

Conway Township Planning Commission Meeting Agenda

September 13, 2021

Next meeting October 11, 2021

1. Call to order and pledge of allegiance
2. Roll Call and sign-in: (Londa Horton, George Pushies, Kelly Ralko, Chuck Skwirsk, Meghan Swain-Kuch, Keith Wasilenski, Dave Whitt, Todd Thomas, Chris Atkin, Abby Cooper)
3. Approve September 13, 2021 Meeting Agenda
4. Approve minutes of August 9, 2021 Meeting
 - Abby Cooper – Marijuana Caregivers Confidentiality
5. Communications
6. Call to Public
7. Public Hearing – Zoning Ordinance Amendments
 - Event Structures. Allow for special event/wedding structures and venues as a special land use with the addition of new Sections 13.10(W), 7.07(A)(22), 8.03(A)(13), 10.03(A)(11), and 11.03(A)(10).
 - Accessory Structures. Amend Sections 6.06 and Article 2 definition Structure regarding regulations applied to accessory structures and buildings.
 - Parking Space Requirements for Event Structures. Amend Section 15.04 to provide parking regulations for special event/wedding structures and venues.
 - Medical Marijuana Caregivers. Amend Section 6.25 to update outside agency references and to update consumption and delivery regulation to be consistent with current law.
 - Land Division. Amend Sections 7.05, 8.05, and 10.05 to remove reference to the 4/1.
 - Solar Energy Collectors. Amend Section 6.26(F)(14) to reduce set back from 1,000 ft. to 200 ft.
8. Old Business
 - a. Review Abby's list for pending zoning revisions
 1. Accessory Dwelling Units – Chris Atkin to add a section for attached ADUs and research need for a dual address requirement.
 - b. Status on Luke Bryan concert
9. New Business
 - a. Begin preparation for developing new Master Plan
10. Zoning Administrator Report – Todd Thomas
11. Update from the Board – George Pushies
12. Last Call to Public
13. General Discussion
14. Adjournment

-Master plan 2017 with resident survey -Livingston County Planning Commission -Current Zoning Ordinances -Annual Reports *Need Cemetery Master Plan

Planning Commission Meeting Member Sign-in

Date: _____

Londa Horton	
George Pushies (Ex Officio)	
Kelly Ralko	
Chuck Skwirsk	
Meghan Swain-Kuch	
Todd Thomas	
Keith Wasilenski	
Dave Whitt	

Conway Township Planning Commission Meeting Minutes

August 9, 2021

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

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: One attendee • Township Board Members: Anthony St. Charles present • Planning Commission Members present: Londa Horton, Kelly Ralko, Meghan Swain-Kuch, Chuck Skwirsk, Keith Wasilenski, Dave Whitt and George Pushies (ex officio member) • Planning Commission Members absent: -0- • Zoning Administrator: Todd Thomas, present • Livingston County Planning Commissioner: Dennis Bowdoin, present • Township Attorney: Abby Cooper, present • Township Planner: Chris Atkin, not in attendance 	
Call to Order and Pledge to Flag	<p>Secretary Londa Horton called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. She called roll call. All present.</p> <p>The next meeting is September 13, 2021, at 7pm.</p>	
Welcome new member	<p>Kelly Ralko introduced herself to the PC.</p>	
Transfer Meeting Leader to Chuck Skwirsk	<p>Vice Chair, Chuck Skwirsk will now lead the meeting.</p>	
Minutes from last meeting	<p>Keith Wasilenski moved to approve the August 9, 2021, meeting agenda with the addition of discussion of the medical marijuana operation under new business including voting on the Special Use and Site Plan permits. Second by Kelly Ralko. All in the favor. Motion passed.</p> <p>Keith Wasilenski made a motion to accept the July 12, 2021, meeting minutes. Second by Dave Whitt. All in favor. Motion passed.</p>	
Communications	<ul style="list-style-type: none"> • At M13 and Flushing Rd. is a huge solar farm. It's operated by Ranger Power and on property that was part of VanGorder's' farm. 	
Call to the Public	<p>-0-</p>	

Conway Township Planning Commission Meeting Minutes

August 9, 2021

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

Agenda	Items Discussed	Actions to be Taken
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Public Hearing	<p>Medical Marijuana Caregiver Operation opened public hearing at 7:08pm.</p> <ul style="list-style-type: none"> • Tracy Hutchinson prepared the plan for the operation at 9112 Robb Road in the Agriculture Residential (AR) district. A breezeway has been constructed from the garage to the barn. It has a security plan. Interior grow lights will be shielded from the outside There will be no customer pickup at the site. • “What would be public record and what is confidential?” asked Londa Horton. • Closed the public hearing at 7:11pm. 	
Old Business	<p>Review Abby Cooper’s list for pending zoning revisions</p> <ul style="list-style-type: none"> • Amendments have been passed by the Conway Township Board and LCPC and effective within 30 days. • Review Abby’s list for pending zoning revisions. A public hearing is scheduled for September. <ul style="list-style-type: none"> ○ Accessory Dwelling Units – Chris Atkin to keep working on and come to the next meeting. The steps for approval include; Public Hearing, goes to LCPC, then to Conway Board. • No outstanding issues with the medical marijuana operation from ZA or attorney. • Luke Bryant site plan application <ul style="list-style-type: none"> ○ Information is coming in steadily. They had a meeting with the applicant last week with Abby Cooper. They discussed timing and who’s happy regarding officials, like the Health Department and the Building Department like electrical issues. ○ It was decided to issue a Conditional Land Use Permit with enumerated items still outstanding. Abby to sit down with Todd Thomas the ZA and the township Supervisor regarding the conditions this week. ○ They submitted a more detailed site plan. Discussions continue on pickup waste after the event a certain distance along the road. ○ Security bond discussion is on-going. ○ An onsite visit will be on August 19, 2021. ○ There will be alcohol. Beer vendors will be present. The Health Department will be in charge of this as well as food vendors. 	<p>Chris Atkins to keep working on ADU and come to next meeting – add a section for attached ADUs and research need for dual address requirement.</p>

Conway Township Planning Commission Meeting Minutes

August 9, 2021

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

Agenda	Items Discussed	Actions to be Taken
	<ul style="list-style-type: none"> ○ An insurance certificate sample was provided. They will have a binder to us within the next week or two. Indemnification – hold harmless – still in discussion. George Pushies reiterated the need for these documents before we approve. ○ Parking will be on the property. Forty Livingston County deputies are assigned to this event. Meghan Swain-Kuch asked about who calls the event in case of inclement weather, the emergency manager? Rescheduling of the event language is not in the application. ○ There are no plans for camping according to Kubiaks. Richland township did not allow it according to Meghan Swain-Kuch’s research. See attached. 	
New Business	<ul style="list-style-type: none"> ● Preparation for developing the new Master Plan renewal for 2022. Last one was completed in 2017. Meghan Swain-Kuch asked if we should get updates from the state on if any specific changes need to be added to the review, similar to high density housing designations from prior years. ● Discussion of medical marijuana operation <ul style="list-style-type: none"> ● Traffic patterns - all deliveries will be done by the caregiver. Jan Hrant is the caregiver. Ventilation is can filters with no exits from the building. Waste goes in a dumpster for waste management. It’s a fully sealed building. ● Londa Horton asked where they generate their clients. Answer provided: from doctor referrals and dispensaries. Londa asked specifically about clientele in Livingston County. Abby Cooper commented that currently there are no dispensaries in Livingston County, however she believes one is on the agenda for approval in Brighton. ● Vote on: special use permit which is subject to annual review for ZO Section 13.05 required standards. The Planning Commission reviewed each proposal determining that the use envisioned: <ul style="list-style-type: none"> ● Will be harmonious with, and in accordance with, the general objectives of the Conway Township Comprehensive Plan, also known as the Master Plan, and will be consistence with the intent and purpose of this ordinance; ● Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area; ● Will not be hazardous or disturbing to existing or future 	

Conway Township Planning Commission Meeting Minutes

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

Agenda	Items Discussed	Actions to be Taken
<p>Zoning Administrator Report</p>	<p>neighboring uses or detrimental to the economic welfare of the community;</p> <ul style="list-style-type: none"> • Will be compatible with the natural environment and existing and future land uses in the vicinity; • Will be served adequately by essential public facilities and services, such as streets, police and fire protection, drainage structures, refuse disposal, or that persons or agencies responsible for the establishment of the proposed use(s) shall be able to provide them and that such proposed use(s) will not create excessive additional requirements at public cost for public facilities and services; • Will not involve uses, activities, processes, materials, equipment, or conditions of operation which will be detrimental to any persons, property or the general welfare by reason of excessive smoke, noise, fumes, glare, vibration, odor, or handling or storage of hazardous materials and supplies. <ul style="list-style-type: none"> • Special Use Application – ZO section 13.05. The Planning Commission did not receive a Building Permit for plumbing or electrical permits from the County Building Department. This is a condition for approval for the Special Use Permit. <ul style="list-style-type: none"> • Chuck Skwirsk made a motion to accept the Special Use Application with the one condition above from the Building Department for SU-01-021 for 9121 N. Robb Rd., Fowlerville, MI. Kelly Ralko inquired on septic and Department of Health may ask for modifications. Dave Whitt second. All in favor. Motion passed. • Site Plan Application SPR 01-021 for 9112 N. Robb, Fowlerville, MI. <ul style="list-style-type: none"> • ZA and attorney believes everything is in order. The latest revision is July 28, 2021. The 4 pages include; <ol style="list-style-type: none"> 1. G-001, Title Sheet 2. C-101, Site Plan 3. Ex-100, Security Plan 4. EX101, Parcel Boundary Sheet • Chuck Skwirsk moved to approved Site Plan Application. Londa Horton second. All in favor. Motion passed. 	
<p>Zoning Administrator Report</p>	<p>Todd Thomas granted two Use Permits for July 2021. He also reviewed a boundary line adjustment.</p>	

Conway Township Planning Commission Meeting Minutes

August 9, 2021

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

Agenda	Items Discussed	Actions to be Taken
Update from the Board	George Pushies gave an update from the Township Board.	
New Chair	Motion for a new PC Chair. Chuck Skwirsk asked if Keith Wasilenski would take the Chair position. Chuck Skwirsk made a motion for Keith Wasilenski to be the new PC Chair. Second, Meghan Swain-Kuch. All in favor. Motion passed. This is effective immediately to serve out the rest of Mike Stocks' term.	
Call to Public	Resident commented about the increase in truck traffic in front of his house for deliveries going to the Party Store. Let County Road Commission know about this. Todd Thomas will send Jan Hrant approvals packet. They still need to apply for a Land Use Permit.	
General Discussion	-0-	
Adjournment	Chuck Skwirsk made a motion to adjourn. Second Dave Whitt. All in favor. Motion passed. Adjourned at 8:12 pm.	

I was tasked with contacting **Richland Village (Township)** regarding the Luke Bryan concert in 2019. I spoke with Bear Priest (clerk/zoning). He was very friendly and helpful with his information. He said that Freeman Enterprises (Dennis) was very accommodating.

Meghan Swain-Kuch's notes

What ordinances do we have regarding mass gatherings?

Freeman Enterprises is cooperative and pay for everything.

Driveway permits may be needed.

Authorities: township, county, sheriff (mounted police division), fire department, county emergency management. Sheriff and MSP assisted in directing traffic. Freeman Enterprises provided radios.

Had an irrevocable temporary bond letter of credit of \$10K (it's required in the ordinance). All \$10K was paid back. Pass it quick if we do not have it.

There were too many chiefs. Their first show had to be canceled at the last minute due to severe weather. It was decided that emergency management made the decision.

Traffic was worse than imagined, there were only two ways, traffic back up was up to 8.5 miles. He recommended one way in and one way out.

They required an appropriate amount of porta-johns, handwashing stations, and temp lights. There were generators (up to 150) to run the lights. Men's and women's porta-johns were separated. There were 4-sided (open) urinals...I do not recommend as children (yes, children) may be present.

Two ATVs were purchased and given to fire department.

Borrowed equipment to manage traffic from neighboring counties like signs.

They had AT&T for cell network for first responders.

Red Cross fed staff/volunteers.

Food trucks were required to have fire and health department inspections.

There was a temporary hospital, two ambulances, and helicopter on site.

Issued a temporary "no parking" order on the roads (food trucks may will try to park there).

Stayed in contact with local media, everyone had everyone's cell number (media and key people). (Came in handy when they had to cancel at the last minute.) There were press releases, updates, information, etc.

There was no pre-camping (against the law – need a permit).

There were lots of buses for crew, there was a tent for the crew, brought their own showers/bathrooms.

I was tasked with contacting **Richland Village (Township)** regarding the Luke Bryan concert in 2019. I spoke with Bear Priest (clerk/zoning). He was very friendly and helpful with his information. He said that Freeman Enterprises (Dennis) was very accommodating.

Meghan Swain-Kuch's notes

There was an electrical inspector to ensure all equipment was grounded according to Michigan Building Code.

They provided a full site plan but when the township required changes, they made them. They did end up requiring extra parking.

Temp workers got stuck in traffic and did not have their "passes". He recommended wrist bands in a certain color, different from the 21+.

He said that 20K people attended, but 10K will be from the local community. There is an obligation to ensure people are safe.

**CONWAY TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
NOTICE OF PUBLIC HEARING FOR ZONING ORDINANCE AMENDMENTS**

PLEASE TAKE NOTICE that the Conway Township Planning Commission will hold a public hearing at its regular meeting on September 13, 2021, commencing at 7:00 p.m. at the Conway Township Hall located at 8015 N. Fowlerville Road, Fowlerville, Michigan 48836, to review the proposed amendments to the Conway Township Zoning Ordinance, as follows:

1. Event Structures. Allow for special event/wedding structures and venues as a special land use with the addition of new Sections 13.10(W), 7.07(A)(22), 8.03(A)(13), 10.03(A)(11), and 11.03(A)(10).
2. Accessory Structures. Amend Sections 6.06 and Article 2 definition Structure regarding regulations applied to accessory structures and buildings.
3. Parking Space Requirements for Event Structures. Amend Section 15.04 to provide parking regulations for special event/wedding structures and venues.
4. Medical Marijuana Caregivers. Amend Section 6.25 to update outside agency references and to update consumption and delivery regulation to be consistent with current law.
5. Land Division. Amend Sections 7.05, 8.05, and 10.05 to remove reference to the 4/1.
6. Solar Energy Collectors. Amend Section 6.26(F)(14) to reduce set back from 1,000 ft. to 200 ft.

The Planning Commission reserves the right to modify or alter the proposed ordinance amendments at or following the public hearing and to make its decision accordingly.

Written comments concerning the above matter may be submitted to the to the Conway Township Clerk at any time prior to the public hearing, and may further be submitted to the Planning Commission at the public hearing. The complete text of the proposed amendments may be examined at the Township Hall during regular Township business hours, which are 9-3 Tuesdays and Wednesdays, or on the Township's website, www.conwaytownship.com, after the publication of this Notice and until and including the day of the meeting. The complete text of the proposed amendments may be further examined at the meeting.

Conway Township will provide necessary, reasonable auxiliary aids and services at the meeting to individuals with disabilities, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, upon ten days' notice to the Conway Township Clerk. Individuals with disabilities requiring auxiliary aids or

services should contact the Clerk by writing or calling the following: 8015 N Fowlerville, Fowlerville, MI 48836 or call 517 223-0358, between the hours of 9-3 Tuesdays and Wednesdays.

The complete text of the Conway Township Zoning Ordinance, as amended, may be examined at the Township Hall, 8015 N. Fowlerville, Fowlerville, MI 48836, during regular Township business hours, which are 9-3 Tuesdays and Wednesdays, or on the Township's website, www.conwaytownship.com.

Elizabeth Whitt, Clerk
Conway Township
8015 N. Fowlerville Road
Fowlerville, MI 48836
517-223-0358

**PROPOSED ZONING ORDINANCE LANGUAGE
FOR SPECIAL EVENT/WEDDING STRUCTURES AND VENUES
New Section 13.10(W)**

May 10, 2021

W. Special Event/Wedding Structures and Venues.

- 1. Intent and Purpose.** This special land use is for the conversion of existing farm structures or construction of new structures of a farm, rustic or similar style, and the use of surrounding grounds for organized meeting and/or reception space as a gathering place for weddings, parties, and corporate events.
- 2. Site Requirements and Performance Standards.** All special event/wedding structures, venues, and surrounding grounds shall be subject to the following requirements and standards:
 - a. All approved special land uses for special wedding structures, venues, and surrounding grounds are subject to an annual review by the Zoning Administrator for compliance purposes as stated in Section 13.06 (D).
 - b. The minimum parcel size shall be twenty (20) acres.
 - c. A five hundred (500) foot open buffer shall be provided on all sides of the property not abutting a public roadway. Special event activities are not permitted within this buffer area. Where possible, agricultural crops shall remain or be grown in the buffer area, or suitable landscaping shall be installed, to maintain the rural/agricultural character of the site.
 - d. A landscape buffer meeting the requirements of Article 6 shall be installed along all property boundaries abutting a residentially zoned district or residential use. The Planning Commission may request additional landscaping to provide further screening/buffer from lights or noise.
 - e. Parcels shall have unobstructed frontage and provide direct ingress and egress to a solid surface public road.
 - f. All ingress/egress shall be designed in such a manner to minimize traffic hazards associated with entering and exiting the public roadway and meet the requirements and standards of Article 16.
 - g. Access drives on private easements are not permitted.
 - h. Event parking area design shall meet the requirements and standards of Article 15.
 - i. Parking is not permitted within the designated front yard, required buffer area, public or private right of way, or within any other setback areas required by this Ordinance.
 - j. Barrier-free parking spaces and pathway shall be a solid surface and meet ADA requirements.
 - k. Lighting shall be the minimum necessary to provide for site safety and comply with ordinance standards. Lighting shall be directed away from all adjacent properties.
 - l. Structures shall meet Fire Code standards and shall be inspected by the Fowlerville Area Fire Department and Livingston County Building Department prior to issuance of a Certificate of Occupancy.
 - m. Amplified music and dancing are permitted only within the event structure as part of the special use permit. Township noise ordinance shall be observed and complied with.

**PROPOSED ZONING ORDINANCE LANGUAGE
FOR SPECIAL EVENT/WEDDING STRUCTURES AND VENUES
New Section 13.10(W)**

May 10, 2021

- n. No portable restroom facilities shall be permitted. A permanent restroom facility plan must be approved by the Livingston County Health Department.
- o. The sale and consumption of alcohol beverages on the premises are subject to all applicable local and state licensing requirements.
- p. Tents are permitted only for outdoor wedding ceremonies.
- q. Applicants for a special use permit under this subsection shall, in addition to any other special use and site plan application requirements, provide the following information at the time of application:
 - 1. Ownership of the property.
 - 2. A site plan for the entire parcel, including proposed ingress/egress, parking areas, and capacity and otherwise consistent with Article 14.
 - 3. Proposed hours/days of operation.
 - 4. The size of the event facility and guest capacity, including a floor plan of the structure and other areas/structures to be utilized. Applicant must provide a copy of Certificate of Occupancy for any structures included in the event.
 - 5. The anticipated number of events per year.
 - 6. The maximum number of attendees per event, which shall not exceed the capacity of all utilized structures.
 - 7. Number of full- and part-time employees.
 - 8. Provision of restroom facilities.
 - 9. Location of refuse receptacles and method of disposal.
 - 10. Proposed signage.
 - 11. Use of music at the facility, including types of sound amplification.
 - 12. Identification of any temporary structures or tents to be used in association with events.
 - 13. Evidence of insurance coverage.
 - 14. Any other documentation required by the Zoning Administrator.

**PROPOSED AMENDMENT TO PERMIT SPECIAL
EVENT/WEDDING STRUCTURES AND VENUES AS SPECIAL
USES IN ALL ZONING DISTRICTS**

May 10, 2021

ARTICLE 7. AN AGRICULTURAL RESIDENTIAL DISTRICT

Section 7.03 Special Uses

- A. The following uses of land and structures may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 13, Special Land Uses:
1. One (1) additional single-family home or dwelling unit on parcels of twenty (20) acres or more, for use by persons or a family that are employed by the agricultural pursuits of the operating farm located on-site. The additional home must meet requirements of Michigan's Construction Code;
 2. Home Occupation Class II;
 3. Bed and breakfast home stay;
 4. Commercial and Hobby kennels;
 5. Veterinary hospital and clinics;
 6. Agriculture service establishments;
 7. Commercial composting operations and centers;
 8. Injection wells;
 9. Commercial recreation;
 10. Child care centers;
 11. Long term care facilities;
 12. Foster care group home;
 13. Adult foster care group home;
 14. Cemeteries;
 15. Wireless communication support structures and radio and television broadcast towers;
 16. Essential public services of public utilities, municipal departments, and utility boards or commissions;
 17. Open Space Community (See Article 12);
 18. Small and Medium Wind Energy Turbines (see Section 6.24);
 19. Medical Marijuana Caregiver Operation (see Section 6.25);
 20. Ground-Mounted Solar Energy Collector (See Section

**PROPOSED AMENDMENT TO PERMIT SPECIAL
EVENT/WEDDING STRUCTURES AND VENUES AS SPECIAL
USES IN ALL ZONING DISTRICTS**

May 10, 2021

6.26);

21. [Commercial Solar Energy System \(See Section 6.26\);](#)

22. [Special Event/Wedding Structures and Venues. \(See Section 13.10\).](#)

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ARTICLE 8. R RESIDENTIAL DISTRICT

Section 8.03 Special Uses

- A. The following uses of land and structures may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 13, Special Land Uses.
1. Multiple family dwellings;
 2. Single family attached dwellings;
 3. Senior housing complexes
 4. Bed and breakfast homestay;
 5. Home Occupation Class II;
 6. Child care centers;
 7. Long term care facilities;
 8. Cemeteries;
 9. Open Space Community (See Article 12);
 10. Essential public services of public utilities, municipal departments, and utility boards of commissions;
 11. Small Wind Energy Turbines (See Section 6.24);
 12. [Ground-Mounted Solar Energy Collector \(See Section 6.26\).](#)
 13. [Special Event/Wedding Structures and Venues. \(See Section 13.10\).](#)

ARTICLE 10. C COMMERCIAL DISTRICT

Section 10.03 Special Uses

- A. The following uses of land and structures may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 13 Special Land Uses:

**PROPOSED AMENDMENT TO PERMIT SPECIAL
EVENT/WEDDING STRUCTURES AND VENUES AS SPECIAL
USES IN ALL ZONING DISTRICTS**

May 10, 2021

1. Business services such as mailing, copying and data processing;
2. Construction and farm equipment sales and service establishments;
3. Self-storage facility;
4. Contractor's yard;
5. Service stations;
6. Essential public services of public utilities, municipal departments and utility boards or commissions;
7. Adult regulated uses (See Section 13.05(V));
8. Small, Medium, and Large Wind Energy Turbines (See Section 6.24);
9. Ground-Mounted Solar Energy Collector (See Section 6.26);
10. Commercial Solar Energy System (See Section 6.26);
11. [Special Event/Wedding Structures and Venues. \(See Section 13.10\).](#)

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ARTICLE 11. I INDUSTRIAL DISTRICT

Section 11.03 Special Approval

- A. The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the Planning Commission pursuant to the standards of Article 13 Special Land Uses.
 1. Public Utility Uses. Electric transformer station and substation; electric transmission towers; municipal buildings and uses; gas regulator and municipal utility pumping stations.
 2. Retail and Service. The following retail and service establishments may be permitted provided that such establishments are clearly ancillary to the permitted industrial uses and are in keeping with the intent of this district:
 - a. Eating and drinking establishments, when food or beverage is consumed, within a completely enclosed building. Establishments with a

**PROPOSED AMENDMENT TO PERMIT SPECIAL
EVENT/WEDDING STRUCTURES AND VENUES AS SPECIAL
USES IN ALL ZONING DISTRICTS**

May 10, 2021

- character or drive-in or open front store are prohibited.
- b. Barber and beauty shops.
 - c. Truck, tractor, construction equipment, agricultural implement and trailer sales, rental and repair.
 - d. Motels.
 - e. Service stations and self-service stations.
3. Dog Kennels, Rabbitries and the Raising of Fur-bearing Animals.
 4. Drive-in Theaters. Drive in theatres may be permitted provided that any such site is adjacent to a major thoroughfare, that there shall be no vehicular access to any residential street; that suitable screening is provided to ensure that there shall be no high light tower or other illumination directed upon any residentially zoned or developed property;

and so that the picture is not visible from a major thoroughfare; and that any such drive-in theaters shall be located no closer than five hundred (500) feet to any residentially zoned or developed property.
 5. Junkyards.
 6. Adult regulated uses (See Section 13.05(V));
 7. Small, Medium, and Large Wind Energy Turbines (SeeSection 6.24).
 8. Ground-Mounted Solar Energy Collector (See Section 6.26).
 9. Commercial Solar Energy System (See Section 6.26);
 10. [Special Event/Wedding Structures and Venues. \(See Section 13.10\).](#)

**PROPOSED ZONING ORDINANCE AMENDMENTS
FOR ACCESSORY BUILDINGS AND STRUCTURES
CONWAY TOWNSHIP, MI**

May 12, 2021

SECTION 1 – AMENDMENT TO ARTICLE 2. DEFINITIONS

Structure. (See also Building.) Anything constructed or erected, the use of which requires location on the ground or attachment to something having a permanent location on the ground, excepting driveways, concrete slabs, patios, children's play sets, light poles, flag poles, and ground-mounted solar energy collectors.

