 16 people in the audience.

APPROVAL OF AGENDA:

Motion McKenna, Boynton second to approve the agenda as presented.

Motion carried.

MINUTES:

Motion Budd, Kelley second to approve the minutes from December 16, 2010 with the correction of the spelling of Commissioner Johnson name.

Motion carried.

OLD BUSINESS

ITEM #1

CASE #

10-012 SUP, SPR & TRP

TITLE:

THE APPLICANT, VISTEON CORPORATION/ HOOSIER ENERGY, IS REQUESTING SPECIAL LAND USE RECOMMENDATION, PRELIMINARY SITE PLAN APPROVAL, AND TREE PERMIT APPROVAL TO CONSTRUCT A LANDFILL GAS TO ENERGY PROJECT. SPECIAL USE APPROVAL IS REQUIRED PER SECTION 14.03, SUB-SECTION 6. OF THE CHARTER TOWNSHIP OF VAN BUREN ZONING ORDINANCE.

LOCATION:

PARCEL NUMBER V125-83-045-99-0020-705 ALSO KNOWN AS 1 VILLAGE CENTER DRIVE, AN APPROXIMATELY ONE AND 1 HALF (1.5) ACRE SITE. THIS SITE IS LOCATED ON THE SOUTH SIDE OF ECORSE ROAD, BETWEEN I-275 AND HANNAN ROAD, ON THE FAR WEST SIDE OF THE GRACE LAKE CORPORATE CENTER.

Jeff Stander representing Amersco gave an overview of the proposed project stating that Hoosier Energy is the Owner of the cogeneration facility and pipeline, Ameresco is the Project developer and gas provider to Hoosier, Visteon is the facility host and off-taker of hot water generation, Waste Management is the landfill owner and supplier of gas to Ameresco, General Electric is the major equipment supplier, majority tenant of Grace Lake.

There will be an 18 inch low pressure gas pipeline constructed along Waste Management property then it will tunnel under to the ITC corridor and MDOT has granted access to their property. MDOT has approved the route. There will be five 620 GE natural gas reciprocating engine. The building will be bricked and match the specification from Visteon Buildings. There will be 5 stacks, and they will have heat shields, they will be 60 feet tall, lower stacks would cause back pressure on the engines. The existing berm will be extended and landscaped; they will be installing a wall along the north side and I-275.

Mr. Stander stated a noise study was conducted. According to their study they will be in compliance. A study was done in Lyon Township where a similar facility is located and there is one house and the Township is located close to the building and the Township has not received any complaints. The applicant agrees to comply with Federal and State regulating authority requirements. They will make any resulting compliance reports available to the township on a semi-annual basis, but not more than is required by the regulating authorities. They will provide annual operations reports substantiating that the facility has been operated to manufacturer's specifications and that all hot water has been made available to Visteon.

Sally Hodges representing McKenna Associates reviewed their Special Use letter dated January 21, 2011. (See attachment)

Darren Brown representing Kolano and Saha Engineers, Inc., stated he went to Missouri to look at an existing site and he had some noise concerns. The applicant submitted a dimensional acoustic model according to the ISO 9613 standard for outdoor noise prediction, Mr. Brown stated that, if the applicant meets the required criteria, he would recommend allowing this facility. (See attached review letter dated January 21, 2011)

John Delany, opposes the proposed project.

Erie Tozer resides at 9200 Hannan Road has concerns with allowing the proposed use in the Office Technology District Uses even under special use, stating the Ordinance is very clear and the proposed project is not allowed. If this project is approved it opens up, what is allowed in this district. The stacks will be just as tall as the Visteon Buildings.

Commissioner McKenna stated that renewable energy is great; if this project was proposed to be constructed on the landfill he would not have any concerns. He inquired what the Township would benefit by having this project in the Township. There was a comment from Visteon that the road would be dedicated to the County, but four years later he pointed out it still is not. The Township paid for the roads, this needs to be a condition of this site approval. The Commissioners need to determine whether to allow this use is allowed in this district.

Commissioner Johnson, feels the project would be detrimental to the future development of the park, the noise levels will change, emissions are a major concerns, lined up with Visteon buildings what will the emissions from the stack do to the employees in the buildings. Vibrations are also a concern.

Terry Carroll, Interim Director stated the estimated taxes will be \$375,000 in real and personal property taxes.

Commissioner Guenther inquired about the emissions going into the buildings, he has concerns for the employees that work in the existing buildings, and as a condition of the approval the road must be dedicated.

Commissioner Kelley inquired about the sequencing standards, and the emission coming out of the stacks.

Mr. Stander stated that methane gas is dehydrated and it is a clean landfill gas.

Commissioner Thompson inquired about MDEQ involvement after the operation is up and running.

Mr. Stander stated a stack test will be done yearly by MDEQ they will be required to meet the specification of the permit they receive for them or they will be shut down.

Sandy Crosswell who resides at 8880 Hannan Road stated that with the taxes that this project brings in it will take many years to replace the money the Township has spent. Mrs. Crosswell opposes the proposed project.

Commissioner Budd, stated that this is the very difficult discussion, and has concerns with the location of the project and the effect the noise, vibrations and emissions would have on the residents.

Hodges reviewed McKenna Associates review Final Site Plan and Tree Removal Permit Approval letter dated January 21, 2011. (See attachment)

Mr. Stander stated after conversations with Jim Matilea, Visteon will comply with conveying the Road, they would convey it tomorrow if all new conditions were not attached, such as the access roads. Visteon would be willing to give two access points but not the requested 4.

Director Carroll reviewed the Wade Trim review letter dated January 19, 2011 which stated engineering approval of the preliminary plan is recommended. Mr. Carroll also reviewed the review letter dated January 21, 2011 from Chief Loyer stating the Van Buren Fire Department approves the change in the access road width and recommends that the Van Buren Township Building Department grant approval based on this and the remaining recommendations made in their letter of November 2, 2010.

Commission Thompson stated this is a very difficult decisions, she is concerned about the impact this will have on the residents, we do not have enough information regarding, vibration, odor and emissions. She also requested someone from MDEQ attend the next meeting.

Commissioner Thompson called for a five minute break.

The Commissioners asked for additional information on the height from grade on the north side of the Visteon buildings, the make-up air inlets identified on the Visteon buildings, where the emission goes from the proposed stacks, MDEQ report, Sequencing in the Office Technology District, and information on the long term effect that the vibrations would have on the residence.

Motion Boynton, McKenna to table the special use approval, preliminary site plan approve and tree removal until the additional information regarding, the effect the vibrations will have on residents, documentation regarding the odor, emissions, information on the makeup air on Visteon's Buildings

Motion carried.

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GENERAL DISCUSSION:

None.

Motion Boynton, McKenna second to adjourn at 10:55 p.m.

Motion carried

Respectfully Submitted,

Patricia Queener,
Recording Secretary