

Conway Township Planning Commission

Meeting Minutes

February 9, 2009

1. Call to Order and Pledge to the Flag:

Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30 PM and the Pledge of Allegiance was performed.

2. Minutes from the January 12, 2009 Meeting:

Minutes from the 1/12/09 meeting were read. Cindy Dickerson made a motion to accept the minutes, George Pushies, 2nd. All in favor, motion passed. The next meeting is scheduled for March 9th, at 7:30 P.M. New Planning Commission Members Londa Horton and Scott Buell were welcomed.

3. Call To Public:

- No response

4. Communications:

- Dennis Bowdoin reported that there are upcoming meetings scheduled regarding Township Planning and Zoning.
- Denny Sommer reported on upcoming MSU extension classes for Citizen Planner in Howell.
- Cindy Dickerson reported on upcoming workshops for Michigan's Renewable Energy on April 1, 2009 in East Lansing from MSU Extension.

5. Land Divisions:

- a. Carl and Joyce Ives of 8051 Mohrle Road are requesting a land division of parcel 4701-15-200-003. George Pushies made a motion recommending the Board's approval of the split, Cindy Dickerson 2nd. All in favor, motion passed.
- b. Due to the Township Assessor only being in the office on Wednesdays, Cindy Dickerson is requesting that all Land Division Requests be submitted 14 days prior to the Planning Commission's meetings.

6. Old and New Business:

- a. FEMA – Public Hearing is set for February 17, 2009, during the Conway Township Board Meeting.
 - The Planning Commission discussed the fact that the FEMA Flood Insurance Program was never brought to the Planning Commission for discussion.
 - Discussion on the fact that under the “Enabling Act,” Public Hearings must be conducted during regular meetings under “New Business.” Also discussed having a list of meeting rules for the public to go by during Public Hearings.
- b. Conway Township Zoning Ordinance Amendments – The Planning Commission reviewed the Zoning Ordinance Amendments that were proposed by Cooper & Riesterer Attorneys. The following sections of the Ordinance were discussed needing review:
 1. Section 5.03(A) – request clarification from Township Board on number of members
 2. Section 13.03(C)(1) – Planning Commission recommends that the Township Board hold these Public Hearings (vote was 5 for, 2 against)
 3. Section 13.10(V)(3)(c) – Recommend adding subsection (15) – “any government building”
 4. Section 6.16(A) – Include the intent for screening to maintain the appearance of a rural atmosphere
 5. Section 13.10(V)(3)(g)(6) – Determine if the Township Board should set the hours of operation
 6. Section 16.06(F) and (G) – Both of these areas need to be re-written
 7. Section 16.02(C)(3) – Site distances are incorrect
- c. John Harless made a motion recommending that the Board review the identified areas and make the necessary changes. Londa Horton 2nd, all in favor. Motion passed.

G. Call To The Public:

- No response

7. General Discussion:

- For our next meeting, Chairperson Dennis Bowdoin asked the Planning Commission members to seek information from other Townships on what provisions they have in their Zoning Ordinance (if any) for wind turbines, home occupations, outdoor gatherings, conventions, and meat processing.

8. Adjournment:

- Five residents in attendance.
- Board Members present: Dennis Sommer, George Pushies, Cindy Dickerson, John Harless, Dennis Bowdoin, Scott Buell, and Londa Horton. Supervisor Mike Rife also present.
- A motion was made by George Pushies to adjourn, John Harless, 2nd. All in favor, motion passed. Meeting was adjourned at 9:24 PM.

Respectfully submitted: Dennis Sommer