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SECTION 2 – AMENDMENT TO ARTICLE 6. GENERAL AND SUPPLEMENTARY REGULATIONS

Section 6.06 Supplemental Regulations Pertaining to Accessory Buildings and Structures.

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Lot/parcels in the R Residential and AR Agricultural Residential zoning districts are allowed accessory buildings and structures, as defined by ordinance, except as otherwise permitted in this ordinance, shall be subject to the following regulations:

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A. Relation to Principal Building. Detached accessory buildings and structures are permitted only in connection with, incidental to, and on the same lot/parcel with a detached single-family dwelling where the detached single family dwelling is the principal building, and residential is the principal use, as permitted in the particular zoning district. A detached accessory building or structure may be permitted on a separate lot/parcel in conjunction with a farm or agriculturally related use, as defined, under same ownership in the AR Agricultural Residential District.

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B. Permit Required. Any accessory building of two hundred (200) square feet or more shall require a building permit from the Livingston County Building Department.

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C. Attached Accessory Buildings. Where the accessory building is attached to a principal building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building. Attached accessory buildings are exempt from the aggregate area calculation as described in Section 6.06(F).

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Structurally

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D. Yard Locations. Detached accessory buildings and structures shall be located in the rear yards outside of the minimum required yard area except:

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1. Detached private residential garages may be allowed in the side yard, adjacent to the principal residential structure, but not forward of the front building.

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Private

2. Detached parking garages or carports may be permitted in the non-required front yard of attached residential dwelling complexes provided that the Planning Commission approves the

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site plan, elevation drawings and construction material. In reviewing such structures, the Planning Commission shall consider the impact of headlights and views from nearby public streets and adjacent properties.

- 3. Where the lot dimensions make rear yard locations impossible, the Planning Commission may waive restrictions on front yard placement of detached accessory buildings and structures.

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- E. All impervious surface runoff (roof, drive and parking area(s)) shall be directed away from all adjacent lots/parcels. Method of diversion shall be subject to review and approval by the Zoning Administrator.

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F. Number of Accessory Structures.

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- 1. On AR Agricultural Residential and R Residential zoned lots/parcels of two (2) acres in area or less, are permitted a maximum of two (2) detached accessory buildings and/or structures, excluding ground-mounted solar energy collectors.

Deleted: only one attached garage or accessory building or structure and one

Deleted: garage or

Deleted: shall be permitted.

- 2. On AR Agricultural Residential and R Residential zoned lots greater than two and one-hundredth (2.01) acres, are permitted any number of detached accessory buildings and/or structures.

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- G. Number of Agricultural Accessory Structures. On AR Agricultural Residential zoned lots/parcels with active agricultural pursuits, the number of detached accessory buildings and structures shall be regulated by agricultural waiver. Such waiver may be obtained from the Conway Township Zoning Administrator. A waiver shall be obtained from said Administrator prior to building construction. All other applicable requirements of this ordinance shall apply to AR Agricultural Residential zoned lots/parcels.

Deleted: shall be regulated by the maximum coverage requirements of Section 6.06(I) unless accessory buildings and structures are for active agricultural conduct and are eligible for an agricultural waiver under 6.06(F) below.

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- H. Height of Non-Farm Accessory Structures. No detached accessory non-farm building or structure shall exceed the maximum heights permitted in the R Residential District (See Section 8.04), except for antennas as noted in Section 6.17.

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- I. Height of Farm Accessory Structures. No detached accessory farm building or structure shall exceed the maximum heights permitted in AR Agricultural Residential District (See Section 7.04).

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- J. Required Setbacks for Detached, Accessory Residential Buildings and Structures (over 200 square feet total floor area). Detached accessory residential buildings and structures over two hundred (200) square feet of floor area shall be at least ten (10) feet from the principal building to which they are accessory, at least twenty-five (25) feet from

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Maximum Coverage. On all R Residential zoned lots and AR Agricultural Residential zoned lots of greater than two (2) acres, the combined square footage of all accessory buildings, structures and uses, excluding swimming pools, may occupy a maximum of twenty percent (20%) of the total yard area.¶

any public street right-of-way line, at least fifteen (15) feet from any side or rear lot line, at least twenty-five (25) feet from any shoreline or drain easement, at least twenty-five (25) feet from the edge of any wetland, and at least forty (40) feet from any principal building on an adjacent property. In no instance shall any accessory building or structure be located within a dedicated easement or road right-of-way.

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K. Required Setbacks for Detached Accessory Residential Buildings and Structures (less than 200 square feet total floor area). Detached accessory residential buildings and structures less than two hundred (200) square feet of floor area shall be at least ten (10) feet from the principal building to which they are accessory, at least ten (10) feet from any public street, right-of-way line, at least ten (10) feet from any side or rear lot line, at least twenty-five (25) feet from any shoreline or drain easement, and at least twenty-five (25) feet from the edge of any wetland. In no instance shall an accessory building or structure be located within a dedicated easement or road right-of-way.

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L. Required Setbacks for Detached Accessory Farm Buildings and Structures. Regardless of size or use, an accessory farm building or structure shall be setback a minimum of one hundred (100) feet from the detached single-family dwelling and/or principal building to which they are accessory. Accessory farm buildings or structures shall also be set back at a distance equal to one hundred (100) feet from the center line of a secondary roadway and one hundred ten (110) feet from the center line of a primary roadway. In addition, an accessory farm building or structure shall be setback at least fifty (50) feet from any shoreline or drain easement and at least twenty-five (25) feet from the edge of any wetland. In no instance shall an accessory building or structure be located within a dedicated easement or road right-of-way.

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M. Waterfront Lots. Where a residential lot abuts a water body, docks and boat storage buildings and structures for the use of the individual residential property owners are permitted as an accessory use to a residential use. Such docks and boat storage buildings or structures may be located in the water but not nearer than twenty-five (25) feet from any side lot line.

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N. Accessory Structures Constructed Prior to or Without a Principal Building. Notwithstanding any provision to the contrary in Section 6.06(A), an accessory building and/or structure may be constructed prior to or without a principal building or dwelling provided that a plot plan is submitted to the Zoning Administrator that demonstrates to the Zoning Administrator's satisfaction that such proposed accessory building or structure will not inhibit the future construction of a principal building in compliance with the requirements of this Zoning Ordinance. No commitment to build any future principal building shall be required. If an approval is obtained for an accessory building or structure to be

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constructed prior to or without a principal building, the location of the accessory building or structure must allow for a future principal building to be located in front of the accessory building or structure, unless otherwise permitted by this ordinance, and shall meet the required setbacks.

O. Occupancy of Accessory Structures or Basements. Buildings erected after the effective date of this ordinance such as garages or ~~accessory buildings shall not be used or occupied for dwelling purposes at any time.~~

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P. Design Standards. Accessory buildings in the R Residential district shall be harmonious with the height, character and scale of surrounding buildings and topography. Exterior surfaces shall also be similar to that of surrounding structures. Metal pole barns or structures with agricultural or industrial metal finishes may not be permitted if they are not compatible with the surface finish materials of surrounding structures.

Deleted: accessory buildings shall not be used or occupied for dwelling purposes at any time.¶

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Type of Use	Required Number of Spaces
Schools and Vocational and Technical Training Facilities	One (1) space per employee, plus one (1) space for each five (5) students based on the legal capacity of the facility, plus one (1) space per each four (4) seats of auditorium and gymnasium
Single and Two-Family Dwellings	Two (2) spaces for each dwelling unit
Single Family Attached Dwellings	Three (3) spaces for each dwelling unit, plus one (1) space per five (5) units for guest parking
Special Event/Wedding Structures and Venues	One (1) space per three (3) people, based on the occupancy load of the building.
Veterinary Hospital, Clinics, and Commercial Kennels	One (1) space for each three hundred (300) square feet of gross floor area, plus one (1) space per employee on the largest work shift

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If a particular use is not specifically listed, the Planning Commission, in its discretion, may choose the closest similar use to the use not specifically listed and apply or deviate from the requirements to fit the new use.

Section 15.05 Site Development Requirements

- A. **Ingress and Egress.** A suitable means of ingress and egress shall be provided by clearly defined driveway and maneuvering lanes that are located to minimize traffic congestion and interference with pedestrian movement.
- B. **Parking in Public Right-of-Way Prohibited.** Parking spaces shall be designed so that no vehicle shall be permitted at any time to wait or stand within a public right-of-way.
- C. **Directional Signs and Controls.** Necessary directional signs and controls as are required by the Planning Commission and the Livingston County Road Commission shall be established and maintained by the owner or lessee of the parking spaces.
- D. **Illumination.** All illumination of parking lots or display areas shall be designed, installed and shielded to prevent spillover onto adjacent properties, and shall be arranged to prohibit adverse effect on motorist visibility on adjacent public roadways. The maximum height of parking lot light fixtures shall be twenty (20) feet.
- E. **Curbing, Wheel Blocks and Bumper Blocks.** Curbing, wheel blocks or bumper blocks shall be provided where

Type of Use	Required Number of Spaces
Schools and Vocational and Technical Training Facilities	One (1) space per employee, plus one (1) space for each five (5) students based on the legal capacity of the facility, plus one (1) space per each four (4) seats of auditorium and gymnasium
Single and Two-Family Dwellings	Two (2) spaces for each dwelling unit
Single Family Attached Dwellings	Three (3) spaces for each dwelling unit, plus one (1) space per five (5) units for guest parking
<u>Special Event/Wedding Structures and Venues</u>	<u>One (1) space per three (3) people, based on the occupancy load of the building.</u>
Veterinary Hospital, Clinics, and Commercial Kennels	One (1) space for each three hundred (300) square feet of gross floor area, plus one (1) space per employee on the largest work shift

If a particular use is not specifically listed, the Planning Commission, in its discretion, may chose the closest similar use to the use not specifically listed and apply or deviate from the requirements to fit the new use.

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Section 6.25 Medical Marijuana Uses

- A. Findings.** These requirements for Medical Marijuana Uses are based on the following findings of fact:
1. Voter Approved. Voters in the State of Michigan approved Initiated Law 1 of 2008 authorizing the use of marijuana for certain medical conditions, resulting in the passage of the Michigan Medical Marihuana Act, MCL 333.26421 et seq., as amended (“the Act” or “[MMMA](#)”).
 2. Intent. The intent of the Initiated Law was to enable certain persons specified in the Act who comply with the registration provisions of the Act to legally obtain, possess, cultivate/grow, use, and distribute marijuana, and to assist specific registered individuals identified in the Act without fear of State law criminal prosecution under limited, specific circumstances set forth in the Act
 3. Controlled Substance. Despite the specifics of the Act and the permitted activities set forth therein, marijuana remains a controlled substance under Michigan and Federal law. Obtaining, possession, cultivation/growth, use, and distribution of controlled substances has a potential for abuse that should be closely monitored and regulated, to the extent permissible under the Act, by local authorities. Given the effect of the Act on municipalities, it is in the best interest of municipalities to use their zoning authority to adopt reasonable regulations to mitigate and/or prevent harmful secondary effects that could negatively affect health, safety, welfare, and quality of life of their residents.
- B. Purpose.** It is the purpose of this Section to impose specific requirements for those individuals registering with the State of Michigan as a “qualifying patient” or a “primary caregiver” as those terms are defined in the Act, and to regulate the conduct of activity pursuant thereto in the Township so as to protect the health, safety and welfare of the general public. Conway Township is not legalizing or permitting the use of controlled substances within its borders, whether that substance is medical marijuana or any other identified as a controlled substance. Rather, Conway Township is establishing locations and regulations for uses set forth in the Act to comply with the Act. If after adoption, any portion of the Act is repealed, or any portion of the Act is deemed unconstitutional by the Michigan Supreme Court or a lower Michigan court decision chosen not to be heard by the Michigan Supreme Court, any activities or uses within this Ordinance applicable to the repealed or unconstitutional portion of the Act are immediately repealed as well.

It is further intended that nothing in this Section be construed to allow persons to engage in conduct that endangers others or causes a public nuisance, or to allow use, possession or control of marijuana for nonmedical purposes or allow activity relating to cultivation/growing, distribution or consumption of marijuana that is otherwise illegal under State law.

C. **Definitions.** For purposes of this Ordinance, the words and phrases contained herein shall have the meanings set forth in the Act and the regulations adopted by the State of Michigan, Department of Community Health, pursuant to authority conferred by Section 5 of the Act, inclusive of all amendments to the Act. For the purposes of this Ordinance, the terms “marijuana” and “marihuana” as used here, in the Act, and elsewhere, shall be synonymous.

1. Drug Paraphernalia means all equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, prepackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance as defined in Section 7104 of the Michigan Public Health Code (Act 368 of the MI Public Acts of 1978, as amended) in violation of the laws of the State of Michigan.

2. Medical Marijuana Caregiver Operation or Caregiver Operation means any registered primary caregiver who cultivates produces, sells, distributes, possesses, transports, or makes available marijuana in any form to a qualifying patient for medical use in accordance with the Act. The term “caregiver operation” shall not include the private possession, production, or medical use of marijuana by a registered qualifying patient in compliance with the restrictions of this ordinance.

3. Medical Marijuana Collective, Cooperative, or Dispensary means any facility, structure, dwelling, or other location where medical marijuana is grown, cultivated, processed, stored, transmitted, dispensed, consumed, used, given, delivered, provided, made available to and/or distributed by two or more of the following: a registered primary caregiver, or registered qualifying patient. The term “collective” or “cooperative” or “dispensary” shall not apply to a registered primary caregiver that provides necessary care and marijuana for medical use exclusively to his/her five or fewer designated qualifying patients in strict accordance with the Act and the Administrative Rules of the Michigan Department of Health and Human Services. A marijuana collective, cooperative, or dispensary shall not include the following uses that are in compliance with this Ordinance and all laws and rules of the State of Michigan, and intended for on- site patient use only: a State-licensed health care facility, a state-licensed residential care facility for the elderly or infirm, or a residential hospice care facility.

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4. Medical Use of Marijuana, also known as Marihuana, also known as Cannabis has the meaning given to it in Section 7106 of the Michigan Public Health Code, as it is referred to in Section 3(1) of the Act. Any other term pertaining to marijuana used in this Section shall have the meaning given to it in the Act and/or in the General Rules of the Michigan Department

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of Health and Human Services issued in connection with the Act.

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5. Primary Caregiver or Registered Primary Caregiver is defined as set forth in the Act.
6. Qualifying Patient or Registered Qualifying Patient is defined as set forth in the Act.

D. Compliance Required. “Qualifying patients” or “primary caregivers” as those terms are defined in the Act, shall comply with the requirements of Section 6.25(F) for qualifying patients, and the requirements of Section 6.25(G) for primary caregivers. The medical use of marijuana shall comply at all times and in all circumstances with the Act and the General Rules of the Michigan Department of Health and Human Services. Caregiver operations shall be available for inspection, during business hours, by the Zoning Administrator, to confirm the operation is operating in accordance with State laws and Township ordinances.

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E. Marijuana Collectives, Cooperatives and Dispensaries Prohibited. It shall be unlawful to establish or operate a for-profit or nonprofit Medical Marijuana Collective, Cooperative, or Dispensary in Conway Township.

It is the express intent of Conway Township not to allow the operation of any kind of marijuana facility pursuant to 2016 PA 281, MCL 333.27205(1), 2016 PA 282, and 2016 PA 283, within the boundaries of the Township.

F. Requirements for Qualifying Patients. Any person who has been issued and possesses a valid registry identification card as a qualifying patient as set forth in the Act shall comply with the following requirements:

1. Consumption. Consumption of marijuana by a qualifying patient may not occur in any public place.
2. Growing for Personal Use. Growing of marijuana by a qualifying patient for his or her own personal use, as set forth in the Act, is permitted in any location within the Township, subject to the following requirements:
 - a. Patient Control. The site must be under the control, through written lease, contract, or deed, in favor of the qualifying patient.
 - b. Enclosed, Locked Facility. Such growing, indoors and outdoors, shall only be allowed as set forth by the Act and subject further to the requirements of Sections 6.25(G)(2).
 - c. Lighting. Artificial lighting is permitted for the purposes of growing marijuana as set forth in Section 6.25(G)(3).

Deleted: at a medical marijuana caregiver operation, at any place of business, or

Deleted: , or at a primary caregiver's dwelling unit, except that a qualifying patient who resides in the same dwelling unit as his/her caregiver may consume at that dwelling unit

G. Requirements for Caregiver Operations. Any person who has been issued and possesses a valid registry identification card as a primary caregiver as set forth in

the Act is a “medical marijuana caregiver operation” for the purposes of this Ordinance, and shall comply with the requirements identified below.

1. Where Permitted. A primary caregiver shall conduct his or her growing operation and/or provide services to a qualifying patient only in the AR District as a special land use. The site must be under the control, through written lease, contract, or deed, in favor of the primary caregiver or registered qualifying patient associated with that facility.
2. Growing. Growing of marijuana shall only be allowed as set forth in the Act, including the requirement that plants must be located within an enclosed, locked facility. An enclosed locked facility means:

a. For marijuana grown indoors, a closet, room or other comparable, stationary, and fully enclosed area equipped with secured locks or other functioning security devices that permit access only by the registered primary caregiver or registered qualifying patient associated with that facility.

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b. For marijuana grown outdoors:

- i. An area that is not visible to the unaided eye from an adjacent property when viewed by an individual standing at ground level or from a permanent structure; and
- ii. Are grown in a stationary structure that is enclosed on all sides, except for the base, by six foot high chain link fencing, wooden slats, or similar fencing/wall material that prevents access by the general public and that is anchored, attached or affixed to the ground; and
- iii. Located on land that is owned, leased, or rented by either a registered primary caregiver or the registered qualifying patient for whom the marijuana plants are grown; and
- iv. Equipped with functioning locks and other security devices that restrict access to only the associated qualifying patient or caregiver.

The required fencing or wall shall be of new, high quality material, shall meet all County and Township Code requirements, and is subject to Township inspection at any time to insure that it remains in proper and functioning condition.

3. Lighting. Lighting used for the purposes of growing marijuana is permitted subject to the following:

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- a. For marijuana grown outdoors: Lighting shall not be illuminated from 7:00 pm to 7:00 am the following day. All lights shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel upon which they are placed.
- b. For marijuana grown indoors: Lighting shall not be visible outside the building from 7:00 pm to 7:00 am the following day. All lights shall be shielded and downcast or otherwise positioned in a manner that will not shine light or allow light glare to exceed the boundaries of the parcel upon which they are placed. Lighting cast by exterior light fixtures other than for the purposes of growing marijuana shall comply with the provisions of Section 6.16(J).

4. One Caregiver per Approved Caregiver Operation. The structure and location from which a primary caregiver grows, cultivates, or otherwise provides services to his or her qualifying patients shall not be used by more than one primary caregiver for that primary caregiver's services as allowed under the Act.

5. Delivery Method. Transfers of medical marijuana from the primary caregiver to his or her qualifying patient(s) shall be accomplished only by a person 21 years of age or older.

6. Location. Caregiver operations shall comply with the following location requirements:

- a. Separation Measurement. The distances set forth below shall be measured by projecting a straight line without regard for intervening buildings or structures between the nearest points of the property lines of the protected use and the caregiver operation, or between the nearest point of the zoning district boundary from which the caregiver operation is to be separated to the nearest point of the property line of the caregiver operation.
- b. Separation from Schools. The location shall not be located within 1,000 feet of any public or private school having a curriculum including kindergarten or any grades between 1 and 12, or any state-licensed child care or day care facility, to insure community compliance with Federal "Drug-Free School Zone" requirements.
- c. Separations. The location from which a primary caregiver grows for service to a qualifying patient shall not be within 1000 feet of any of the following:
 - i. Caregiver to caregiver;
 - ii. A church, place of worship, or other religious facility;
 - iii. A public library, public park, or public playground;

Additional separation requirements may be recommended by the Planning Commission and approved by the Township Board.

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Deleted: the delivery of medical marijuana by the primary caregiver to the home of the qualifying patient. No onsite transfer to a qualifying patient is permitted.

7. Operation in Conjunction with Other Uses. To facilitate monitoring, and to comply with the limited access requirements of the Act, a caregiver operation must be located in a single use building with an outside entrance separate from any other use, except for a permitted single family residential dwelling or permitted single family accessory structure. No other commodity, product or service shall be available on the same lot.
8. Sales of Paraphernalia Prohibited. No sales of drug paraphernalia as defined herein are permitted, except to the qualifying patients of that caregiver.

9. Special Land Use Permit Fee and Annual Renewal Required. To ensure compliance with the Act and the requirements set forth herein, all Medical Marijuana Caregiver Operation special land use permits shall require payment of an annual fee as set forth by the Township Board, and shall expire one (1) year after issuance. Renewal of the special land use permit shall be granted upon successful completion of a Township inspection of the caregiver operation site, confirming the Primary Caregiver remains legally registered with the State of Michigan, the caregiver operation complies with the requirements set forth in the Act, and the caregiver operation complies with Section 6.25.

Deleted: <#>Consumption. Consumption of marijuana by a qualifying patient may not occur at a caregiver operation, at any place of business, in any public place, or at a primary caregiver's dwelling unit. In the case where a registered caregiver is also a registered qualifying patient, consumption exclusively by the caregiver/patient at the caregiver/patient's dwelling unit is permitted. Also a qualifying patient who resides in the same dwelling unit as his/her caregiver may consume at the same dwelling unit.¶
<#>¶

Deleted: <#>Special Land Use and Site plan Approval Required. Special land use and site plan approval shall be required for any Medical Marijuana Caregiver Operation prior to its establishment in Conway Township. The requirements and procedures of Article 13 Special Land Uses and Article 14 Site Plan Review of this Ordinance shall apply.¶

- H. **Security.** Qualifying patients and primary caregivers shall provide secure locations, consistent with the Act, for cultivation and storage of medical marijuana. Primary caregivers shall submit a security plan and a floor plan identifying the number of plants, storage locations for chemical and growing materials, and other critical aspects of the layout, and how they intend to secure the facility, with the special land use application. Security measures for primary caregiver operations shall include, but are not limited to, security cameras installed to monitor all areas of the premises where persons may gain or attempt to gain access to marijuana or cash. Security cameras shall have at least 120 concurrent hours of digitally recorded documentation. In addition a monitored alarm system shall be provided. The recorded data shall be made available to law enforcement personnel and the Conway Township Zoning Administrator or other Township designee upon request to allow confirmation of compliance with these regulations. The Township may require additional security measures such as fencing, security lighting, and other measures as conditions of the special land use approval. The security plan shall be considered a confidential document by the Township and exempt from disclosure under the Freedom of Information Act.
- I. **Building Approvals.** Any building or structure used for cultivation of marijuana shall obtain all necessary building, plumbing, electrical, and any other necessary permits and approvals to ensure the facility meets current code standards. In addition, the facility shall be subject to inspection to ensure compliance with applicable fire code and the security requirements of the Act.
- J. **Taxes Paid.** No special land use shall be approved by the Township unless the property taxes are paid and up-to-date at the time of approval.
- K. **Signage.** A primary caregiver operation shall not bear any sign or emblem that would

indicate the presence of the MMMA related activity.

- L. MMMA Amendments.** The regulations herein pertaining to Medical Marijuana use shall at all times refer to and comply with Initiated Law 1 of 2008, inclusive of any and all amendments to the Act, and any and all related regulations and their amendments. If any section of these regulations is found to be inconsistent with or in violation of the Act, only that section shall cease to have effect; all other sections shall remain in full force and effect.

Section 7.05 Additional Dimensional Requirements

- A. **Minimum Lot Size.** The minimum lot areas specified in Section 7.04 Schedule of Area, Height and Bulk Requirements, are for all uses in the AR Agricultural Residential District unless otherwise specified in Article 6 General and Supplementary Regulations or Article 13 Special Land Uses.
- B. **Rights of Way.** Power lines, pipelines and structures within existing public rights of way (not including buildings) of public utility companies shall be exempt from the area, placement and height regulations of this district.
- C. **Accessory Buildings.** Accessory buildings, structures and uses (with the exception of an automobile garage) are prohibited in the minimum required yard area. Where the accessory structure is attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building. (See Section 6.06 for Supplemental Regulations Pertaining to Accessory Buildings and Structures.)

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Lots and parcels shall not exceed a 1 to 4 (1:4) width-to- depth ratio.¶

Section 8.05 Additional Dimensional Requirements

- A. Minimum Lot Size.** The minimum lot areas specified in Section 8.04 Schedule of Area, Height and Bulk Requirements are for all uses in the R Residential District unless otherwise specified in Article 6 General and Supplementary Regulations or Article 13 Special Land Uses.

