

Conway Township Planning Commission Meeting Minutes

October 9, 2017

Conway Township Hall – 8015 N. Fowlerville Rd., Fowlerville, MI

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, Asa Kreeger • Township Board Members present: -0- • Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, and Dennis Sommer. Chuck Skwirsk, absent. Abby Cooper, attorney, present, John Enos, Master Planner present. Zoning Administrator, Todd Thomas, absent. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call. Chuck Skwirsk is absent.</p> <p>The next meeting is November 13, 2017 at 7:00pm.</p>	
Minutes from last meeting	Larry Parsons moved to approve the amended September 11, 2017 (regular) meeting minutes. Second by Mike Stock. All in favor. Motion passed.	
Communications	<p>Dennis Bowdoin shared communications.</p> <p>Dennis Sommer commented that individuals can sign up for Livingston county emergency alerting service.</p> <p>Larry Parsons commented that according to SEMCOG, people over 65 years old will increase by 400,00 by 2045.</p>	
Call to the Public	PUBLIC COMMENT BEGAN AT 7:28 PM. NO COMMENTS WERE RECEIVED FROM THE PUBLIC. PUBLIC COMMENT ENDED AT 7:28PM.	
Old Business	<p>Zoning changes recommended from the Livingston County Planning Commission include:</p> <ul style="list-style-type: none"> • Z-27-17 Medical marijuana changes – 3 sections, we should incorporate all three PA 283,282, 281 in subsection E of Zoning Ordinance Section 6.25. Abby doesn't believe this makes it very clear in terms of the opt out position. This ordinance confers opt out. Abby will add PA 282. Larry Parsons made a motion to add PA 282 to the Zoning Ordinance, Londa Horton second. All in favor. Motion passed. • Z-24-17 Article 6 Section 6.06B Supplemental Regulations Pertaining to accessory Buildings and Structures. Conway Township proposes the following text change to its Township zoning ordinance: B. Permit Required. Any Accessory building of two hundred square feet or more shall require a building permit from the Livingston County Building Department. Larry Parsons moved to recommend Board approval. Dennis Sommer second. All in favor. Motion passed. 	<p>Abby to add PA 282 to Medical Marijuana zoning.</p>

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	<ul style="list-style-type: none"> • Z-25-17 Land Use Permits. Mike Stock made a motion to send to the Board for approval. Larry Parsons second. All in favor. Motion passed. • Z-26-17 new section 4.09 conditional rezoning. Mike stock moved to recommend Board approval. Larry Parsons second. All in favor. Motion passed. • Z-28-17, Article 6 – Ag tourism and roadside stands. Abby commented on Section 6.09 A 8 as to the comments by the county planning commission. 6.09, A, 8, 5, (i) just comment, some suggested deleted clauses they didn't explain. They did delete many examples. Added value-added agricultural product language and took out examples. Londa Horton made a motion to send to the Board for approval. Geo Pushies second. Article 6 iv. <i>Inspections shall be conducted by the Livingston County Building Department, and other departments as may be required, prior to the period of use verbiage questioned.</i> All in favor. 3 Yea and 3 Nay. Motion fails. Hold until next month as this needs a lot of work, i.e., Page 3 vi. The question was asked why a new replacement building would not be allowed? Also, the minimum 50% is a regulation not an example. • Z-29-17 article 13 special land uses. Special land use permits should be renewed annually commented County Planning Commissioners. George Pushies made a motion not to accept county's recommendation and to send Z-29-17 to the Board for approval. Second by Dennis Sommer. All in favor. Motion passed. • Z-30-17 regarding solar energy. Larry Parsons made a motion we recommend article 2 definitions as is to the Board for approval. George Pushies second. All in favor. Motion passed. • Z-31-17 regarding supplemental regulations. Article 6,7,8. Mike Stock made a motion to send to Board for approval. Larry Parsons second. All in favor. Motion passed. • Z-32-17 Article 13 regarding mud bawgs. Larry Parsons made a motion to send to Board as is. George Pushies second. All in favor. Motion Passed. • Hold all these Zoning ordinance changes until next month. 	<p>Dennis B. to put on next months' agenda.</p>
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Old Business	<ul style="list-style-type: none"> • John Enos recommended to set a public hearing for adoption of the Master Plan for January 9, 2018, then we are good for five years. <ul style="list-style-type: none"> ○ Dennis Bowdoin asked, “When could we expect the cemetery plan to be incorporated so we could send to our neighbors for input?” ○ John indicated that the Capital improvement is needed back from Rob at the County Planning Commission. ○ John typically would send this note along with the Master Plan draft to our neighboring townships. <i>This is our draft plan please respond back by this date. We are planning a public hearing for January 9, 2018.</i> ○ We recommend to the board they approve for distribution to local municipalities of the draft Master Plan with attached letter from John Enos. George Pushies made this motion and Dennis Sommer second. All in favor. Motion passed. • Regarding the recommendation from the County Planning Commission that we adopt a resolution to Opt out of the Marijuana law that allows for other uses, Larry Parsons moved to take no action. Mike Stock second. All in favor. Motion passed. • The Rezoning request has gone to the county. They won’t address it until this month. We won’t hear back from them until the November meeting. It was requested that Dennis Sommer attend the county meeting for rezoning. The conditions go with the property and are put on the deed chain of title even if Kreeger’s sell the property, commented attorney, Abby Cooper. 	<p style="text-align: center;">Larry Parsons to take to the Board.</p> <p style="text-align: center;">Dennis Sommer to attend next County Planning Commission meeting on our rezoning request.</p>
New Business	<ul style="list-style-type: none"> • Zoning Administrator report –Todd is absent. • Internet Progress Report – no data provided. Lyndon Township by Chelsea passed a three mill bond over 20 years for internet, commented John Enos. 	
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	
Last call to public	PUBLIC COMMENT BEGAN AT 8:30PM. COMMENTS WERE RECEIVED FROM ONE INDIVIDUAL. PUBLIC COMMENT ENDED AT 8:35PM.	

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General Discussion	Dennis Sommer commented that the pipeline construction is moving along. Larry Parsons thanked Abby Cooper for all her work on the zoning changes.	
Adjournment	George Pushies made a motion seconded by Larry Parsons to adjourn at 8:37pm. All in favor. Motion passed.	