- B. Rights of Way.** Power lines, pipelines and structures within existing public rights of way (not including buildings) of public utility companies shall be exempt from the area, placement and height regulations of this district.

- C. Accessory Buildings.** Accessory buildings, structures and uses (with the exception of an automobile garage) are prohibited in the minimum required yard area. Where the accessory structure is attached to a main building, it shall be subject to and must conform to all regulations of this ordinance applicable to the main building (See Section 6.06 for Supplemental Regulations Pertaining to Accessory Buildings and Structures).

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Lots and parcels shall not exceed a 1 to 4 (1:4)
width-to-depth ratio.¶**

Section 10.05 Additional Dimensional Requirements

- A. **Minimum Lot Size.** The minimum lot areas specified in Section 10.04 Schedule of Area Height, and Bulk Requirements, are for all uses in the C Commercial District unless specified in Article 6 General and Supplementary Regulations or Article 13 Special Land Uses.
- B. **Height.** No commercial uses in the C Commercial District shall be permitted or specially permitted at a height that compromises the “clear zone” (as defined by the FAA) of any public and private airport, heliport or related use.
- C. **Accessory Buildings.** Accessory buildings, structures and uses are prohibited in the minimum required yard area. Where the accessory structure is attached to a main building, it shall be subject to and must conform with all yard requirements of this ordinance

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Lots and parcels shall not exceed a 1 to 4 (1:4) width-to-depth ratio.¶

Section 6.26 Solar Energy Collectors

A. Purpose and Intent.

Conway Township promotes the effective and efficient use of solar energy collection systems. It is the intent of the Township to permit these systems by regulating the siting, design, and installation of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of solar energy collectors. Building-mounted and ground-mounted solar energy collectors, as defined in this Ordinance, shall comply with the provisions of this Section.

B. Criteria For the Use of All Solar Energy Equipment.

1. Solar energy equipment shall be located in the least visibly obtrusive location where panels would be functional.
2. Solar energy equipment shall be repaired, removed, or replaced within six (6) months of becoming nonfunctional.
3. All solar energy equipment must conform to all County, State, and Federal regulations and safety requirements as well as applicable industry standards.

C. Application to Zoning Administrator.

An applicant who seeks to install building-mounted solar energy equipment or certain ground-mounted solar energy collector systems shall submit an application to the Zoning Administrator upon forms furnished and approved by the Conway Township Board of Trustees. The application must be approved in writing by the Zoning Administrator. The application shall include the following:

1. Photographs of the property's existing conditions.
2. Renderings or catalogue cuts of the proposed solar energy equipment.
3. Certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency.
4. Plot plan to indicate where the solar energy equipment is to be installed on the property.
5. Description of the screening to be provided for ground mounted solar energy equipment.
6. In addition to the criteria contained in this subsection, applicants seeking approval of a ground-mounted solar energy collector system that is accessory to a residence and does not exceed 250 square feet, must also demonstrate that it meets all requirements of subsection (F).

D. Exclusions from Administrative Review.

1. The installation of one (1) solar panel with a total area of less than eight (8) square feet.

2. Repair and replacement of existing solar energy equipment, provided that there is no expansion of the size or coverage area of the solar energy equipment.

E. Building-Mounted Solar Energy Collector Requirements.

A building-mounted solar energy collector shall be a permitted accessory use in all zoning districts, subject to the following requirements:

1. Administrative review as set forth in subsection (C) above is required of all building-mounted solar energy collectors permitted as an accessory use, subject to the exclusions in subsection (D).
2. Solar energy collectors that are mounted on the roof of a building shall not project more than five (5) feet above the highest point of the roof but, in any event, shall not exceed the maximum building height limitation for the zoning district in which it is located, and shall not project beyond the eaves of the roof.
3. Solar energy collectors mounted on the roof of a building shall be only of such weight as can safely be supported by the roof. Proof thereof, in the form of certification by a professional engineer or other qualified person, shall be submitted to the Zoning Administrator prior to installation; such certification shall be subject to the Zoning Administrator's approval.
4. Solar energy collectors that are roof-mounted, wall-mounted or are otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the Zoning Administrator prior to installation; such proof shall be subject to the Zoning Administrator's approval.
5. Solar energy collectors that are wall-mounted shall not exceed the height of the building wall to which they are attached.
6. Solar energy collectors shall not be mounted on a building wall that is parallel to an adjacent public right-of-way.
7. The exterior surfaces of solar energy collectors that are mounted on the roof or on a wall of a building, or are otherwise attached to a building or structure, shall be generally neutral in color and substantially non-reflective of light.
8. Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the Zoning Administrator prior to installation. The Zoning Administrator may inspect the completed installation to verify compliance with the manufacturer's directions.
9. Solar energy collectors, and the installation and use thereof, shall comply with the County construction code and the electrical code.

F. Ground-Mounted Solar Energy Collector Requirements.

A ground-mounted solar energy collector system shall be permitted as a special land use, subject to the approval of the Planning Commission under Article 13, and subject

to the following requirements:

1. Special land use approval is required of all ground-mounted solar energy collectors except those which are accessory to a residence and do not exceed 200 square feet in total area. For those ground-mounted solar energy collectors which are accessory to a residence and do not exceed 200 square feet, administrative review as set forth in subsection (C) is required.
2. Commercial solar energy systems are permitted as a special land use in the Agricultural Residential, Industrial and Commercial Districts only.
3. Ground-mounted solar energy collectors shall be located only as follows:
 - a. They may be located in the rear yard and the side yard, but not in the required rear yard setback or in the required side yard setback unless permitted by the Planning Commission in its approval of the special land use.
 - b. They may be located in the front yard only if permitted by the Planning Commission in its approval of the special land use but, in any event, they shall not be located in the required front yard setback.
4. Ground-mounted solar energy collectors shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment.
5. The total area of ground-mounted solar energy collectors shall not be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land. For any parcel of land two (2) acres or less, a ground-mounted solar energy collector shall not be deemed an accessory building or structure for purposes of Section 6.06(E).
6. Solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the special land use application and shall be subject to the Planning Commission's approval.
7. Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special land use application. The special land use, if granted, may be subject to the Zoning Administrator's inspection to determine compliance with the manufacturer's directions.
8. The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light.
9. Ground-mounted solar energy collectors, and the installation and use thereof, shall comply with all applicable construction codes and electric codes.
10. The special land use may include terms and conditions in addition to those stated in this subsection.

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11. Ground mounted solar energy collectors must be fenced in with at least a six (6) foot chain link fence. The Planning Commission shall have the discretion to substitute a greenbelt screening or decorative fence on any ground mounted solar energy system that is not also a solar farm to screen from adjacent residences. The greenbelt shall consist of shrubbery, trees, or other non- invasive plant species that provide a visual screen.
12. All power transmission lines from the ground mounted solar energy collectors to any building or other structure should be located underground.
13. In the event that a ground mounted solar energy system has been abandoned (meaning not having been in operation for a period of one year without a waiver from the Planning Commission), the system shall be removed by the applicant or the property owner and the site shall be stabilized and re- vegetated as necessary to minimize erosion. If the abandoned system is not removed or repaired, amongst other available remedies, the Township may pursue legal action against the applicant and property owner to have the system removed and assess its cost to the tax roll of the subject parcel. The applicant and property owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal of the structure. The Township may utilize the benefit of any financial security being held under this Section to offset its cost. As a condition of approval, the applicant and property owner shall give permission to the Township to enter the parcel of land for this purpose.
14. Additional provisions applicable to a Commercial Solar Energy System shall be as follows:
 - a. Minimum setbacks shall be one thousand (1,000) feet from any property with a residence and one hundred twenty-five (125) feet from all other properties. This requirement may be waived by the Planning Commission.
 - b. The applicant shall provide a copy of the application to the local Fire Chief for review and approval.
 - c. The applicant shall provide the Planning Commission with an operations agreement, which sets forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation. It shall be a condition of approval that the Zoning Administrator shall be notified and provided copies of any changes.
 - d. The site plan shall include property lines and physical features of the site, including roads; proposed changes to the landscape, grading vegetation clearing and planting, exterior lighting, screening vegetation and structures; distance between proposed solar collector and all property lines and existing on-site buildings and structures; and the height of all structures.
 - e. The site plan shall include information on where and how the solar farm will connect to the power grid. No solar farm shall be installed until evidence has been given to the Planning Commission that the electric utility company has agreed to allow the applicant to install an interconnected customer-owned generator to the grid or the applicant otherwise has a means for the wholesale

or retail sales of generated electricity.

f. Financial security guaranteeing removal of the system must be posted at the time of receiving a construction permit for the system. The security shall be in the form of a cash bond, irrevocable bank letter of credit, or performance bond in a form approved by the Township. The amount of such guarantee shall be no less than the estimated cost of removal and may include a provision for inflationary cost adjustments. The estimate shall be prepared by the engineer for the applicant and shall be subject to approval by the Township.

G. Solar Access Requirements.

When a solar energy collection system is installed on a lot, accessory structures or vegetation on an abutting lot shall not be located so as to block the solar collector's access to solar energy. The portion of a solar collector that is protected is the portion which is located so as not to be shaded between the hours of 10:00am and 3:00pm by a hypothetical twelve (12) foot obstruction located on the lot line.

H. Solar Access Exemptions. Structures or vegetation existing on an abutting lot at the time of installation of the solar energy collection system, or the effective date of this ordinance, whichever is later is exempt from subsection (G) above. Said subsection described in subsection (G) above controls any structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.



CONWAY
TOWNSHIP

Master Plan
2018

Adopted ____ 2018

ACKNOWLEDGEMENTS

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Chapter One Introduction



PURPOSE:

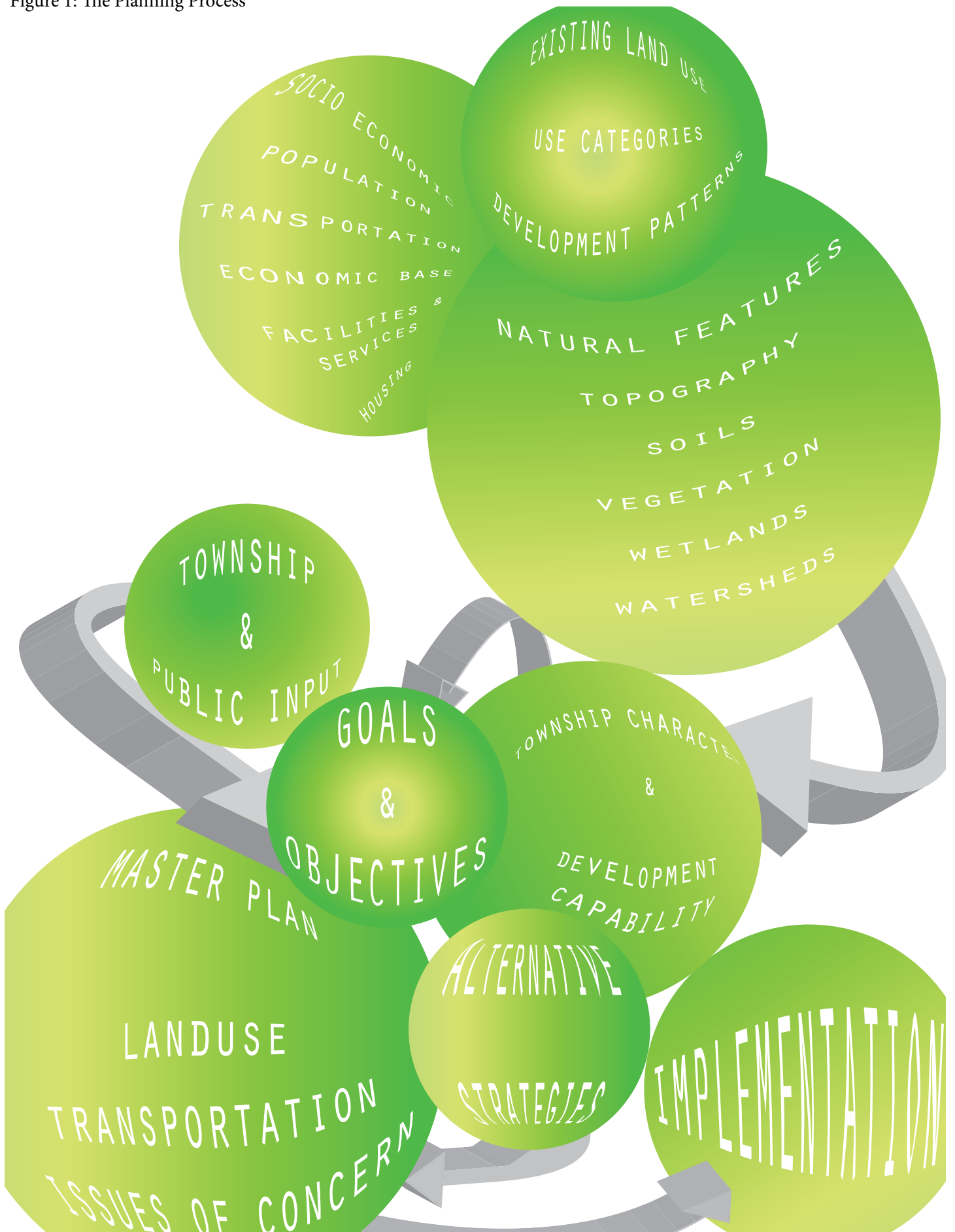
A comprehensive plan is a guide for the future development and land use in a community. A Master Plan is a living document, containing an inventory of existing and projected conditions, policy statements, future land use categories, and community goals and objectives. A Planning Commission and Township Board create the Master Plan to guide development decisions in the future.

The Master Plan involves four components: background studies, evaluation of community character, development capability and community needs, identification of goals and objectives and implementation. Each Master Plan amendment requires community feedback on needs and aspirations for the community. Feedback is collected and summarized for the Planning Commission. In addition to community background and feedback, the Planning Commission must consider all factors impacting the community in order to develop and implement strong policy. Policy statements, often known as goals and objectives, provide the township with conceptual guidance for decision-making. Policies state what the community plans to do when faced with certain land use decisions. The plan also contains a description of land uses planned for the future and a map detailing the areas proposed for each kind of use.

A Master Plan is a living document. A community, through its plan, expresses its thoughts and desires for the future. It must be amended and updated every five years in order to continue to meet the evolving needs of the people of Conway Township. Conway Township needs a comprehensive plan, as do all communities that wish to ensure the desired shape and character of the future community. A comprehensive plan is particularly essential as a community begins to experience growth and development pressure. A comprehensive plan can allow a community to guide and direct the growth as it occurs, preserving the desired character of the community. Without a comprehensive plan, growth is likely to occur in a haphazard, irrational manner.

A comprehensive plan is also an important indicator of a community's commitment to planning and its own future development. With a comprehensive plan, a community can influence planning activities with adjacent communities as well as other levels of government. Without a comprehensive plan there is less of an assurance that a community's desires and interests will be properly interpreted. Thus, the development of a township comprehensive plan is essential for the creation of an effective and functional planning network. A comprehensive plan is needed to comply with the Planning and Enabling Act of 2008.

Figure 1: The Planning Process



Chapter Two

Community Description



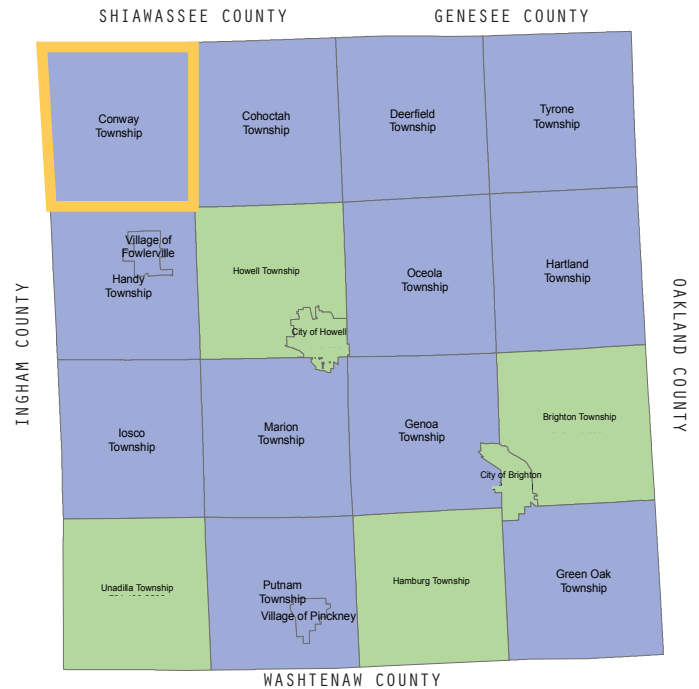
Located in the northwest corner of Livingston County, Conway Township is known in the region as a rural community. Situated in Southeast Michigan, the township is bordered by Cohoctah Township to the east, Village of Fowlerville and Handy Township to the south, Locke Township in the west and Weberville, and Antrim Township to the north (see Map 1 for Livingston County Map). The township's proximity to various commercial and industrial centers make Conway Township a commuter's community, in addition to agriculture. Residents are able to access Lansing approximately 35 miles away and Brighton 24 miles via I-96, and Ann Arbor within 45 miles via US-23. Villages and neighboring municipalities are easily accessible by county roads.

HISTORY:

The first inhabitants of the modern day Conway Township were the Pottawatomie and Saginaw Chippewa Native American tribes. The lands were known as tribal hunting grounds. In 1805, the first white pioneers arrived on Michigan lands, declaring ownership of Livingston County by legislature in 1836. Livingston County was one of the first counties in the state of Michigan. Livingston County was named after Edward Livingston, Andrew Jackson's Secretary of State. In 1838, the new settlers declared modern day Conway as Iena Township, separating the community from Howell Township. Located on a landscape of rich loamy soil, it became one of the largest farming communities in the county. By 1839, the settlers introduced treaties to the Native American tribes to push the native communities from the land they held for hundreds of years. Over time, hundreds of Native Americans emigrated from Southeast Michigan, relocating to West of the Mississippi River, Canada, or reservations established in Isabella County.

By 1836, the first American land purchase was by Frederick B. Parsons and Julius I. Parsons, claiming a total of 360 acres. On the land, they constructed the first building of Iena Township; an 18' x 24' home. Several other land acquisitions followed, including; Waterman H. Foy acquiring 80 acres of land, Ledyard S. Adams obtaining 320 acres, and Martin W. Randall with 80 acres. By 1838, the first township meeting was held. The first highway was opened in the township called "Trail Road", following an Indian trail running along the North bank of the Cedar River. By 1841, Iena Township was officially renamed Conway Township.

Map 1: Livingston County, Michigan



Source: Livingston County, MI

Historical information derived from "History of Livingston County, Michigan", written by Ellis, Franklin, 1828-1885.

POPULATION:

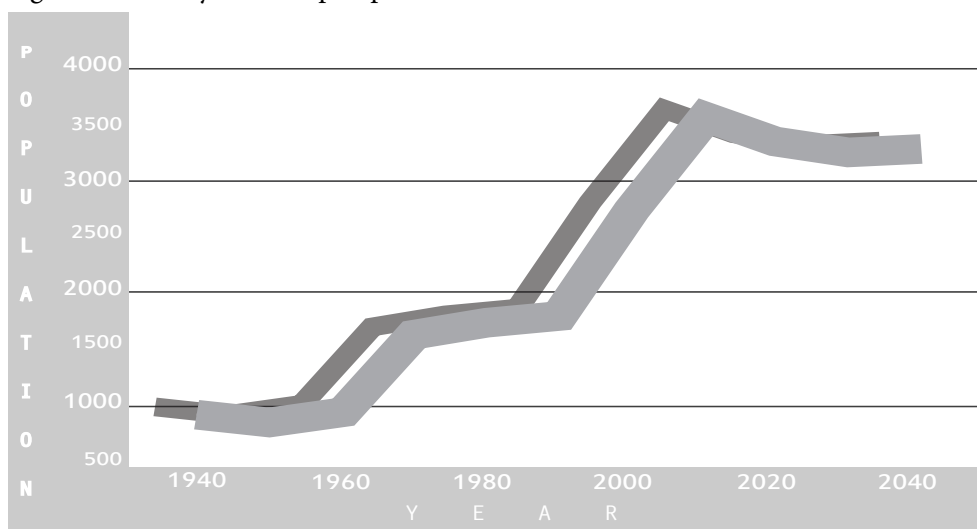
Throughout the 20th century, Conway Township was steadily growing, reaching a population of 1,818 in the 1990s. By 2000, the township's population increased by 50% to 2,732. Today, the size of the community is 3,614 individuals. The U.S. Census predicts the population will begin to decrease after 2016, continuing to slowly decline into the year 2040. In comparison to neighboring municipalities and the entire state of Michigan, Conway Township showed significant population growth between 1990s and present day, with no population loss between 2000 and 2016. This makes Conway unique despite the loss experienced throughout the state, with most municipalities decreasing due to the decline of Michigan's auto industry. Since 2010, most regions in the state are recovering and now experiencing steady growth and community revitalization.

The population of Conway is 95% White, 1.7% Hispanic, 1.5% multi-racial, 0.8% Asian and 0.3% Black. Since 2000, the racial composition has not changed significantly. A total of 36% of the population has achieved a high school diploma as their highest level of education, with 27% pursuing college, with no degree, and 15% of individuals as college graduates. The average household income is \$68,077, which is 19% less than the average income in 2000. In addition, approximately 10.9% of community members live in poverty; 268 more individuals than in 2000.

Figure 2: Population Growth Table 2000-2016

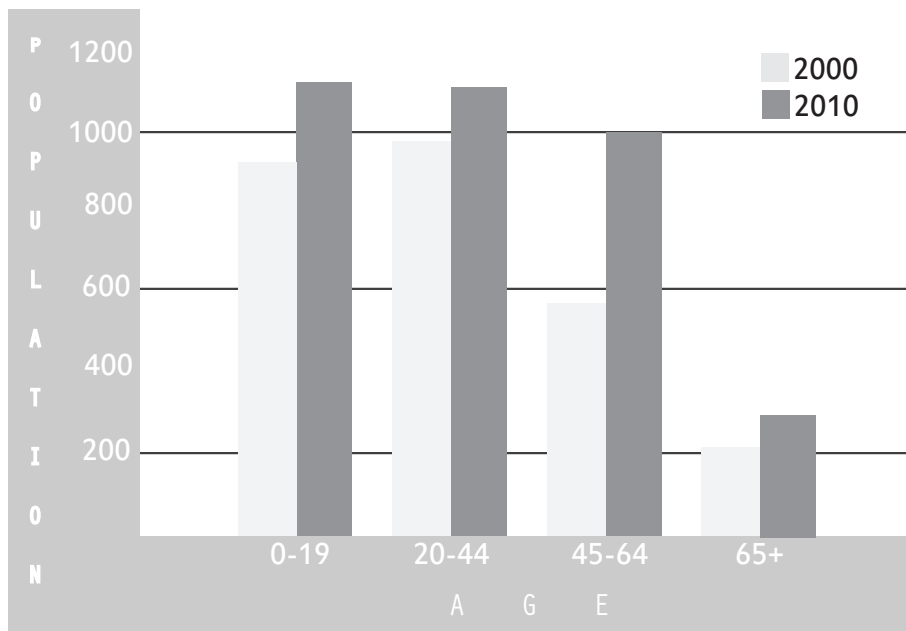
	2000	2010	2016	% Change 2000-2016
Conway Twp	2,732	3,546	3,614	32%
Locke Twp	1,671	1,791	1,625	-2%
Antrim Twp	1,679	2,050	2,161	5%
Cohoctah Twp	3,394	3,317	3,439	1%
Fowlerville	2,972	2,886	2,990	0.6%
Handy Twp	4,032	5,120	5,513	36%
Livingston County	156,951	180,957	188,796	20%
Michigan	9,295,297	9,928,444	9,878,000	-1%

Figure 3: Conway Township Population Growth 1940-2040



Source: U.S. Census 2010

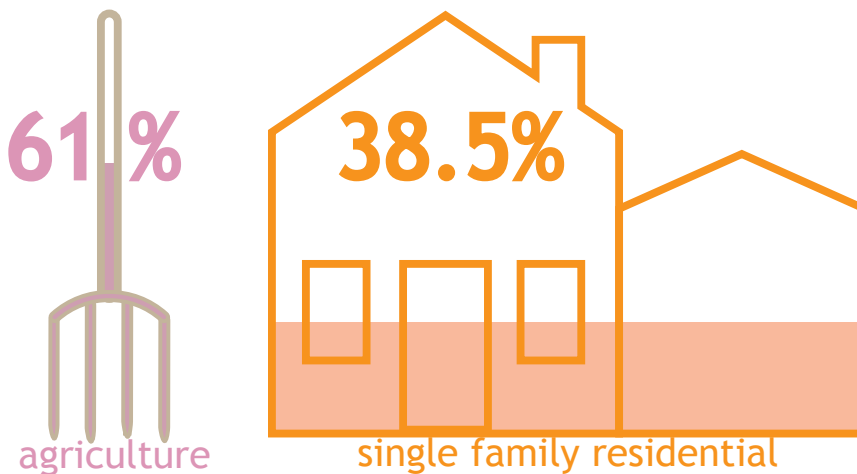
Figure 4: Conway Township Age Distribution



The majority of the Conway Township population is under 19 years old, making up 31% of the population. The second largest group, at 30% of the population, is between ages 20 and 44, with the most common ages from mid 30s to late 40s.

The U.S. Census Bureau defines a household as a group of persons, who may or may not be related, living together in a dwelling unit. Households may be one person or several persons. This is distinguished from a family, which has persons related by birth or marriage living together. In Conway Township, the average household size is 2.88, a slight decrease from 2010. The community is almost exclusively owner-occupied single family housing, with less than 10 mobile and manufactured homes. Since 2000, alternative housing such as duplex or townhouse options have become unavailable in the community. The single-family home character is highly valued in the township. The single family housing stock has increased by 20 units between 2010 and 2016. Approximately 8% of the total housing stock of the community is vacant. The median housing value of 2010 is \$198,200 and the median gross renting value is \$900 per month.

Figure 5: Conway Township Land Use



Most residents of the community are required to drive or carpool to work, with 86% choosing to drive alone on their commute. Only 7% of residents stay in Conway Township for work, while others travel to Lansing, Howell, Milford, Brighton, Handy or in the region, with an average transport time of 40 minutes. In 2000, the number of employed individuals in Conway Township totaled 1,250. Today, the workforce has increased to 1,812 individuals. Approximately 19% of the workforce are in manufacturing and 18% in education/health/and social services. The retail industry provides jobs for 13% of Conway Township, 11% work in professional, scientific and management positions, and 3% are in agriculture.

Please Note: Although the data presented in the Plan is accurate at the time of completion, the data may change. For updated data, visit the U.S. Census, SEMCOG, Livingston County Planning Commission, and the Livingston County Road Commission.

COMMUNITY SERVICES

Currently a seven member Planning Commission serves Conway Township. The Township Board and Planning Commission operate at the Township Hall, located at 8015 North Fowlerville Road, in Fowlerville, MI.

Public services and facilities are fairly limited within Conway Township boundaries. However, through inter-governmental cooperation with neighboring municipalities, Conway Township is able to access the following services:

- Fowlerville Area Fire Authority
- Livingston County Sheriff's Department
- Michigan State Police

EDUCATION

Conway Township falls on four school districts. The majority of township students attend the Fowlerville Community Schools. Students living in Northeast Conway attend the Byron Area Schools, students living in Northwest Conway attend Perry Schools, and students along the western border attend Webberville Community Schools.

SEWAGE & WATER DISPOSAL

There is no municipal sewer or water service in Conway Township. All water supply is available through private wells, and all sewer services are available through private septs. The township highly encourages development that does not rely on municipal sewer and water services.

UTILITIES

Conway Township residents are able to access the following utility services:

- Electric: DTE Energy and Consumers Energy available for residents in northern Conway Township.
- Natural Gas: Consumers Energy
- Telephone: AT&T



NATURAL HISTORY

The glaciation period in southeast Michigan ended 10,000 to 15,000 years ago. The process shaped the Conway Township landscape through the deposition of rock debris. These glacial sediment deposits are the basis for soil development. The glacial sediments atop the bedrock range from 78 to 182 feet in depth. The glacial sediments are more prevalent in the northeast portion of the township and less in the southeast and southwest corners. Beneath the glacial deposit is two types of bedrock; the Saginaw formation and Coldwater formation. The Saginaw formation can be characterized as lineal beds of light and dark shale mix with white to light gray sandstone and lime stones. The Coldwater formation can be characterized as gray shale and numerous beds of brown dolomite, which has a salt and pepper appearance.

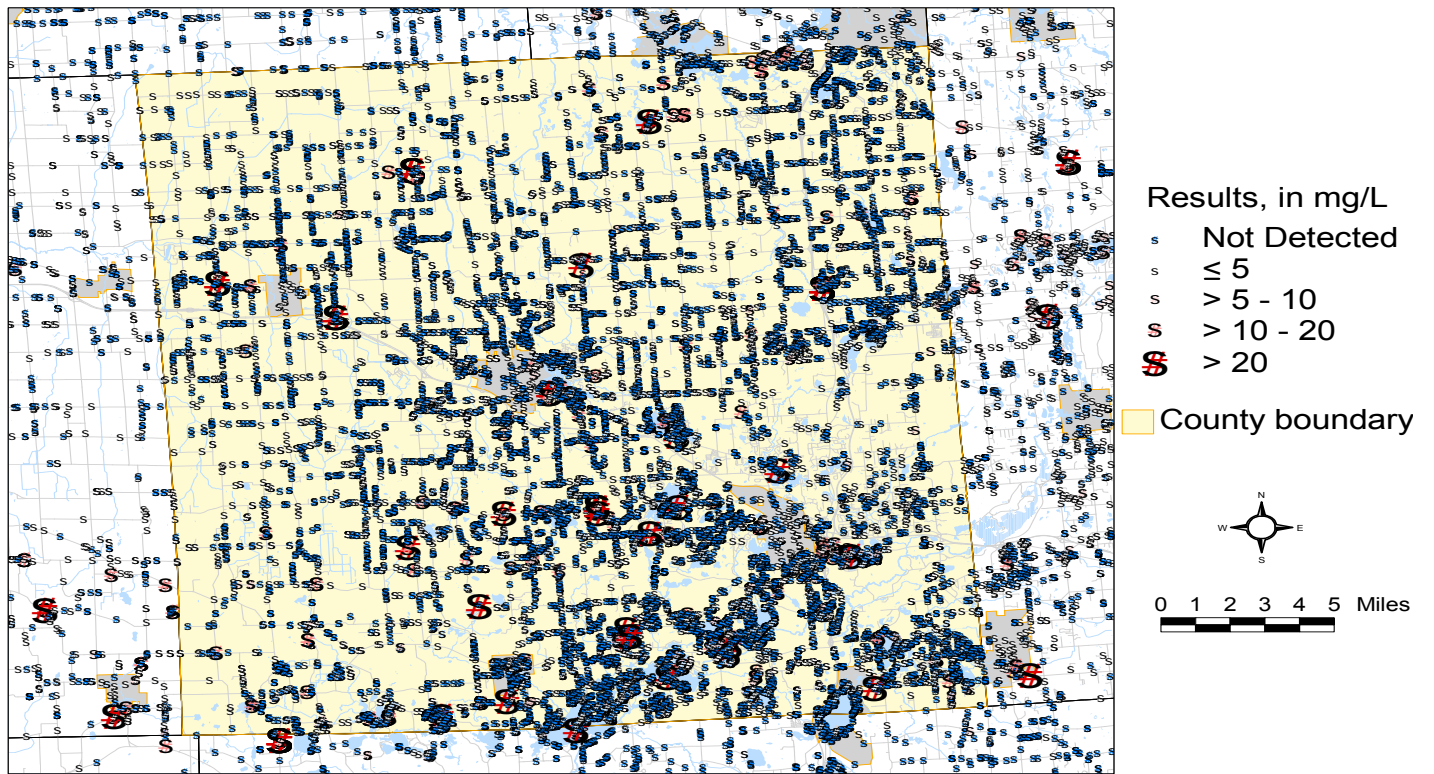
The surface geology of Conway Township varies. Moraines, which are hills that divide drainage basins, are found in the midsection of the township. The southern half of Conway is comprised of out wash plains, which are broad gently sloping plains, which originated from the melting of ice of a glacier.

The topography of Conway Township ranges from 870 feet above sea level along the Shiawassee-Livingston County line to over 970 feet above sea level along Fowlerville Road. Although a 100-foot elevation change may seem significant, the topography of Conway Township is relatively flat to rolling hills with slopes of 0 to 12 percent.

The major rivers that flow through Conway Township include the West Branch of the Red Cedar and the Looking Glass River. The West Branch of the Red Cedar flows north to south, draining to the southwest quadrant of the township. Portions of the West Branch are channeled into wetland marsh areas. The Looking Glass River flows north into Shiawassee county and drains the northwest of Conway Township. The central and northwest portions of Conway are drained by the Conway/Cohoctah Union Drain flowing to the north and east, emptying into Sprague Creek in Cohoctah Township. Conway is the only township in the county that drains stormwater runoff into adjacent municipalities due to its elevation. Therefore, the township highly encourages low impact development to better manage stormwater. The largest lake within Conway Township is Petty's Lake with a surface area of eight acres. Other water bodies in the township are substantially smaller and are pond-like in character.

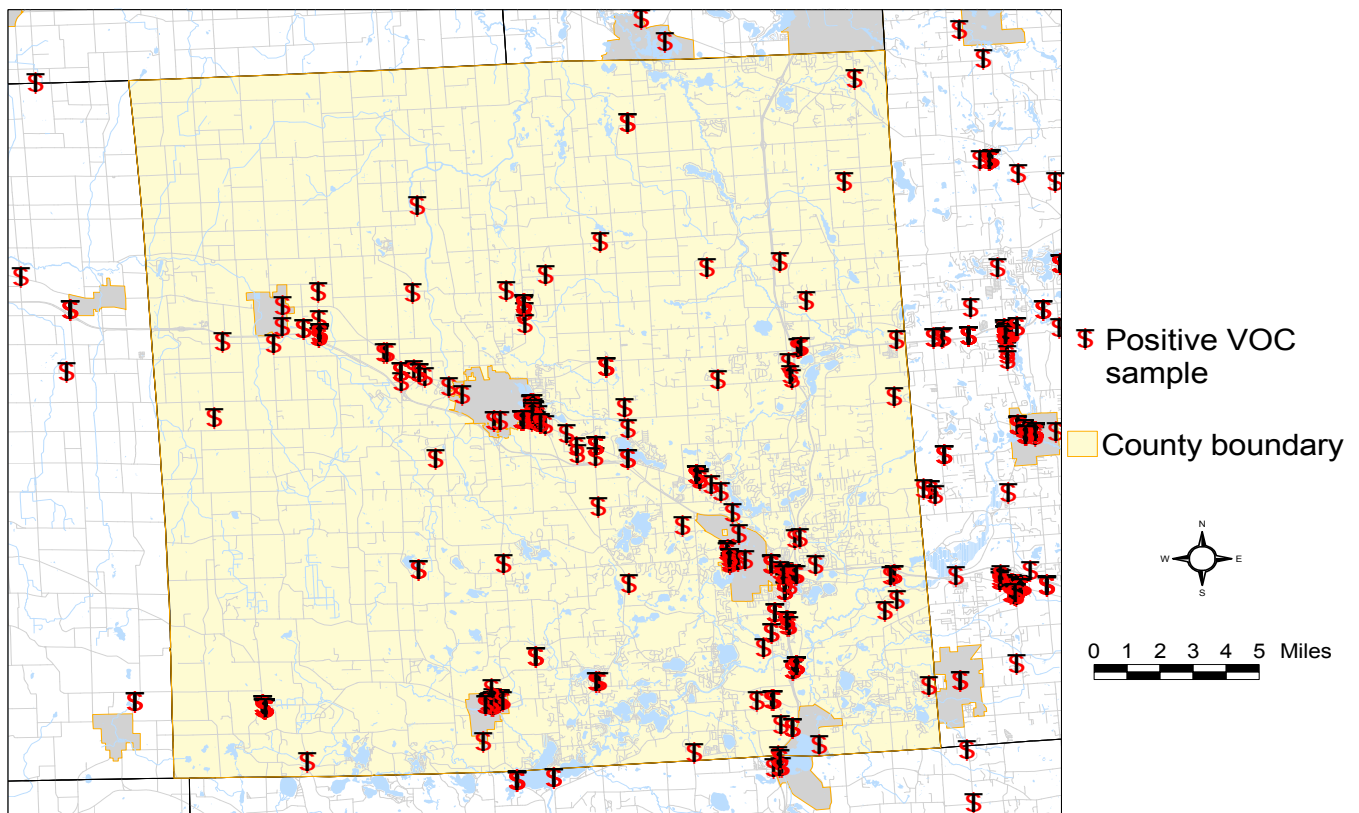


Map 2: Livingston County Nitrate Samples



Source: DEQ WaterChem Database, 1983-2003 samples

Map 3: Livingston County Volatile Organic Compounds Levels



Source: DEQ WaterChem Database, 1983-2002 samples

WATER

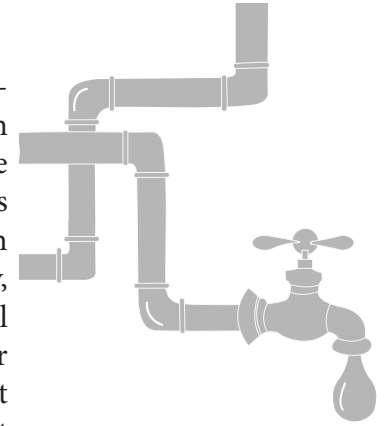
A wetland is an area where the land meets the water. The single feature that identifies an area as a wetland is the presence of water. A wetland does not have to be wet all of the time in order to be identified as a wetland. The three major types of wetlands present in Conway Township are marshes, swamps and bogs. Wetlands are an important community resource for several reasons, such as providing habitat to fish and wildlife populations, sedimentation control, water quality and flood control.

The U.S.D.A. Soil Conservation Service (SCS) has identified soils which are sufficiently wet to support wetland vegetation. These soils are termed “hydric”, meaning they are saturated, flooded, or ponded long enough during the growing season to develop conditions that favor the growth and regeneration of wetland vegetation.

A substantial portion of Conway Township can be characterized as wetlands. These wetland areas are primarily associated with the river channels and drainage ways within the township. Many of the township’s wetlands exist in relatively large, contiguous areas rather than in small fragments. Most of these areas are seasonally flooded usually in the spring and fall, and in summer they are often without standing water. Conway Township is covered by three watersheds; The Red Cedar Watershed in the southwest, the Looking Glass Watershed in the north and the Shiawassee Watershed in the east. All wetlands and drainage areas are components of these watersheds.

Conway Township is part of a geologic area in northwestern Livingston County, which is characterized by local groundwater recharge, widespread confined aquifers and relatively high groundwater quality. The availability of groundwater in the glacial sediments varies from location to location, based on the character of the material. Wells of six inches or more in diameter can be expected to yield from 10 to 100 gallons per minute. In areas of sand and gravel deposits along streams, yields may increase to several hundred gallons per minute. The depth a well must be drilled to encounter the bedrock varies according to the thickness of the

overlying glacially-deposited material. In Conway Township the glacial sediment ranges from 78 to 182 feet in thickness. In summary, there is a potential for groundwater availability for most residential and light commercial uses. Large users of water might experience difficulty finding an adequate supply unless a well is drilled through bedrock in an appropriate location.



Groundwater contamination from agricultural or residential runoff occurs within Conway Township. The Livingston County Health Department collected groundwater samples to test for nitrate levels. This allows the Health Department to map elevated nitrate areas throughout the County. The current Maximum Contaminant Level (MCL) as established by the U.S. Environmental Protection Agency (EPA) has been set at 10 mg/l (10 parts per million) for nitrate. Today, only two cases of elevated nitrates (10-20mg/l) have been reported in Conway Township by the Livingston County Health Department (see Map 2 for details). Map 3 shows the volatile organic compounds (VOCs) present in samples taken in Livingston County from 1983 to 2002. VOCs do not occur naturally in drinking water, generally occurring due to leaching or spills of industrial solvents, landfill leachate, illegal waste disposal, etc. Map 3 shows there are no VOCs present in Conway Township. However, the latest samples were taken over ten years ago, therefore the township should request for updated data on contaminants in Livingston County.

WATERSHED
NOUN WA · TER · SHED

ACCORDING TO THE EPA A WATERSHED IS DEFINED AS AN AREA OF LAND THAT DRAINS WATER, SEDIMENT AND DISSOLVED MATERIALS TO A COMMON RECEIVING BODY OR OUTLET.

WOODLANDS

The forested areas of Conway Township are predominantly hardwoods, with small pockets of conifers. There are several large tracts (over 100 acres) of woodlands located in the northeast quadrant and numerous small tracts less than 40 acres scattered throughout the township.



PRIME FARMLAND

The Soil Conservation Service has classified prime farmland soil types. Prime farmland is land that has the best combinations of physical and chemical characteristics for producing food and fodder. Soil qualities, growing season and moisture supply are needed for a well-managed soil to produce sustained high yields. In various areas identified as prime farmland, the soils either do not receive an adequate supply of moisture, are saturated for long periods, or are frequently flooded during the growing season unless those limitations are overcome by irrigation, drainage or flood control. These soils are considered prime farmland only where the limitations have been overcome. Prime farmland soils comprise about two thirds of Conway Township. These soils are evenly distributed throughout the township, except in major drainage areas, which tend to be too wet to be considered prime farmland, without proper drainage.

The State of Michigan offers an income tax credit program to qualified farmers who agree to maintain their land in agricultural use for a specific period of time. Participation in the program indicates a long-term commitment to agriculture. As of May 2001, 5,152 acres were enrolled into this program under the farmland agreement provisions. This represents 21.3 percent of the township's total acreage. Lands entered into the farmland program are distributed primarily throughout the central portion and northwest quadrant of the township.



TRANSPORTATION

The Livingston County Road Commission is responsible for establishing and maintaining the public road network in Conway Township. Sources of funding for Road Commission activities include the State Motor Vehicle Fund, federal funds, and township contributions. The majority of traffic flow carried by county roads is attributed to rural residents traveling to and from work and Fowlerville for goods and services. The majority (87%) commute alone, with an average trip of 40.3 minutes to get to and from their place of employment. The remaining portion carpool to work. Most of Conway Township commuters are traveling to the Howell or Fowlerville areas.

Local and regional traffic flows depend upon the smooth operation of the existing thoroughfare system. Conway's road system is limited to the county primary and secondary roads as well as private roads. Conway Township has 68.25 miles of roadway with 13.07 miles (19.2%) of paved surface. Gravel surface makes up the remaining 55.18 miles of the township municipal roadway network. Although it is not directly connected to major rail routes and highways, Conway's road network is close in proximity to other transportation systems such as I-96 and the CSX railroad line. Located in the southeast portion of the township is the Maple Grove Airport.

COUNTY ROADS

Determination of primary roads is based on traffic volumes and service linkages between service centers. County primary roads serve as the main thoroughfares for regional movement. Access to a local activity center is a secondary function in Conway Township. The following three roads are among six classified as county primary roads. Due to changing traffic patterns and access to other communities, it would be the intent of Conway Township to replace primary Bell Oak Road and replace it with Sherwood Road.

FOWLERVILLE ROAD

Fowlerville road extends approximately six and one-half miles through the township and is the only north-south continuous paved roadway in the township. In

addition, this rural major collector thoroughfare is the most heavily traveled roadway in the community. Traffic volumes along Fowlerville increase from north to south with an average of 3,100 vehicles per day north of Chase Lake Road.

CHASE LAKE ROAD

Classified as a rural minor collector road. This roadway is the second largest traffic carrier in the township. An average volume of 200 vehicles per day were recorded west of Nicholson Road in 2014.

HAYNER ROAD

Hayner Road is classified as a rural major collector road, extending for two miles into Conway Township. It is the easterly link to U.S. 23 via Cohoctah Road and Bennett Lake Road. As of 2014, the average traffic volume on Hayner Road was 600 vehicles.

COUNTY SECONDARY ROADS

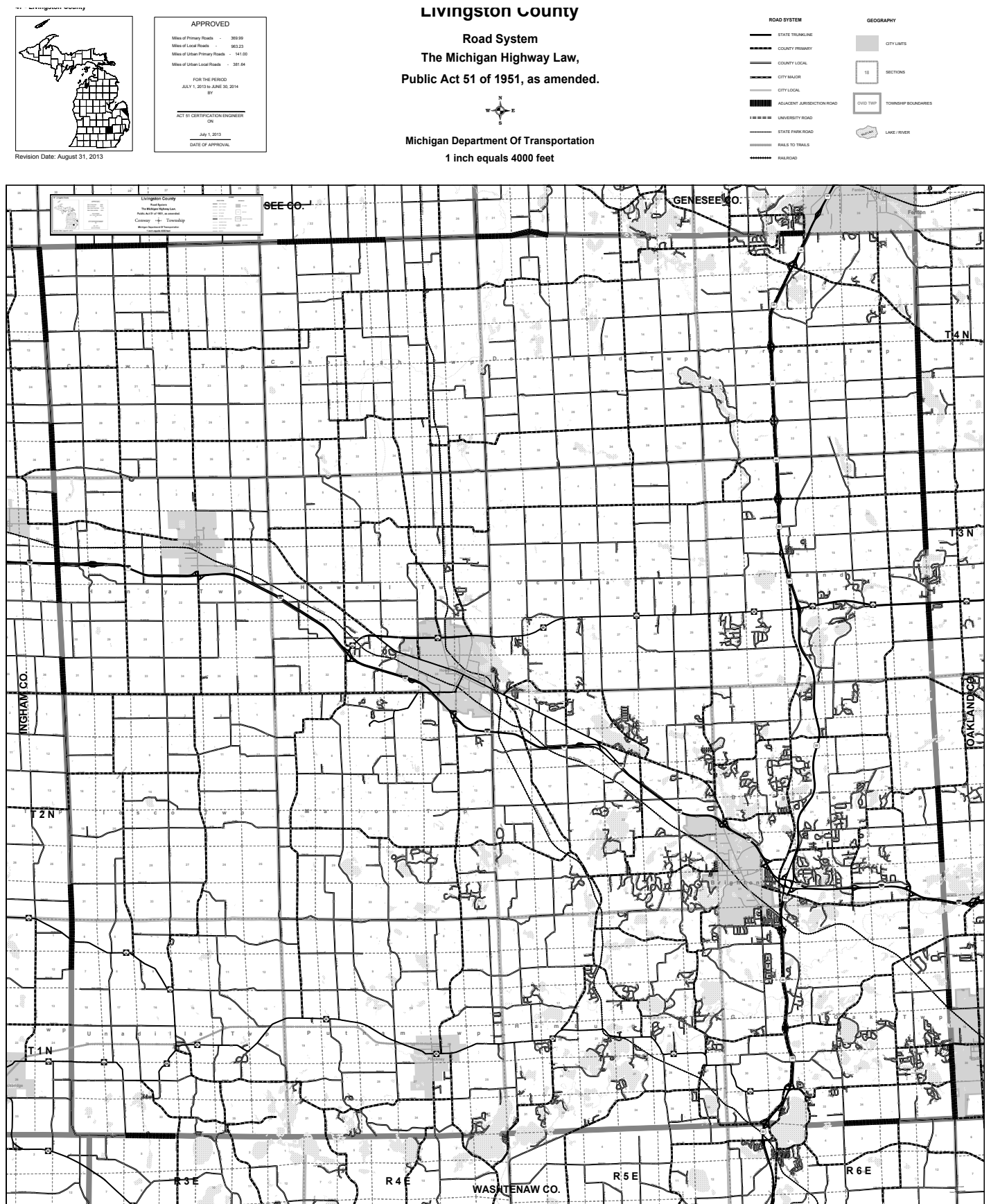
All other county roads in Conway Township are considered secondary or local roads. These roads serve as connector routes that connect separate parts of the township and provide access to individual residential property. Road improvements are funded by the township road millage.

PRIVATE ROADS

There are approximately six miles of private roads in Conway Township which generally are dead-end streets serving residential properties.



Map 4: Conway Township Roadway Network



LAND USE

PRIME FARMLAND

Conway Township has 24,190 acres of land encompassing approximately 37.7 square miles. Agricultural uses including cropland, pasture, confined feeding, orchards and horticulture comprise 61 percent (14,757.5 acres), the highest single percentage of land cover in Conway Township. Agricultural lands are evenly distributed throughout the township. Livingston County has approximately 26.4 percent of its total acreage covered by croplands.

Agricultural trends over the past decades across the United States have indicated the number of farms is shrinking while the average farm size grows. Overall, total farm acreage has dwindled as urban developments sprawl. Farm acreage in Livingston County has demised by 36,621 acres in the fifteen-year period between 1982 - 1997; this is equivalent to the loss of one entire township and nearly 3/4 of another. It is expected that almost all of Wayne and Oakland County farmland will be converted to urbanized land uses. Therefore, it is important to maintain the prime agricultural land available in Conway Township.

WOODLAND

Woodlands make up 24.7% percent (5,956 acres) of Conway Township. This land use category includes deciduous and coniferous woodlots of upland character. Woodland areas are scattered throughout the township with several large parcels of over a hundred acres located in the northeast quadrant of the community.

WETLANDS & WATERWAYS

Over 0.7 percent (178.8 acres) of Conway's land is officially classified as wetlands and waterways. It should be noted that lowland hardwoods are not officially classified as wetland areas, but they are often considered wetlands subject to a MDNR permit requirement. Many of the township's wetlands exist in relatively large contiguous areas rather than in small pockets. Most of these areas are primarily associated with the river channels and drainage ways. Wetlands and waterways comprise 3.4 percent of the county's total land cover.

OPEN SPACE/UNDEVELOPED

Undeveloped/ open space areas represent 72 percent of total land area in Conway Township. These areas are covered by herbaceous or shrub vegetation and are fairly evenly distributed throughout the township. The county holds approximately 17,383 acres of undeveloped land.

RESIDENTIAL

Almost 38 percent (9,305 acres) of Conway's land is used for low-density single family dwellings. (Note: This is a large increase from 1990 when only 451 acres were being used for low-density single-family dwellings.) Residential areas are distributed relatively evenly throughout the township with a slightly higher concentration in the southern half.

COMMERCIAL

Commercial land uses represent the smallest percentage, 0.3%, of land use cover type. Livingston County overall is not a commercialized area. Overall only 2% of land area in the county is devoted to commercial land uses. Residents utilize neighboring counties such as Washtenaw, Oakland and Wayne county to meet commercial needs. Due to the township's proximity to commercial centers, there is a strong community emphasis on minimal commercial development.

INDUSTRIAL

The area designated on the NW corner of Robb and Sherwood Roads is deemed industrial. Air transportation, currently Maple Grove airfield, occupies 64.9 acres of this land use category. This makes up most of the industrial land use in Conway Township. As of 2008, only 2% of land area is devoted to industrial land uses in Livingston County, primarily in Brighton and Green Oak Township.

A photograph of a garden path made of irregular grey stones. The path is flanked by lush green plants and clusters of bright red flowers. The scene is captured in a slightly soft, natural light. A semi-transparent white banner is overlaid across the top third of the image, containing the chapter title.

Chapter Three Goals & Objectives

MEETING COMMUNITY NEEDS

In 2016, The Conway Township Planning Commission released a thirteen-question Comprehensive Community Survey to gain community input on topics such as road improvements, access to services and other issues concerning the community. A total of 155 of community members responded, a 4% sample of the population. See Appendix for the survey questionnaire and responses.

Based on the responses, the most valued component of Conway Township is the rural atmosphere (32%), with the second being the low-density residential areas (22%). About half of all responses like the community minded neighbors of Conway Township, with a quarter most satisfied with the churches and schools of the community.

Figure 6: Most common responses to the question: What do you value most about Conway Township?



INTERNET

Overall, the majority of responses from the community-wide survey indicated residents there is not adequate Internet and cell phone services within the Township; over half of the residents lack broadband Internet coverage. About 58% of those who responded would support a millage to cover the expenses for broadband Internet infrastructure. On the other hand, over half respondents feel they have adequate emergency services such as police and fire protection.

TRANSPORTATION

Based on the community survey feedback, we can conclude most residents of Conway Township believe the community roads to be in good to fair condition. In summary, 28% felt the roads were in “good” condition, 36% believed the roads to be “fair” and 26% believe they are in “poor” condition. More than half of respondents would like to see more roads paved in the community. Primary road and intersection improvements include Nicholson, Chase Lake, Owosso, and Sherwood. Some individual comments on road improvements included bike lanes, lighting along Sherwood, and reduce speeding on Nicholson.

ENVIRONMENT

The most common outdoor recreational activities of survey respondents included hiking, hunting, biking, fishing, and horseback riding. 20% of individuals claim the open space of Conway Township to be the characteristic they like most about the community. Other common concerns indicated protection for natural resources.

PLANNING GOALS & OBJECTIVES

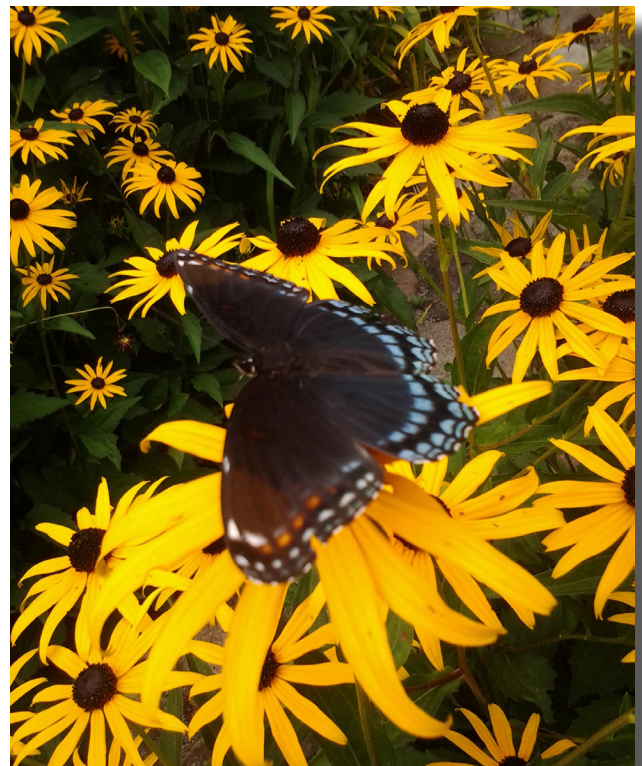
Long term land use planning requires policy goals from which decisions can be made. Such policy is often found in the thoughts, ideas and sentiments of members of the community, written as goals, objectives and policy for the township. The Conway Township Planning Commission and Administration solicited input for the resulting development of goals, objectives, and strategies contained herein.

Goals are intentions for the community.

Objectives are specific steps that can be prioritized and pursued; further defined as Strategies or Action Items.

Policy is a guiding principle designed to influence land use decisions and actions.

Goals and objectives are policies that establish an approach or position to land use planning. The following goals, and objectives will guide the Future Land Use found in this Plan.





GOAL: Manage the future development in a sustainable, controlled manner to ensure growth levels are consistent with the natural limitations of the land and the small-town character, while protecting the public health, safety and welfare of the community.

1 Provide regular opportunities for substantive public input on growth and development issues facing the township.

2 Update the Conway Township Zoning Ordinance to implement the recommendations from this Plan.

3 Guide development to make use of existing public services, utilities and infrastructure.

4 Promote sustainable design techniques in community development to increase community resiliency.

5 Coordinate land use and development with adjacent communities to ensure compatibility of communities in the future.

6 Provide regular training opportunities for Township Board, Planning Commission, and Board of Appeals members related to planning policies and techniques.

7 Preserve and promote the rights of the individual property owner while maintaining a rural way of life.

8 Provide high speed, reliable and cost efficient internet access to all residents and businesses.



GOAL: Manage future growth in a sustainable, controlled system to ensure growth levels are consistent with the natural limitations of the land, the availability of existing and planned facilities, protection of natural resources, and rural character of township.

1 Encourage the preservation, repair and maintenance of Conway's older homes, farmsteads and other structures, which offer the redeeming aesthetic, historical and social values.

2 Enhance single family residential character of neighborhoods.

3 Encourage cluster development of single family homes in new residential areas.

4 Neighborhoods must prevent pollution and siltation of wetlands by controlling drainage and stormwater runoff.

5 Update the township's zoning regulations to implement the Master Plan recommendations to maintain the predominant character of the community through standards regarding building heights, lot sizes, setbacks, and other site plan considerations.

6 Exclude land that has very high or high potential for agricultural use or contains wetlands or hydric soils.

7 Provide higher density housing opportunities for current and future township residents.



GOAL: Preserve existing agricultural operations and encourage continued farming activities through long-term protection of agricultural resources.

1 Support and promote the family farm operations through agricultural zoning provisions, enrollment in the P.A. 116 Farmland and Open Space Protection Act, and other initiatives when feasible.

2 Encourage limitations on development densities, and the avoidance of excess consumption of prime farmland.

3 Encourage agriculture-based tourism and a locally produced farm and food culture.

4 Promote riparian buffer zones between farmland, waterways and other uses to minimize nutrient runoff and noise pollution.

5 Support the Purchase of Development Rights (PDR) programs administered at the county or other regional level.



GOAL: Limit new commercial development to serve the needs of the local population while preserving sensitive natural resources and water supplies.

1 Encourage commercial endeavors that serve daily, local requirements, rather than having a regional focus.

2 Plan commercial development only in concentrated areas within the township and avoid strip commercial development.

3 Locate commercial development with direct access to paved roads, and at intersections with regional connections.

4 Provide specific locations on Fowlerville Road as primary commercial nodes to serve the township and the more regional market

5 Apply extensive buffers and strictly enforce landscaping regulations to ensure appropriate screening and avoid negative impacts to adjacent parcels and uses.



GOAL: Allow for small industrial development in a manner that maintains the health and vitality of the surrounding natural environment.

1 Identify appropriate locations in the township for small-scale commercial and industrial land uses, while taking into account opportunities and limitations of the township's natural features and the availability of public facilities and services.

2 Support the development of small industrial uses in areas with adequate year-round roadway access, on soils of lesser agricultural capability, with adequate water and septic capacity and low environmental sensitivity.

3 Develop a balanced industrial development strategy to achieve environmental compatibility and maintain the small town character.

4 Update Zoning Ordinance to allow for renewable energy generation in designated areas of the community.



GOAL: Preserve the natural resources of the township, including its open spaces, woodlands, wetlands, agricultural areas, floodplains and natural aesthetics.

1 Monitor and maintain natural resources along thoroughfares to prevent environmental damage.

2 Preserve the natural water bodies and drainage ways, flora and fauna, and unique geologic landforms, which give Conway Township its natural character.

3 Update the Zoning Ordinance and other enforcement tools to ensure development will minimize disruption to wetlands, floodplains, rivers, and other natural features.

4 Enforce riparian buffers along waterways and to protect aquatic ecosystem health and prevent erosion.

5 Maintain and protect the surface and groundwater throughout the township through strategic measures that prevent wastewater discharge.

6 Develop an ordinance for renewable energy generation such as solar panels or wind farms.

7 Utilize green stormwater infrastructure, also known as low impact development to ensure development does not adversely impact natural resources and surrounding properties.

8 Establish educational programs such as Township sustainability initiatives and conservation practices, especially in local school districts.

9 Prohibit development of floodplains and wetlands, and avoid disrupting or infringing upon environmentally sensitive slopes and woodlands.



GOAL: Provide necessary utilities and public services to township residents to promote the health and welfare of the citizens, based upon priority needs, cost-effectiveness, technical feasibility, land use policy and future land use patterns of this Plan.

1 Collaborate with adjacent municipalities to provide adequate services to community.

2 Encourage development that does not require municipal sewer and water services.

3 Encourage the location of churches, meeting halls, places of public assembly, and residential concentrations along primary, hard surface roads.

4 Permit alternative sources of energy that benefit township residents and do not negatively impact the township's unique character and natural resources.

5 Continue to provide fire and emergency services for township residents and continue relationship with Livingston County Sherriffs Department and Michigan State Police for necessary police services.



GOAL: Maintain a transportation network which allows for safe and efficient movement of vehicles, both motorized and non-motorized, throughout the community, utilizing the existing transportation structure and improving the base structure as needed to accommodate higher traffic flows.

1 Establish a multi-modal transportation network throughout the Township in collaboration with the Livingston County Road Commission, and the Michigan Department of Transportation.

2 Encourage physical linkages such as bike and pedestrian trails between communities that connect important regional assets such as parks and community services.

3 Discourage high traffic generating land uses and development patterns along secondary roads until such roads have been improved to accommodate high traffic levels.

4 Coordinate with Livingston County to extend regional non-motorized pathways into the township.

5 Maintain rural character of roads when needed.

6 Primary road improvement plan, i.e. gravel roads upgraded to solid surface roads. Improvements and maintenance of secondary roads.



GOAL: Provide recreation programs and facilities to meet the present and future recreational needs of all township residents.

1 Preserve the township's natural resources through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction and loss of natural resources.

2 Collaborate with neighboring communities and region to increase access to recreation opportunities for township residents.

3 Work with developers to ensure that a portion of all new development space is set aside as parkland or open space.

4 Explore options for recreation areas adjacent to Township Hall.

Chapter Four

Future Land Use



THE FUTURE OF CONWAY TOWNSHIP

The purpose of Future Land Use Strategy is to identify general patterns of land use and development throughout the township. In addition, it presents important guidelines for future public services. It does not intend to establish precise boundaries of land use areas or exact locations of future uses. Implementation of planned future land use patterns relies on regulatory tools of the township, most importantly the Conway Township Zoning Ordinance. The Zoning Ordinance regulates the type, location, bulk, and intensity of land development throughout the community, and will be updated to support planned future land use patterns. The plan is the township's vision for the future, laying the groundwork for growth and development.

Conway Township is a zoned community that promotes preservation of the existing farmland, woodlands and wetlands, and other natural resource assets of the community. Conway Township plans for five major types of land use for the future, including; Agricultural Residential (A-R), Residential (R), Commercial (C), Industrial (I), and Manufactured Housing Park (MHP). (See page 43 for the Conway Township Future Land Use Map).



AGRICULTURAL/RESIDENTIAL

The Residential land use category provides opportunities for low-density suburban style housing. The R-1 district developments promote the preservation of Conway Township land area through low-density cluster development of housing and careful consideration of existing land uses and community input. Wherever, possible, Single-Family Residential land uses are extended along paved roadways to provide better access for higher density uses.

The Residential land use category recognizes existing subdivisions and makes provisions for new residential areas on large lots. Average development densities within the Residential areas are planned for one dwelling unit per two acres except for subdivisions. Anticipated average development for subdivisions, whether in the form of flats or condominiums, are planned not to exceed one dwelling unit per 32,670 square feet (3/4 of an acre) although dwelling units (or lots) may be clustered in order to maximize retained open space. Single-family detached housing will be the predominant style in this area, although the Planning Commission may permit multiple family units along paved County Primary Roads through special land use approval.

As the largest land use in Conway Township, farming activities are the predominant activity within this classification, although single-family detached dwelling units are allowed. This land use is characterized by large lots, very low residential density and agricultural business activities. This category intends to preserve prime farmland properties and should be protected from residential development when possible. The land within this area is well suited for growing crops due to soil type and terrain, which are unique natural resources of the township. New residential properties are highly encouraged to be contained in cluster development to preserve land area.

Some non-agricultural uses may be of no harm to, or enhance the character of the farming area. Uses related to farming or the Planning Commission should allow agricultural production through special land use approval. For example, farm product processing, storage and distribution; the sale and service of products and

equipment used in farming; farm related enterprises such as roadside produce markets, farm-craft stores; and sale of horticultural products and services. These uses should be evaluated for their unique impacts on surrounding agricultural lands with particular reference to the amount and quality of land to be taken out of production, and the way the sites are developed and accessed to minimize conflicts with adjacent agricultural uses.

The plan recommends that subdivisions in agricultural areas be subject to special land use approval by the Planning Commission to ensure better control over timing, size and location of projects. It is expected that subdivisions in the areas will develop in a logical pattern extending out from the residential areas so that subdivision developments do not “leapfrog” into areas and result in premature loss of farmland.

In order to further protect agricultural resources in Conway Township, properties within the Agriculture land use may be enrolled in the P.A. 116 Farmland and Open Space Protection Program. The availability of a Purchase of Development Rights (PDR) program is a critical component of agricultural land uses. PDRs allow landowners to sell development rights for the farm parcel to a governmental or not-for-profit entity in exchange for placement of an easement on the land which prohibits future non-agricultural development of the property. This agreement allows the farmer to receive the value of their property without allowing development.

MANUFACTURED HOMES

Land area for Manufactured Housing Parks is planned at a density of six to eight dwelling units per acre and requires diligent planning and design to ensure proper private water supply and waste disposal without the presence of public utilities. Development of this density should be located only on county primary or county local roads in Conway Township. Manufactured housing parks should incorporate buffers between lower-density uses, and large setbacks to protect rural view-sheds and minimize land use conflicts.

There are two areas proposed for use as Manufactured Home Parks, as indicated on the Future Land Use Map (Map 6). One is located at the northeast corner of Herrington Road and Allen Road, not to exceed fifty (50) acres in area; the second location is described as the southwest quadrant of the southeast quarter of Section 26, not to exceed fifty (50) acres in area. The site selection criteria considered for placement of high-density residential land uses should include avoidance of wetlands and hydric soils and preservation of prime farmland within the township.



AIRPORT

The Maple Grove Airport is a public use, general aviation airport located at 7080 Sherwood Drive. The main purpose of the Airport land use area is to provide aviation services to the local community. The Federal Aviation Administration (FAA) Identifier is 65G, averaging 75 operations per day. During the summer season, 50% of these operations are local general aviation and 50% transient general aviation, with 85% transient and 15% local in the winter months. The facility is the base for 7 airplanes with an east-west runway of 3,050' x 110', and a 2,000' x 113' north-south runway. The site offers sky diving spring to fall and aircraft training opportunities.

On the first Sunday after Labor Day, the airport is turned over to the Fowlerville Rotary for an annual fly-in breakfast. It is the largest Dawn Patrol fly-in breakfast

in the state. In addition, it is one of the largest fund raisers for the Rotary as well as the Conway Township Cemetery Committee to aid the restoration of the headstones in Conway's five cemeteries.

The Maple Grove Heliport is located at 7278 Sherwood Drive. The FAA identifier is E66, averaging 24 operations per day. About 90% of operations are local and only 10% are transient. There is a total of three helicopters based at the Heliport. In addition, the site offers flight training for Police, EMS, News gatherings, military, as well as private and commercial training. The site also offers complete overhaul and inspections on private and commercially owned helicopters.



COMMERCIAL

Two commercial areas or commercial nodes are planned for the township's future commercial development. These commercial nodes are located on the southeast and southwest corners of Fowlerville and Lovejoy Roads, as well as at the intersection of Fowlerville and Sherwood Roads. Fowlerville Road is a paved, north-south road that bisects Conway Township. Fowlerville Road receives more traffic than any road in the township. Fowlerville Road provides vehicular access to interchanges with Interstate 96 to the south and Interstate 69 to the north in Shiawassee County. Commercial nodes are located at intersections of heavily traveled roads to provide additional market support and to concentrate commercial uses in the township.

Conway Township has a screening ordinance in effect for commercial areas:

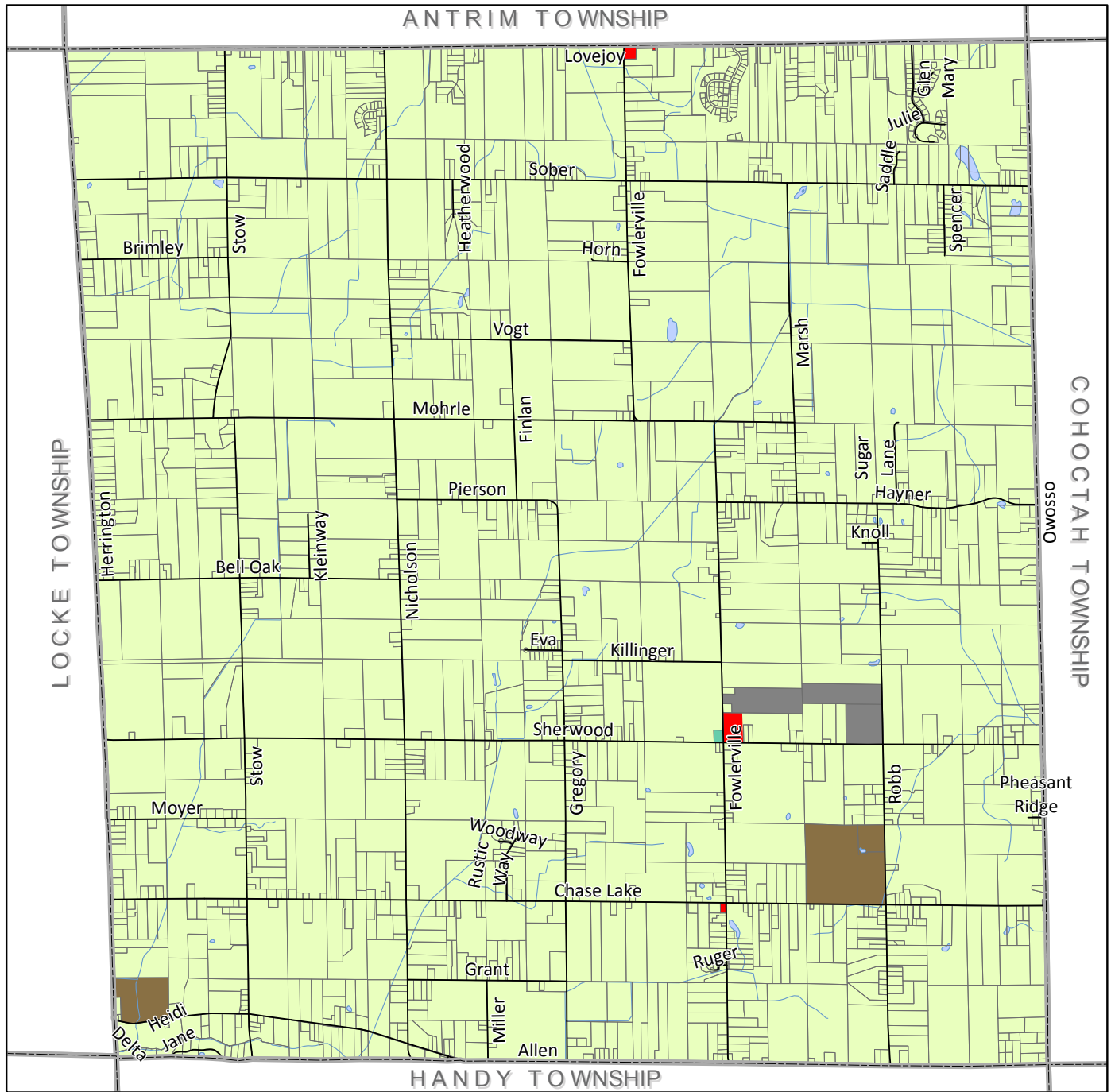
FOWLERVILLE ROAD & LOVEJOY ROAD

The southeast and southwest corners of Fowlerville Road and Lovejoy Road comprise the northern commercial nodes. This intersection is located roughly halfway between Interstate 96 and Interstate 69. The northeast and northwest corners of this intersection are located in Antrim Township, Shiawassee County.

FOWLERVILLE ROAD & SHERWOOD ROAD

The Fowlerville Road and Sherwood Road intersection is planned as one of two commercial development nodes. Township Hall is also located at this intersection. Sherwood Road, although only partially paved, provides vehicular traffic within the township with a direct west route toward East Lansing. Planning commercial development for these nodes will provide ample opportunity for uses limited to local convenience to locate within the township. Local convenience uses will provide goods and services to township residents, and will eliminate a need for strip commercial development along Fowlerville Road. High quality site design standards and regulations will be necessary to ensure quality development within the Commercial District.

Map 6: Conway Township Future Land Use Map



- Agricultural/Residential
- Manufactured Home Community ≥ 50 Acres
- Commercial
- Airport
- Township Hall

FUTURE LAND USE
 Conway Township, Livingston County



Source: Livingston County
 Carlisle/Wortman Associates
 October 18, 2017

The background image is a landscape photograph of a sunset or sunrise. The sun is a bright, glowing orb just above the horizon, casting a warm orange and yellow light across the sky. A utility pole stands on the right side of the frame. A prominent, bright, white streak of light, possibly a meteor or a contrail, descends from the top left towards the center of the sky. The foreground is dark and silhouetted, suggesting a field or trees. The overall mood is serene yet dramatic.

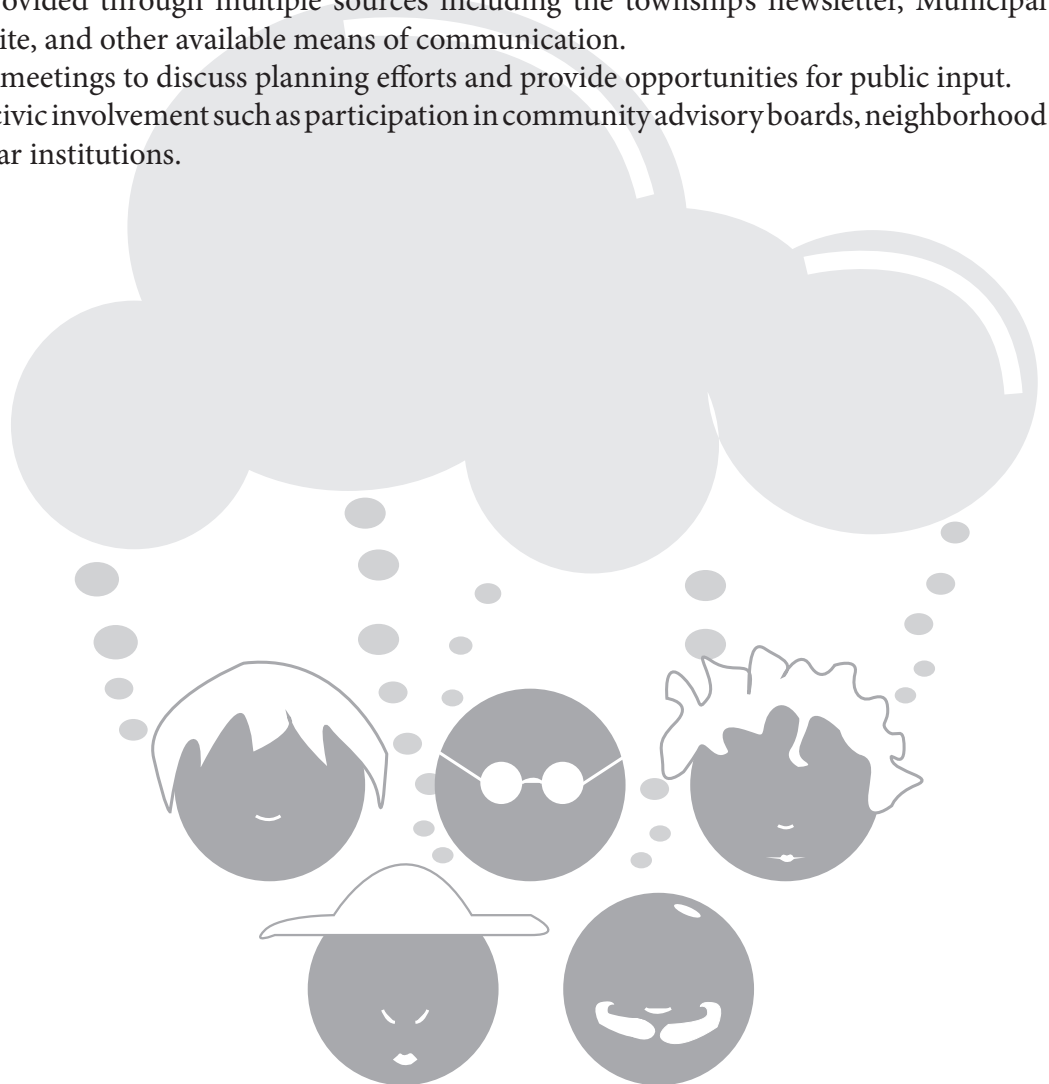
Chapter Five Implementation

PUBLIC PARTICIPATION

Success of the township's Master Plan will depend heavily on citizens' understanding of the planning process and the plan's specific goals, objectives, and policies. An engaged population will be more likely to support bond proposals, special assessments, zoning decisions, and development proposals. Conway Township must effectively communicate the importance of long-term planning and encourage citizen participation in ongoing planning efforts.

Specific actions which help to develop understanding and support for the township's planning process include:

- Ensure that copies of the updated Master Plan are readily available for viewing at the Municipal Office and township website (conwaytownship.com).
- Ensure that copies of the most recently adopted Zoning Ordinance are readily available for viewing at the Municipal Office and online.
- Post the Future Land Use Map of the Master Plan in the Municipal Office and online.
- Post a regularly updated list of current events pertaining to planning and zoning matters in the community on the township website.
- Notify residents of meetings that will address development and public service improvement proposals. Notifications should be provided through multiple sources including the township's newsletter, Municipal postings, community website, and other available means of communication.
- Hold periodic community meetings to discuss planning efforts and provide opportunities for public input.
- Promote opportunities for civic involvement such as participation in community advisory boards, neighborhood watch programs, and similar institutions.



ZONING ORDINANCE

Last amended October 20th, 2015, the Conway Township Zoning Ordinance is the primary tool for implementing and enforcing the vision of the Master Plan. As a regulatory guide for development of future land uses, it divides the community into districts. Each district is prescribed a set of uses and a minimum set of development requirements that must be met. Supporting staff of the township are tasked to enforce ordinance requirements by conducting plant and site inspections and periodic ordinance reviews.

The Zoning Ordinance and Zoning Districts Map are not to be considered long-term documents, but rather a tool to assist the implementation of the planning policy. The local government has the responsibility to protect the health, safety, and welfare of their citizens. Proactive mitigation policies and actions reduce conflicts and promote safe and resilient communities.

SUBDIVISION ORDINANCE

A Subdivision Control Ordinance is also an important tool in carrying out the concepts of the Comprehensive Plan. This ordinance sets forth requirements and procedures to control the subdivision of vacant land for development. A Subdivision Control Ordinance should be adopted by the Conway Township Board of Trustees under the authority of the Subdivision Control Act 288 of 1967, and the adoption of amendment PA591 of 1996.

REVISIONS TO THE PLAN

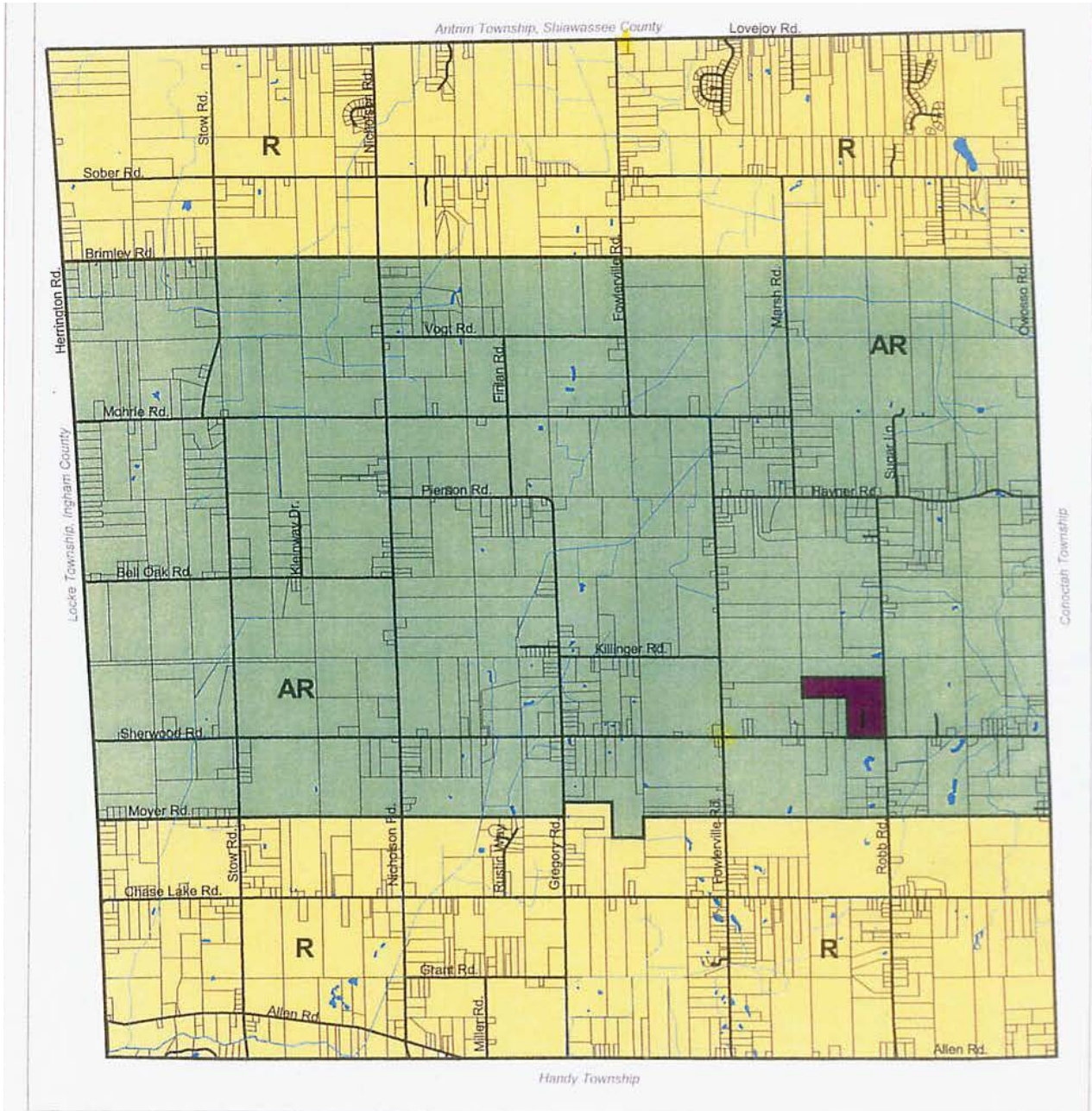
The Comprehensive Plan should be updated periodically (review must be completed every five years in order to be responsive to new growth trends and current township attitudes. With all notices and applications required, as growth occurs over the following years, the Comprehensive Plan goals, land use information, population projections and other pertinent data should be reviewed and revised as necessary so the plan can continue to serve as a valid guide to the township.



PLANNING EDUCATION

Planning Commissioners should attend planning seminars to keep themselves informed of planning issues and learn how to better carry out their duties and responsibilities as Planning Commissioners. These seminars are regularly sponsored by the Michigan State Land Policy Institute and the Michigan Township Association (MTA) and are a valuable resource for Planning Commissions.

Map 7: Conway Township Zoning Map



****REVISE/UPDATE MAP****

Zoning Districts

- AR - Agricultural/ Residential
- R - Residential
- MHP - Manufactured Housing Park
- C - Commercial
- I - Industrial

CERTIFICATION
 I, Chester G. Dietrich, Clerk of Conway Township, Livingston County, Michigan do hereby certify that this map is a true copy of the map adopted by the Conway Township Board on _____ as well as amendments made as of revised date.

 Chester G. Dietrich, Conway Township Clerk

The lot lines of this map are representative of the actual lot lines and are not intended as a substitute for an official survey or to be used to resolve boundary or area issues. Secure a survey, consult County records or the Conway Township Clerk records for dimension, boundaries, and area of lots.

ZONING MAP REVISIONS

Date	*	Date	*

*Initials of Authorized Person

Zoning Map

Base Map Source: Livingston County GIS Department, 9/2004
 Data Source: Livingston County Planning Department, 4/1997
 McKenna Associates, Inc. 2004



12/10/2004

ACTION PLAN

Project	Implementation Objective	Time	Funding
Land & Resource Preservation	Work with the Township Board and Planning Commission to review development proposals and encourage developers to set aside land for open space preservation, farmland, and non-motorized pathways.	Ongoing	--
	Seek partnerships with the State of Michigan, Southeastern Livingston County Recreation Authority, and Livingston County Road Commission.	Ongoing	--
	Maintain and protect the surface and groundwater throughout the township.	Ongoing	--
	Preserve the township's natural features through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction or loss of natural resources.	Ongoing	Township Funds, Grants, & Donations
Transportation	Work with the Township Board and Planning Commission to create a township-wide non-motorized pathway network.	Ongoing	Township Funds, Grants, & Donations
	Improve and maintain priority road segments based upon planned land use and existing and projected traffic patterns.	1-2 years	Township Funds, Grants, & Donations
Utilities & Services	Incorporate broadband Internet infrastructure into areas suitable for such development without disrupting natural resources.	1-2 years	Township Funds, Grants, Donations, & Millage
	Introduce zoning ordinance for renewable energy installations such as wind and solar farms.	1-2 years	Township Funds, Grants, & Donations
Agriculture	Provide opportunities for agricultural based tourism.	Ongoing	--
	Preserve existing agricultural operations and encourage farming activities through long-term protection of agricultural operations.	Ongoing	Transfer of Development Rights, Township Funds, Grants, & Donations
Parks & Recreation	Formalize a Conway Township Recreation Committee to oversee the creation and implementation of a Recreation Plan, and to coordinate efforts with adjacent communities, county agencies and other organizations.	1-2 years	--

CAPITAL IMPROVEMENT PROGRAM

Capital improvement programs (CIP) consider the funding and timing of all municipally related capital needs. The CIP is a schedule of projects that contains estimated costs and sources of funding. The Master Plan should be used as a key reference document in the preparation of the CIP to ensure that public dollars are spent where the most benefit will be received.

Conway Township has a rich agricultural history with many of the members of the original farming families remaining in the Township within the existing five cemeteries.

1. Fuller Cemetery (Antrim) Est 1884 – Lovejoy Road
2. Benjamin Cemetery Est 1874 – Fowlerville Road
3. Coughran Cemetery Est 1841 – Owosso Road
4. Klein (Conway) Cemetery – Gregory Road
5. United Brethren (Miller) Cemetery Est 1880 – Stow Road

The Cemetery Board has developed a detailed and thorough plan that can reviewed at the following link:

ADD LINK

The Cemetery Board is an advisory body; the Township Board holds the deed to the properties and makes final decisions on the cemeteries and contributes 100% of the operating funds to care for and maintain these areas. According to cemetery records there are approximately 3,294 burial sites in Conway Township of which approximately 2,378 are occupied. The plan as linked above provides for plans for including but not limited to the following items for the existing cemeteries:

- Survey of all cemeteries except Antrim (completed)
- Designated Parking and Driveways
- Updated signs with historical name markers
- Posted signs for rules/ordinances
- Natural borders and/or fencing and gates
- Reflection gardens with benches
- Water access for watering flowers and plants
- Security Cameras
- Veterans Memorial
- Cremains scatter area and reflection garden with monument with name plaques
- Pet cemetery



FUNDING

A variety of funding mechanisms are available for Conway Township to implement the goals and policies of the Master Plan. Some of the current mechanisms available are listed below, however, legislation and sources of funding are constantly changing.

SPECIAL ASSESSMENT

This method provides the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road and utility improvement projects.

P.A. 116 FARMLAND & OPEN SPACE PROTECTION PROGRAM

Purchase of Development Rights (PDRs) allow landowners to sell development rights of a farm parcel to a governmental or non-profit entity in exchange for the placement of an easement on the land, prohibiting development on the property. This program is a critical tool in protection of farmlands.

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

The Michigan Department of Natural Resources Recreation Division administers the Land and Water Conservation Fund (LWCF- requires 50% local match) and the Natural Resources Trust Fund (MNRTF- requires 25% local match). Other funding may be available through programs at the State and Federal levels such as the Great Lakes Fishery Trust, the Inland Fisheries Grant Program, and the National Fish and Wildlife Foundation. Federal funding through the National Parks Service under the Rivers & Trails Program which includes the Land and Water Conservation Fund and the Urban Park and Recreation Recovery.

MDOT TRANSPORTATION ENHANCEMENT PROGRAM (SAFETEA-LU)

The township can take advantage of this Act to attempt to receive funding for transportation enhancement activities. Possible projects include a wide variety of efforts from historic preservation, landscaping and beautification, or streetscaping. The MDOT makes decisions after a local and regional screening process has been conducted.

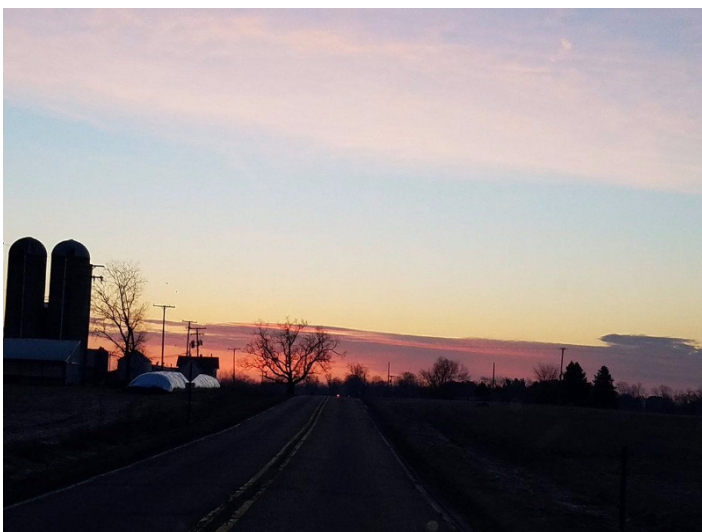
TAX INCREMENT FINANCING PUBLIC ACT 450 OF 1980

Tax increment financing is a means of funding infrastructure improvements such as roads, sewers, and other utilities needed for development. Bonds are issued by the community to pay for the needed improvements, then paid off by capturing the resulting increases in property taxes spawned by the improvements.

CLIMATE CHANGE

The Midwest is currently facing the impacts of climate change. According to Global Change, "between 1900 and 2010, the average Midwest air temperature increased by more than 1.5°F. However, between 1950 and 2010, the average temperature increased twice as quickly, and between 1980 and 2010, it increased three times as quickly as it did from 1900 to 2010". Conway Township is a community at risk to the effects of climate change due to the potential threats to agriculture. Rising carbon dioxide levels and long growing seasons will increase yields of some crops. However, most crop yields will drop due to irregular and extreme weather events, such as abnormal temperatures, flooding and drought. Early crop budding and cold injury will greatly impact fruit crop yields. In addition, increases in pest and disease outbreaks are likely to increase, creating additional stresses to agricultural livelihoods.

The realities of climate change are requiring communities across the country to consider critical policy changes in order to address the impact of severe weather events and protect the livelihoods of its citizens. Communities are finding innovative solutions to increase resiliency while balancing economic development and meeting the needs of the people. A resilient community is defined as a community that can absorb the environmental stresses imposed by climate change and has the ability to reorganize and adapt. Conway Township must understand how climate change will impact the community, and develop a strategy for mitigating these impacts. Through community engagement and policy changes, the township can implement adjustments to address infrastructure, habitat protection, landscape design, and land use to increase community resiliency.



HAZARD MITIGATION

Local governments have the responsibility to protect the health, safety and general welfare of the public. There is a key opportunity to integrate hazard mitigation concepts into not only the disaster preparedness and response phases of emergency management, but more importantly, in the community planning process. The primary focus of emergency management has previously been on how to prepare and respond to disaster events, rather than preventing those hazards from causing disaster. A shift in emphasis from “disaster” or “emergency” management to “hazards” and resiliency management could help to ensure that planning activities are broadened to immediately address the hazards that face communities rather than just the disasters that strike. Many of the challenges that need to be overcome in order to implement local hazard mitigation stem from the fact the hazards receive little attention until there is a disaster.

To produce effective community planning decisions we must accurately develop and analyze the facts that uncover community problems (including possible hazards and vulnerability of the population to hazards) and provide a basis for their realistic solutions; and apply principles, standards, and practices that point the way to consistent, adequate plans, solutions, and mitigation of hazards that might affect a community. During the various phases of the planning process a community will:

- Identify problems/issues
- Gather and analyze information
- Formulate goals and objectives
- Identify and evaluate alternatives
- Select a course of action.

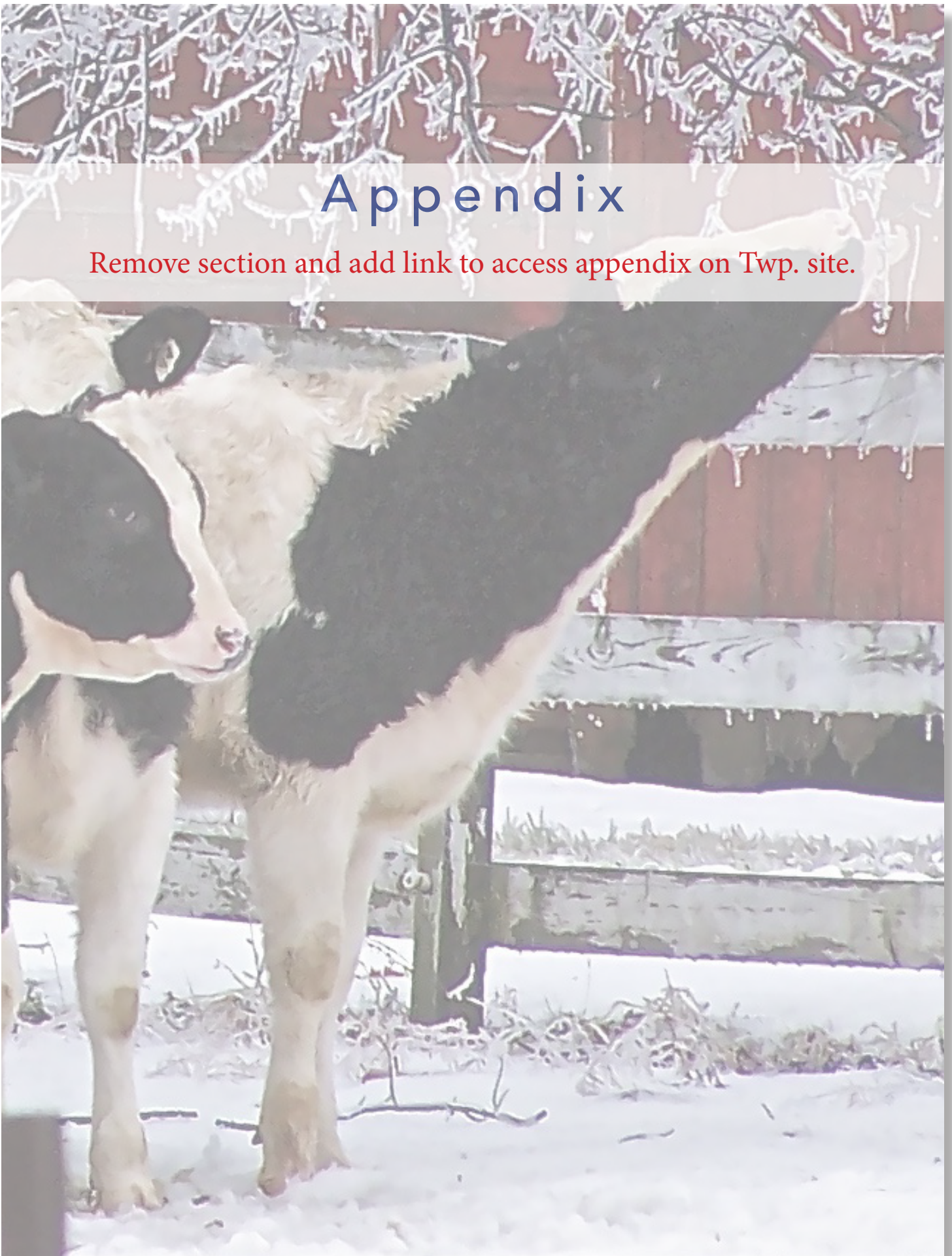
Integration of emergency management and the community planning process can serve as a bridge between local government’s growth and hazard mitigation plans, land development regulations, building codes and other ordinances. By working together to produce a county-wide mitigation strategy, local communities and the county, in partnership with the state, can help move a community closer to becoming a resilient county when disaster does strike. Communities who implement resiliency planning techniques and strategies stand to receive more money after a disaster, and will be given priority over communities who have not implemented a mitigation strategy.

Hazard mitigation deals primarily with long term, general hazard reduction issues, and resiliency planning in the face of climate change. Resiliency techniques involve community planning that incorporates sustainable design techniques to minimize erosion, increase natural habitat, reduce stormwater runoff, and maximize energy independence. The focus of mitigation is improving community capabilities to withstand future disasters, requiring effective strategic skills in planning, policy design, and implementation. Many hazards are localized, with their likely effects confined to specific known areas: floods affect flood plains, landslides affect steep soft sloped areas, etc. The effects of such hazards can be greatly reduced if the hazardous areas are eliminated from settlements or as sites of development. Most comprehensive plans involve land use zoning attempts to separate hazardous industrial activities from major population centers. Community planning needs to integrate awareness of natural hazards and disaster risk mitigation into the normal processes of planning the development and/or redevelopment of a community.

Zoning ordinances are used to regulate the use of land and structures and to set standards for setbacks and yards, building height and bulk, lot size, density, and treatment of nonconforming uses and structures. For implementation of a development management (hazard mitigation) strategy, low density zoning districts can be used to limit development in areas that are environmentally sensitive, such as water-supply watershed, or hazardous areas such as flood plains. Hazardous areas can be delineated in traditional zoning districts or as “hazard districts” which require special performance standards for all uses, no matter what their type.

Appendix

Remove section and add link to access appendix on Twp. site.



APPENDIX

Conway Township Comprehensive Community Survey 2016

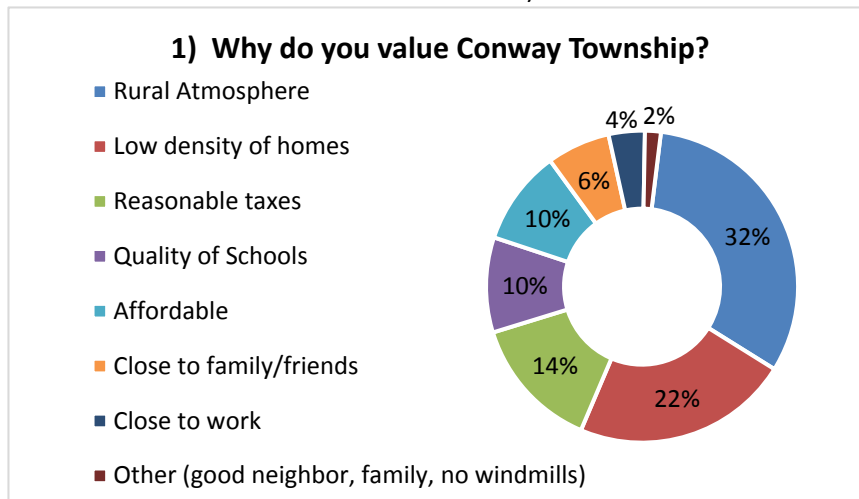
General information

1. Why do you value Conway Township? (Check all that apply)

Response Choices

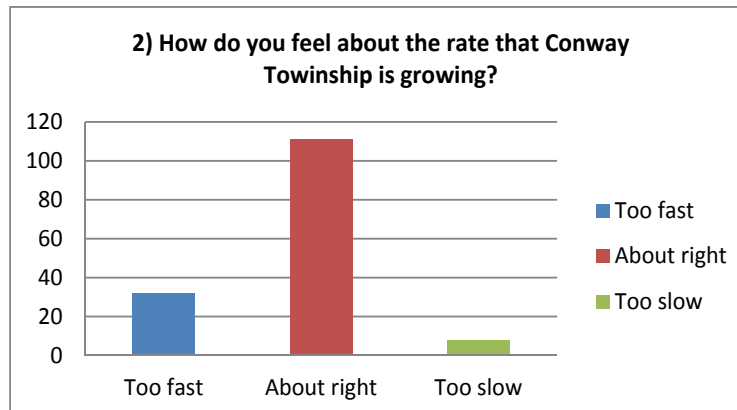
responses

Rural Atmosphere	136
Low density of homes	96
Reasonable taxes	59
Quality of Schools	42
Affordable	42
Close to family/friends	28
Close to work	16
Other (good neighbor, family, no windmills)	7



2. How do you feel about the rate that Conway Township is growing?

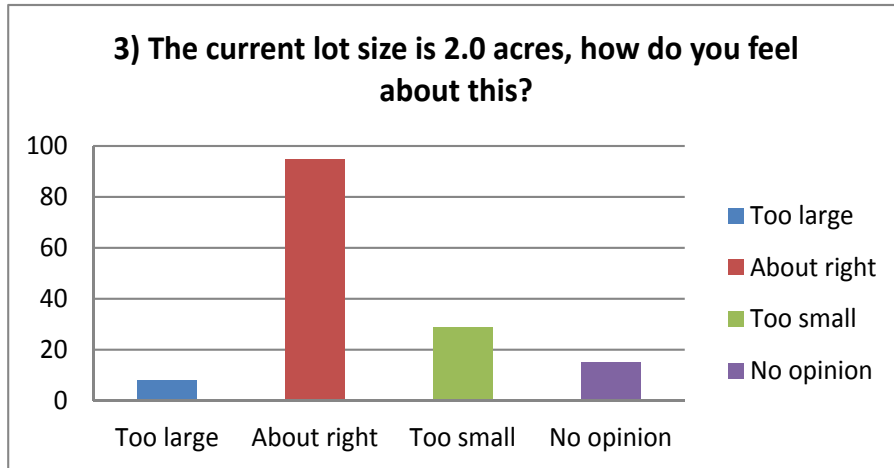
Too fast	32
About right	111
Too slow	8
Total	151



3. The current lot size is 2.0 acres.

Do you feel this is:

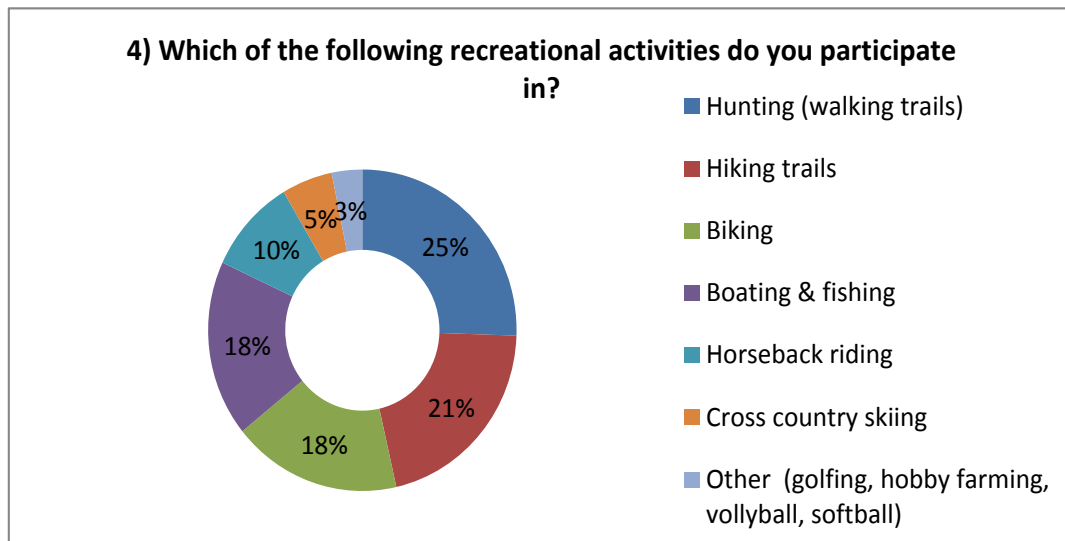
Too large	8
About right	95
Too small	29
No opinion	15
Total	147



Recreation Activities:

4. In which of the following types of recreational activities do you participate? (Check all that apply)

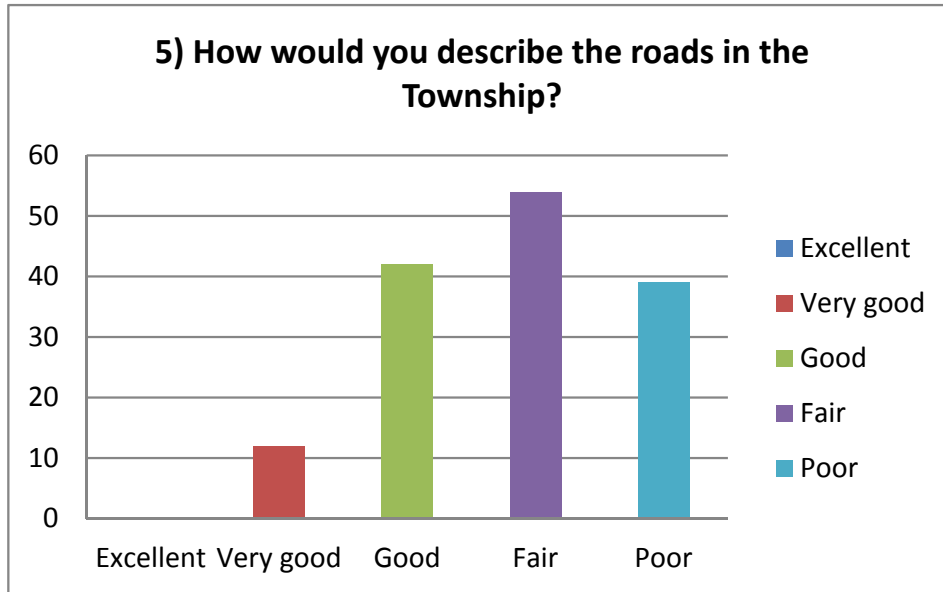
Hunting (walking trails)	72
Hiking trails	59
Biking	50
Boating & fishing	50
Horseback riding	27
Cross country skiing	15
Other (golfing, hobby farming, volleyball, softball)	9



Commuting:

5. How would you describe the roads within the Township?

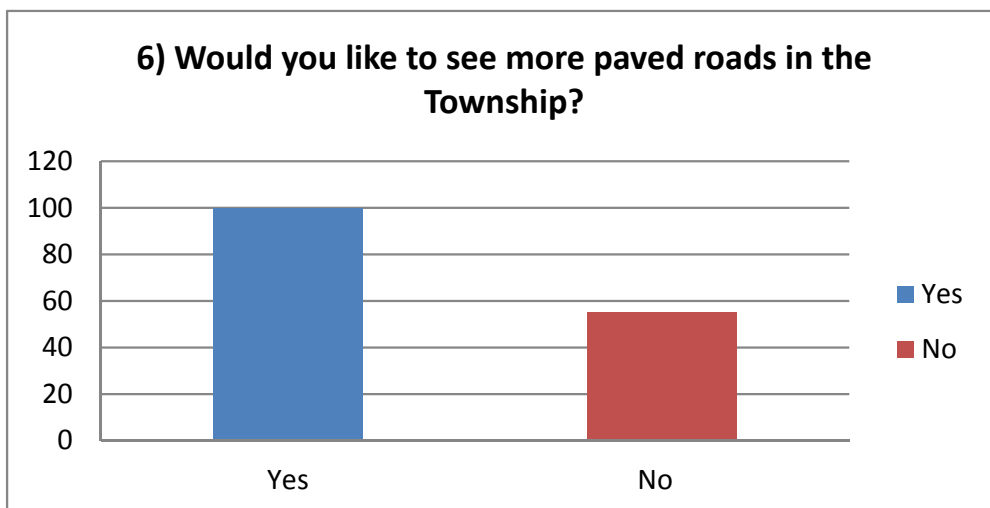
Excellent	0
Very good	12
Good	42
Fair	54
Poor	39
Total	147



6. Would you like to see more paved roads in the Township?

Yes	100
No	55
Total	155

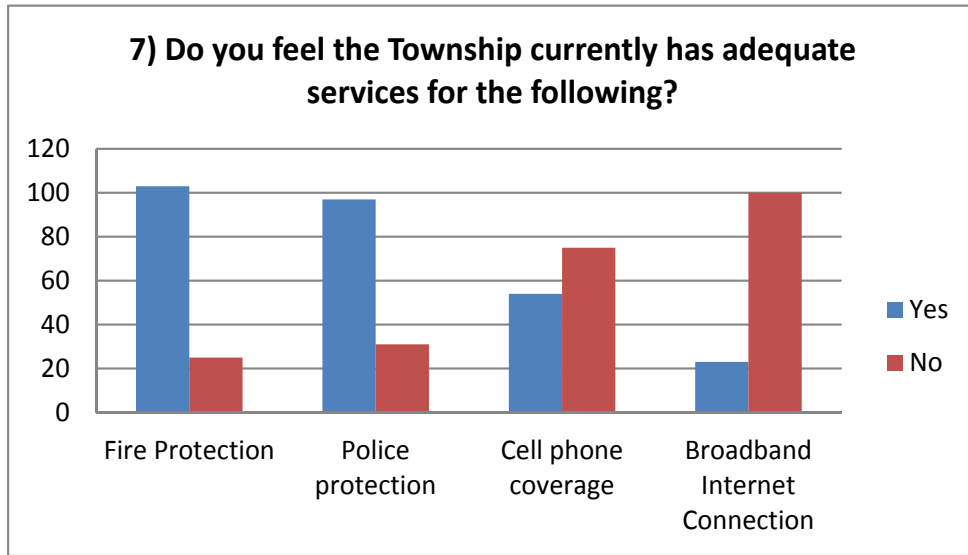
If Yes what improvements?



Services

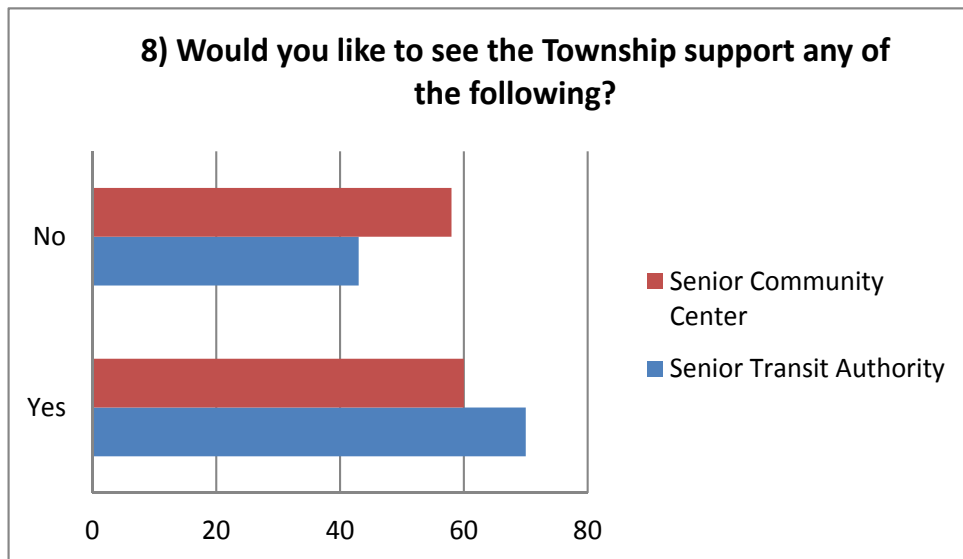
7. Do you feel the Township currently has adequate services for the following?

	Yes	No
Fire Protection	103	25
Police protection	97	31
Cell phone coverage	54	75
Broadband Internet Connection	23	100



8. Would you like to see the Township support any of the following?

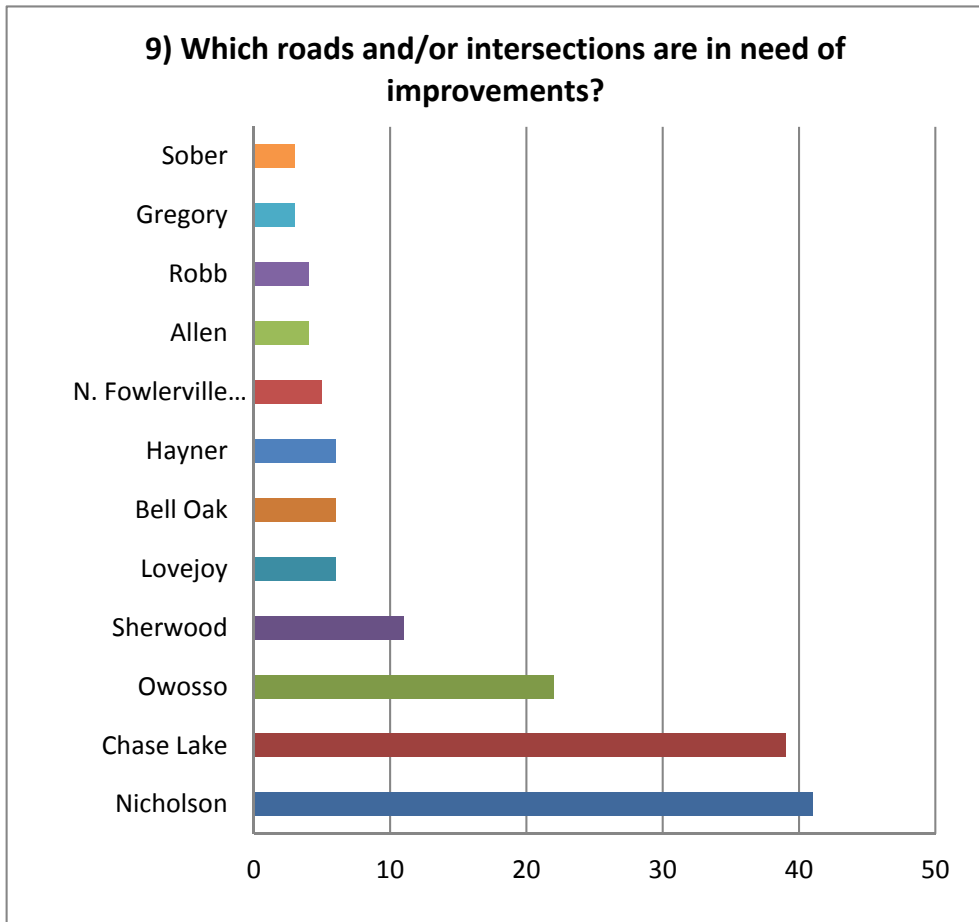
	Yes	No
Senior Transit Authority	70	43
Senior Community Center	60	58



Road Improvements:

9. If Conway Township and the Livingston County Road Commission are financially capable of making additional road improvements, which roads and/or intersections are in need of improvements?

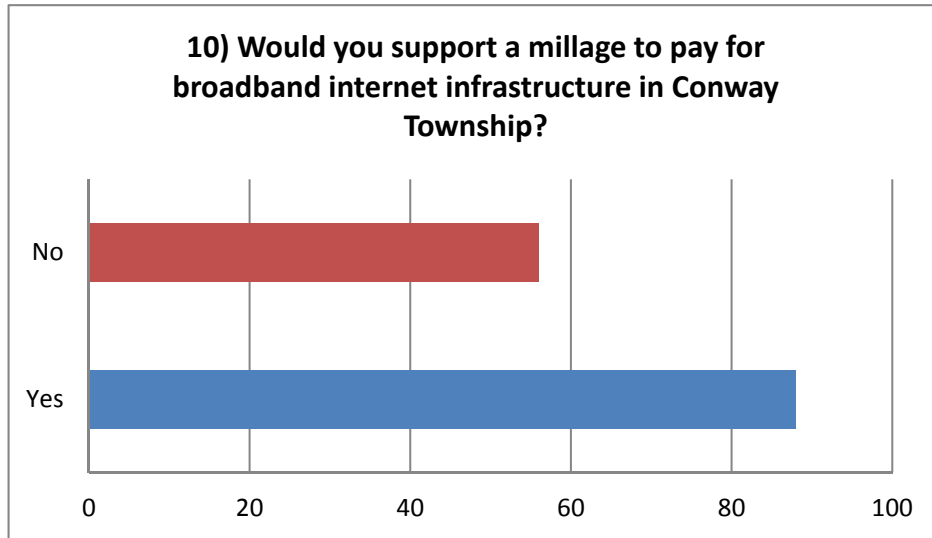
Nicholson	41
Chase Lake	39
Owosso	22
Sherwood	11
Lovejoy	6
Bell Oak	6
Hayner	6
N. Fowlerville Rd. - finish paving	5
Allen	4
Robb	4
Gregory	3
Sober	3
Total	150



Broadband Millage:

10. Would you support a millage to pay for broadband internet infrastructure in Conway Township?

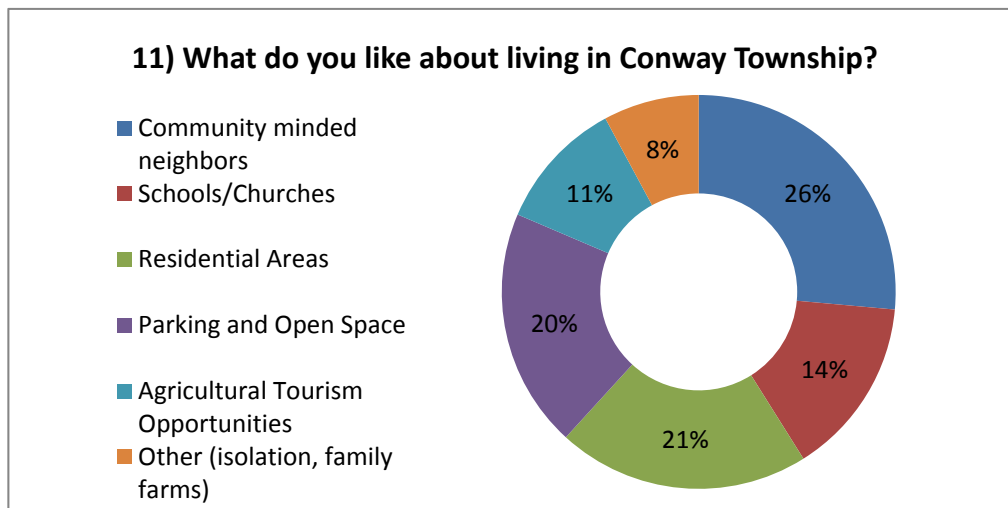
Yes	No	Maybe
88	56	7 comments



Preferences:

11. What do you like about living in Conway Township? (Check all that apply)

	Responses
Community minded neighbors	74
Schools/Churches	41
Residential Areas	58
Parking and Open Space	55
Agricultural Tourism Opportunities	30
Other (isolation, family farms)	22



Concerns:

12. Are there specific areas of concern that you have about the Township that should be addressed?

Responses

Chemical runoff/rather have dust
Don't like cookie cutter subs
Speeding on Nicholson
Response time of police and fire
junk cars
Party Store
tax increases
internet
natural resources protected
allow township hall rental
Leadership stinks/Board needs to get along
trees and weeds should be cut back

13. Is there anything else you would like us to consider?

Responses

Animal caution signs
Live here due to rural atmosphere
Control growth
Better lighting on Sherwood Rd.
Loves community
property tax bill not being sent to mortgage company
buy land for a park
more gravel than limestone
no fracking or pipelines
speeds need to be reduced
bike lanes next to roads
affordable housing
natural gas
Speeding on Nicholson
term limits for Township Board
better dust control
better Hall open hours
unkept property
more commercial development

18 Comment Forms	Comment	Responses
	1 Fast Internet	9
	2 More farms, less idiots, keep Agg.	7
	3 Bike trails, horse trails, recreation	6
	4 Keep dirt roads no paving	6
	5 Cell Phone improvements	5
	6 Lot size 2 acres, don't downsize	5
	7 Help preserve Farmers rights to farm	5
	8 More Police Traffic enforcement	4
	9 Improve roads by paving some	4
	10 Township office open more days	4
	11 Hobby Farms	2
	12 No Gun ranges	2
	13 No Fracking	2
	14 Small animals on less than 2 acres	2
	15 Renting the Hall	1
	16 Mike Rife off the Board/ Board more proactive	1
	17 Be careful on cost of internet	1
	18 No internet	1
	19 Preserve the water quality	1
	20 Allow older homes to be turned into duplex	1
	21 Communities that service old & young people	1
	22 Police, EMS, and Fire closer	1
	23 stop brining roads the runoff comtamitates	1
	24 Allow Acc. Buildings in front of home	1



Livingston County Department of Planning

MEMORANDUM

TO: Conway Township Planning Commission and the Livingston County Planning Commissioners

FROM: Robert Stanford, Principal Planner

DATE: December 6, 2017

SUBJECT: **MP-03-17**
2017 Conway Township - New Master Plan

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

Livingston County Planning Department received correspondence from the Conway Township Planning Commission contractual planner on November 10, 2017 for Livingston County Planning Commission review and comment in accordance with Section 41 of the Michigan Planning Enabling Act (P.A. 33 of 2008). County Planning Staff was provided with an electronic link of the Plan.

The 2017 Conway Township Master Plan will replace the current amended 2012 plan. County planning staff reviewed the plan for compatibility with the *Livingston County Comprehensive Plan* and for potential impacts on Livingston County residents and adjacent communities. Staff's comments are as follows:

Plan Organization:

The Conway Township Plan is organized into five separate chapters with an appendix, as follows:

- Introduction
- Community Description
- Goals & Objectives
- Future Land Use Plan
- Implementation
- Appendix

The Plan also includes several maps and associated figures.

Individual chapters of the Plan are described as follows:

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

•
(517) 546-7555
Fax (517) 552-2347

•
Web Site
co.livingston.mi.us



CHAPTER 1: Introduction

- **Purpose**

The Plan begins with a brief purpose section, which summarizes the need for the Plan, the components of the Plan (background studies, evaluation of community character, development capability and community needs, identification of goals and objectives and implementation), and that the development of a township master plan is essential for the creation of an effective and functional planning network and that it is necessary to comply with the Michigan Planning Enabling Act (PA 33 of 2008).

CHAPTER 2: Community Description

- **History**

This chapter begins with a brief historical reference of the founding of the township.

- **Population Demographics**

This section describes the population profile of Conway Township, utilizing US Census data and statistics for 1990 to 2010 (also projections for 2016 and forecast to 2040). According to the plan Conway Township's population:

"...will begin to decrease after 2016, continuing to slowly decline into the year 2040. In comparison to neighboring municipalities and the entire state of Michigan, Conway Township showed significant population growth between 1990s and present day, with no population loss between 2000 and 2016. This makes Conway unique despite the loss experienced throughout the state, with most municipalities decreasing due to the decline of Michigan's auto industry."

There is also a graphic included which depicts the township's growth rate between 1990 and 2040. Also within this section, the Plan also addresses the Township's current (as of 2016) age distribution (majority, 31%, under age 19), household composition and average size (2.88 persons, down from 2010), housing stock composition and commuter characteristics. There are also graphics included depicting the township's land use composition (approximately 61% agriculture, 39% single family residential).

STAFF COMMENT: Good basic information provided here. Staff would have liked to have seen more forecast data included in this section, to aid in future planning endeavors.

- **Community Services, Education, Sewer and Water Disposal, and Utilities**

The Plan states that public services and facilities are fairly limited within township boundaries. It does indicate that through inter-governmental cooperation with neighboring municipalities, the township is able to access township fire department services and Livingston County Sheriff services.

The plan indicates that the township falls on three school districts. The majority of township students attend Fowlerville Community Schools. Students living in the northeast portions of the



township attend Byron Area Schools, while students living in the northwest portions of the township attend Perry Schools, and students along the western border attend Webberville Community Schools.

The Plan states that there is no municipal sewer or water service in the township. All water is supplied through private wells, and all sewer services are available through private septic. The plan indicates that the township encourages development that does not rely on municipal sewer and water services.

- **Natural History**

The Plan provides a brief summary of the natural history of the township. It states that the surface geology of the township varies. Moraines are found in the midsection of the township. The southern half of the township is comprised of out wash plains, which are broad gently sloping plains, which originated from the melting of ice of a glacier. The general topography of the township is characterized as being relatively flat to rolling hills with slopes of 0 to 12 percent. The Plan indicates that Conway is the only township in Livingston County that drains stormwater runoff into adjacent municipalities due to its elevation. It provides a general policy statement in this regard, stating that the township highly encourages low-impact development to better manage stormwater.

- **Water, Woodlands, Prime Farmland**

The Plan states that a substantial portion of the township can be characterized as wetlands, and that these wetland areas are primarily associated with the river channels and drainage ways within the township. It goes on further to say that most of the township's wetlands exist in relatively large, contiguous areas rather than in small fragments, and that the majority of these area are seasonally flooded usually in the spring and fall, while in the summer they are often without standing water.

The Plan indicates that the township located within three watersheds, the Looking Glass Watershed in the north, the Red Cedar Watershed in the southwest, and the Shiawassee Watershed in the east, and that all wetlands and drainage areas are components of these three watersheds.

Two maps are provided in this section as well, both deal with groundwater contamination data. One map indicates nitrate levels in the county. Large amounts of nitrate in drinking water can cause serious illness in infants. The major adult intake of nitrate is from food rather than water, but sometimes excessive amounts of nitrate get into drinking water. Nitrate, one of the most widespread contaminants, can get into water if a well is improperly constructed or located where it is subject to contamination sources. Typical sources of nitrate include: wastes from livestock operations, septic tank/drainfield effluent, crop and lawn fertilizers, municipal wastewater sludge application, or natural geologic nitrogen. Shallow water wells in sandy unconfined aquifers are more vulnerable to nitrate contamination than deeper wells protected by overlying clay strata. The current Maximum Contaminant Level (MCL) as established by the U.S. Environmental Protection Agency (EPA) has been set at 10 mg/l (10 parts per million) for nitrate. The map indicates the nitrite levels within the township are generally low (below 5 mg/L) (only two cases of elevated nitrates have been reported in Conway Township by the Livingston County Health Department) as compared with generally higher levels found in the central and southeastern portions of the county (at or above 20 mg/L) (according to 1983-2003 Michigan Department of Environmental Quality sample data).



The other map included in this section indicates volatile organic compounds (VOCs) levels within the county. Volatile organic compounds are organic compounds that easily become vapors or gases. Along with carbon, they contain elements such as hydrogen, oxygen, fluorine, chlorine, bromine, sulfur or nitrogen. VOCs are extremely hazardous. According to the EPA, VOCs cause eye, nose and throat irritation, frequent headaches, nausea, and can also damage the liver, kidney and central nervous system. Again, the map indicates that Conway Township has very little to no incidence of VOCs within its borders (according to 1983-2003 Michigan Department of Environmental Quality sample data).

The Plan also correctly suggests that, because the latest samples of these two contaminants were taken well over ten years ago, and as such, updated data on contaminants in Livingston County needs to be requested by the township.

According to the Plan, forested areas of the township are predominantly hardwoods, with small pockets of conifers. The Plan states that according to the Department of Natural Resources data, lowland and upland hardwood forests comprise 1,883 acres (7.8 percent of the township's total acreage). The Plan indicates that there are several large tracts (over 100 acres) of woodlands located in the northeast quadrant and numerous small tracts less than 40 acres scattered throughout the township.

According to the Plan, prime farmland soils comprise about two thirds of the township, and are evenly distributed throughout the township, except in major drainage areas. The Plan states that as of May 2001, 5,152 acres (21.3 percent of the township's total acreage) were enrolled in the State of Michigan PA 16 Farmland Preservation program. Lands entered into the farmland program are distributed primarily throughout the central portion and northwest quadrant of the township.

- **Transportation**

The Plan indicates that the township's road system is limited to the county primary and secondary roads as well as private roads. Conway Township has 68.25 miles of roadway with 13.07 miles (19.2%) of paved surface. It states that gravel surface makes up the remaining 55.18 miles of the township municipal roadway network.

The following table provides further details supplied by the Plan regarding the three main roads that are among six classified as county primary roads within the township:

<i>Chase Lake Road</i>	<i>Fowlerville Road</i>	<i>Hayner Road</i>
<i>Rural minor collector road.</i>	<i>Rural major collector</i>	<i>Rural major collector</i>
<i>Only continuous east-west paved roadway in the township.</i>	<i>Only continuous north-south paved roadway in the township.</i>	<i>Easterly link to U.S. 23.</i>
<i>Second largest traffic carrier in the township</i>	<i>The most heavily traveled roadway in the community.</i>	
<i>2014 – average traffic volume of 200 vehicles per day were recorded west of Nicholson Road.</i>	<i>2014 - average traffic volume of 3,100 vehicles per day north of Chase Lake Road.</i>	<i>2014 - average traffic volume of 600 vehicles.</i>



In addition, the Plan indicates that due to changing traffic patterns and access to other communities, it would be the intent of Conway Township to replace primary Bell Oak Road with Sherwood Road.

The Plan states that all other county roads in the township are considered secondary or local roads, and that road improvements are funded by the township road millage. The Plan indicates that there are approximately six miles of private roads in the township which are generally dead-end streets serving residential properties. It states that the Livingston County Road Commission (LCRC) is responsible for establishing and maintaining the public road network in township and that the majority of traffic flow carried by county roads is attributed to rural residents traveling to and from places of employment and the village of Fowlerville for goods and services.

The Plan states that the majority of workers in the township (87%) commute alone, with an average trip of approximately 40 minutes to get to and from their place of employment. The remaining portion of workers carpool to work. It indicates that most township commuters travel to the Howell or Fowlerville areas.

The Plan also provides a general transportation map indicating the Livingston County road system organization under Michigan Public Act 51.

STAFF COMMENT: The transportation map provided (“Map 4: Conway Township Roadway Network”) is a very faint and nearly unreadable copy. Staff would suggest that this map be replaced with a better, clearer map of the township’s transportation system, or at least a better version of this current map at some point in the future.

- **Land Use**

The Plan relies on a combination of existing land use data available from the Southeast Michigan Council of Governments (SEMCOG) from 2010 and the Livingston County Department of Planning from 2008. Existing land uses according to the Plan:

Conway Township Existing Land Use	Total Acres: 24,190 acres (37.7 sq. mi.)	Percent of Total: 100%
Agriculture	14,758 acres	61%
Woodland	5,956 acres	25%
Wetlands and Waterways	179 acres	0.7%
Residential	9,305 acres	38%
Commercial	62 acres	0.3%
Industrial	Not indicated in text	Not indicated text

STAFF COMMENT: The Plan also provides a map of existing land uses, entitled “Map 5: Conway Township Existing Land Use”, however, the land uses referred to in the text do not coincide directly with the land uses depicted on the map. It appears to be two different sets of data. The text of this section refers to the following land uses:



Prime Farmland
Woodland
Wetlands and Waterbodies
Open Space/Undeveloped
Residential
Commercial
Industrial;

While the “Map 5: Existing Land Use” map indicates the following land uses:

Agricultural
Commercial
Governmental/Institutional
Single Family Residential
Transportation/Communication/Utility

Staff would suggest presenting either one version of the data or the other, for consistency sake, because as is currently presented, it is a bit confusing to the reader. In addition, the total acreages by land use and the percent of total land uses as provided in the text of this section add up to more than the total number of acres within the township (24,190 acres, as stated in the Plan), as well as more than 100% of the total (percentages provided in the text add up to ~198%).

CHAPTER 3: Goals & Objectives

- **Community Comprehensive Survey**

According to the Plan, the Conway Township Planning Commission released a thirteen-question Comprehensive Community Survey in 2016 to gain community input on topics such as road improvements, access to services and other issues concerning the community. The Plan states that a total of 155 of community members responded (4% of the population). Based on the responses, the most valued component of Conway Township identified is the rural atmosphere of the township (32%), followed by low-density residential areas (22%). In addition, the Plan says that half of all responses like the community-minded neighbors of the township, while about 25% reported they were most satisfied with the churches and schools of the community. Overall, the majority of responses from the community-wide survey showed residents feel Conway Township does not provide adequate Internet and cell phone services, with over half lacking broadband Internet coverage. Nearly sixty percent of individuals would support a township millage to cover the expenses for broadband Internet infrastructure.

This section also addresses all the new goals and objectives for the proposed Master Plan. These have been provided in this report for general reference.



• **Community Goal & Objectives**

GOAL: Manage the future development in a sustainable, controlled manner to ensure growth levels are consistent with the natural limitations of the land and the small-town character, while protecting the public health, safety and welfare of the community.

OBJECTIVES:

<i>Provide regular opportunities for substantive public input on growth and development issues facing the township.</i>	<i>Update the Conway Township Zoning Ordinance to implement the recommendations from this Plan.</i>	<i>Guide development to make use of existing public services, utilities and infrastructure.</i>
<i>Promote sustainable design techniques in community development to increase community resiliency.</i>	<i>Expand community events by developing a year-round calendar of unique downtown events.</i>	<i>Coordinate land use and development with adjacent communities to ensure compatibility of communities in the future.</i>
<i>Provide regular training opportunities for Township Board, Planning Commission, and Board of Appeals members related to planning policies and techniques.</i>	<i>Preserve and promote the rights of the individual property owner while maintaining a rural way of life.</i>	

• **Residential Goal & Objectives**

GOAL: Manage future growth in a sustainable, controlled system to ensure growth levels are consistent with the natural limitations of the land, the availability of existing and planned facilities, protection of natural resources, and rural character of township.

OBJECTIVES:

<i>Encourage the preservation, repair and maintenance of Conway's older homes, farmsteads and other structures, which offer the redeeming aesthetic, historical and social values.</i>	<i>Enhance single family residential character of neighborhoods.</i>	<i>Encourage cluster development of single family homes in new residential areas.</i>
<i>Neighborhoods must prevent pollution and siltation of wetlands by controlling drainage and stormwater runoff.</i>	<i>Update the township's zoning regulations to implement the recommendations of the Master Plan in order to maintain the predominant character of the community through standards regarding building heights, lot sizes, setbacks, and other site plan considerations.</i>	<i>Exclude land that has very high or high potential for agricultural use or contains wetlands or hydric soils.</i>
<i>Provide higher density housing opportunities for current and future township residents in manufactured housing parks.</i>		



• **Agriculture Goal & Objectives**

GOAL: *Preserve existing agricultural operations and encourage continued farming activities through long-term protection of agricultural resources.*

OBJECTIVES:

<i>Support and promote the family farm operations through agricultural zoning provisions, enrollment in the P.A. 116 Farmland and Open Space Protection Act, and other initiatives when feasible.</i>	<i>Encourage limitations on development densities, and the avoidance of excess consumption of prime farmland.</i>	<i>Encourage agriculture-based tourism and a locally produced farm and food culture.</i>
<i>Promote riparian buffer zones between farmland, waterways and other uses to minimize nutrient runoff and noise pollution.</i>	<i>Support the Purchase of Development Rights (PDR) programs administered at the county or other regional level.</i>	

• **Commercial Goal & Objectives**

GOAL: *Limit new commercial development to serve the needs of the local population while preserving sensitive natural resources and water supplies.*

OBJECTIVES:

<i>Encourage commercial endeavors that serve daily, local requirements, rather than having a regional focus.</i>	<i>Plan commercial development only in concentrated areas within the township and avoid strip commercial development.</i>	<i>Locate commercial development with direct access to paved roads, and at intersections with regional connections.</i>
<i>Provide two locations on Fowlerville Road as primary commercial nodes to serve the township and the more regional market.</i>	<i>Apply extensive buffers and strictly enforce landscaping regulations to ensure appropriate screening and avoid negative impacts to adjacent parcels and uses.</i>	

• **Industrial Goal & Objectives**

GOAL: *Allow for small industrial development in a manner that maintains the health and vitality of the surrounding natural environment.*

OBJECTIVES:

<i>Identify appropriate locations in the township for small-scale commercial and industrial land uses, while taking into account opportunities and limitations of the township's natural features and the availability of public facilities and services.</i>	<i>Support the development of small industrial uses in areas with adequate year round roadway access, on soils of lesser agricultural capability, with adequate water and septic capacity and low environmental sensitivity.</i>
<i>Develop a balanced industrial development strategy to achieve environmental compatibility and maintain The small town character.</i>	<i>Update Zoning Ordinance to allow for renewable energy generation in designated areas of the community.</i>



• **Municipal Services Goal & Objectives**

GOAL: Provide necessary utilities and public services to township residents to promote the health and welfare of the citizens, based upon priority needs, cost-effectiveness, technical feasibility, land use policy and future land use patterns of this Plan.

OBJECTIVES:

<i>Collaborate with adjacent municipalities to provide adequate services to community.</i>	<i>Encourage development that does not require municipal sewer and water services.</i>	<i>Encourage the location of churches, meeting halls, places of public assembly, and residential concentrations along primary, hard surface roads.</i>
<i>Permit alternative sources of energy that benefit township residents and do not negatively impact the township's unique character and natural resources.</i>	<i>Continue to provide fire and emergency services for township residents and continue relationship with State Police for necessary police services.</i>	

• **Transportation Goal & Objectives**

GOAL: Maintain a transportation network which allows for safe and efficient movement of vehicles, both motorized and non-motorized, throughout the community, utilizing the existing transportation structure and improving the base structure as needed to accommodate higher traffic flows.

OBJECTIVES:

<i>Establish a multi-modal transportation network throughout the Township in collaboration with the Livingston County Road Commission, and the Michigan Department of Transportation.</i>	<i>Encourage physical linkages such as bike and pedestrian trails between communities that connect important regional assets such as parks and community services.</i>	<i>Discourage high traffic generating land uses and development patterns along secondary roads until such roads have been improved to accommodate high traffic levels.</i>
<i>Coordinate with Livingston County to extend regional non-motorized pathways into the township.</i>	<i>Maintain rural character of roads when needed.</i>	

• **Parks & Recreation Goal & Objectives**

GOAL: Provide recreation programs and facilities to meet the present and future recreational needs of all township residents.

OBJECTIVES:

<i>Preserve the township's natural resources through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction and loss of natural resources.</i>	<i>Collaborate with neighboring communities and region to increase access to recreation opportunities for township residents.</i>
<i>Work with developers to ensure that a portion of all new development space is set aside as parkland or open space.</i>	<i>Explore options for recreation areas adjacent to Township Hall.</i>



• **Environmental Goals & Objectives**

GOAL: *Preserve the natural resources of the township, including its open spaces, woodlands, wetlands, agricultural areas, floodplains and natural aesthetics.*

OBJECTIVES:

<i>Monitor and maintain natural resources along thoroughfares to prevent environmental damage.</i>	<i>Preserve the natural water bodies and drainage ways, flora and fauna, and unique geologic landforms, which give Conway Township its natural character.</i>	<i>Update the Zoning Ordinance and other enforcement tools to ensure development will minimize disruption to wetlands, floodplains, rivers, and other natural features.</i>
<i>Enforce riparian buffers along waterways and to protect aquatic ecosystem health and prevent erosion.</i>	<i>Maintain and protect the surface and groundwater throughout the township through strategic measures that prevent wastewater discharge.</i>	<i>Develop an ordinance for renewable energy generation such as solar panels or wind farms.</i>
<i>Utilize green stormwater infrastructure, also known as low impact development to ensure development does not adversely impact natural resources and surrounding properties.</i>	<i>Establish educational programs such as Village sustainability initiatives and conservation practices, especially in local school districts.</i>	<i>Prohibit development of floodplains and wetlands, and avoid disrupting or infringing upon environmentally sensitive slopes and woodlands.</i>

STAFF COMMENTS: *The aforementioned Master Plan goals and objectives appear to be very comprehensive and address a suitably wide-range of community issues and subjects. Most if not all of the objectives are action-oriented activity statement which lend themselves well to being able to be measurable by the township over time, in order to gauge the future success or failure of implementing the township Master Plan. Overall, this section is very well done and should serve the township well.*

CHAPTER 4: Future Land Use Plan

According to the Plan, Conway Township plans for five major land use types of land use for the future, including:

- Agricultural Residential (A-R)
- Residential (R)
- Manufactured Housing Park (MHP)
- Commercial (C)
- Industrial (I)

A summary of details for each planned land use designation follows.



- **Single Family Residential**

The Plan does not include a specific description of how it plans future single family residential land use development in the township, nor is this Future Land Use classification depicted on the Future Land Use map provided.

STAFF COMMENT: The text references “...five major types of land uses for the future, including:

Agricultural/Residential (A-R)
Residential (R)
Commercial (C)
Industrial (I)
Manufactured Housing Park (MHP)

However it does not provide a designation anywhere on the “Map 6: Conway Township Future Land Use Map” as to a specific geographic location(s) planned for the Residential (R) land use category.

Also, immediately following this introductory section, the document goes on to reference the following land use categories (which are somewhat different from those identified above – i.e., in the introductory text):

Agricultural/Residential
Manufactured Homes
Airport
Commercial

So this mix of “future” land use designations is very confusing to the reader. The introductory text says one thing, yet the section describes a set of altogether different land use types.

In addition, the last paragraph of the introductory text on page 36 (“The Future of Conway Township”) states: the following: “...(See page 43 for the Conway Township Future Land Use Map)”, however, the referenced map is actually on page 41 of the document.

- **Manufactured Homes**

The Plan states that land area for Manufactured Housing Parks is planned at a density of six to eight dwelling units per acre and requires diligent planning and design to ensure proper private water supply and waste disposal without the presence of public utilities. It goes further to say that development of this density should be located only on county primary or county local roads in the township and that manufactured housing parks should incorporate buffers between lower-density uses and large setbacks to protect rural view-sheds and minimize land use conflicts.

The plan indicates that the areas proposed for use as Manufactured Home Parks are located at 1) the northeast corner of Herrington Road and Allen Road, not to exceed fifty (50) acres in area, and 2) the area described as the southwest quadrant of the southeast quarter of Section 26, not to exceed fifty (50) acres in area.



- **Airport**

The Plan describes this specialized/niche Future Land Use classification in the following manner:

“The Maple Grove Airport is a public use, general aviation airport located at 7080 Sherwood Drive. The main purpose of the Airport land use area to provide aviation services to the local community. The Federal Aviation Administration (FAA) Identifier is 65G, averaging 75 operations per day. During the summer season, 50% of these operations are local general aviation and 50% transient general aviation, with 85% transient and 15% local in the winter months. The facility is the base for 7 airplanes with an east-west runway of 3,050' x 110'; and a 2,000' x 113' north-south runway. The site offers sky diving spring to fall and aircraft training opportunities.”

“The Maple Grove Heliport is located at 7278 Sherwood Drive. The FAA identifier is E66, averaging 24 operations per day. About 90% of operations are local and only 10% are transient. There is a total of three helicopters based at the Heliport. In addition, the site offers flight training for Police, EMS, News gatherings, military, as well as private and commercial training. The site also offers complete overhaul and inspections on private and commercially-owned helicopters.”

- **Commercial**

The Plan states that two commercial areas or commercial nodes are planned for the township's future commercial development. These commercial nodes are located:

1. On the southeast and southwest corners of Fowlerville and Lovejoy Roads.
2. The intersection of Fowlerville and Sherwood Roads.

The plan provides the reasoning behind the selection of these two locations as being that Fowlerville Road is a paved, north-south road that bisects the township and receives more traffic than any road in the township. In addition, it points out that Fowlerville Road also provides vehicular access to interchanges with Interstate 96 to the south and Interstate 69 to the north in Shiawassee County. It indicates that commercial nodes in the township are located at intersections of heavily traveled roads to provide additional market support and to concentrate commercial uses in the township.

STAFF COMMENT: The text and map descriptions for this FLU classification coincide with each other.

- **Industrial**

The Plan does not include a specific text description of how it plans future industrial land use development in the township, even though it was highlighted in the introductory text on page 36. These areas are also not depicted on the Future Land Use map.

STAFF COMMENT: If it is intended that the township plan for this land use type in the future, Staff would recommend providing a textual description of the planned geographic area for this land use as well as depicting the proposed location(s) for such use on the Future Land Use Map as well.



CHAPTER 5: Implementation

• Public Participation

Recognizing that the township must effectively communicate the importance of long-term planning and encourage citizen participation in ongoing planning efforts, the Plan provides a listing of specific actions which help to develop understanding and support for the township's planning process.

• Zoning Ordinance

As an element of this public participation process, the Plan states that the township Zoning Ordinance and Zoning Districts Map are not to be considered long-term documents, but rather a tool to assist the implementation of the planning policy and that the local government has the responsibility to protect the health, safety, and welfare of their citizens. It goes further by stating that proactive mitigation policies and actions reduce conflicts and promote safe and resilient communities.

STAFF COMMENT: The Plan goes on to highlight the following three specific tools the township should incorporate into their Master Plan implementation process, those being: Subdivision Ordinance, Revisions to the Plan and Planning Education.

Subdivision Ordinance

The Plan states that a Subdivision Control Ordinance is also an important tool in carrying out the concepts of the Comprehensive Plan. This ordinance sets forth requirements and procedures to control the subdivision of vacant land for development. It goes on further to suggest that a Subdivision Control Ordinance should be adopted by the Conway Township Board of Trustees under the authority of the Subdivision Control Act 288 of 1967, and the adoption of amendment PA 591 of 1996.

Revisions to The Plan

With regard to future revisions to the Master Plan, the Plan here states that the Comprehensive Plan should be updated periodically (review must be completed every five years in order to be responsive to new growth trends and current township attitudes. With all notices and applications required, as growth occurs over the following years, the Comprehensive Plan goals, land use information, population projections and other pertinent data should be reviewed and revised as necessary so the plan can continue to serve as a valid guide to the township.

Planning Education

In regard to this item, the Plan suggests that Planning Commissioners attend planning seminars to keep themselves informed of planning issues and learn how to better carry out their duties and responsibilities as Planning Commissioners. It points out that these types of seminars and learning opportunities are regularly sponsored by the Michigan State Land Policy Institute and the Michigan Township Association (MTA) and are a valuable resource for Planning Commissions.



- **Action Plan**

STAFF COMMENT: It appears that the township has developed the following set of action plan steps as presented in the table above as a means of implementing important objectives of the township master plan (as identified in the Goal and Objective Chapter), complete with time frames and funding mechanisms. Staff sees this process as a very positive exercise and excellent tool incorporated by the township in order to track implementation progress of the township master plan for the near future.

<i>Project</i>	<i>Implementation Objective</i>	<i>Time</i>	<i>Funding</i>
<i>Land and Resource Preservation</i>	<i>Work with the Township Board and Planning Commission to review development proposals and encourage developers to set aside land for open space preservation, farmland, and non-motorized pathways.</i>	<i>Ongoing</i>	<i>---</i>
	<i>Seek partnerships with the State of Michigan, Southeastern Livingston County Recreation Authority, and Livingston County Road Commission.</i>	<i>Ongoing</i>	<i>---</i>
	<i>Maintain and protect the surface and groundwater throughout the township.</i>	<i>Ongoing</i>	<i>---</i>
	<i>Preserve the township natural features through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction or loss of natural resources.</i>	<i>Ongoing</i>	<i>Township Funds, Grants, & Donations</i>
<i>Transportation</i>	<i>Work with the Township Board and Planning Commission to create a township-wide non-motorized pathway network</i>	<i>Ongoing</i>	<i>Township Funds, Grants, & Donations</i>
	<i>Improve and maintain priority road segments based upon planned land use and existing and projected traffic patterns.</i>	<i>1-2 years</i>	<i>Township Funds, Grants, & Donations</i>
<i>Utilities & Services</i>	<i>Incorporate broadband Internet infrastructure into areas suitable for such development without disrupting natural resources.</i>		<i>Township Funds, Grants, & Donations</i>
	<i>Introduce zoning ordinance for renewable energy installations such as wind and solar farms.</i>		<i>Township Funds, Grants, & Donations</i>
<i>Agriculture</i>	<i>Provide opportunities for agricultural-based tourism</i>	<i>Ongoing</i>	<i>---</i>
	<i>Preserve existing agricultural operations and encourage farming activities through long-term protection of agricultural operations.</i>	<i>Ongoing</i>	<i>Transfer of Development Rights, Township Funds, Grants, & Donations</i>
<i>Parks & Recreation</i>	<i>Formalize a Conway Township Recreation Committee to oversee the creation and implementation of a Recreation Plan, and to coordinate efforts with adjacent communities, county agencies and other organizations.</i>	<i>Ongoing</i>	<i>---</i>

STAFF COMMENT: The Plan provides some additional tools/strategies by which the township can/should utilize in order to better implement the Master Plan. They are as follows: the Capital Improvement Plan, Funding Sources, Climate Change Mitigation strategies and Emergency Management planning.

- **Capital Improvement Plan**

The Plan states that the Master Plan should be used as a key reference document in the preparation of the CIP to ensure that public dollars are spent where the most benefit will be received.



STAFF COMMENT: Staff would highly recommend that the township implement a Capital Improvement program as a great means for implementing the goals and objectives of the township Master Plan.

- **Funding**

A variety of funding mechanisms are available for Conway Township to implement the goals and policies of the Master Plan. Some of the current mechanisms available are listed below, however, legislation and sources of funding are constantly changing.

The Plan provides an examination of several types of funding sources that could be tapped into for implementing specific objectives as identified earlier in the Plan's Goal and Objectives Chapter.

Special Assessments

The Plan explains that this method provides the funding of public improvement projects through individual assessments of properties on an equitable basis for benefiting property owners in a defined district. This technique is common when funding road and utility improvement projects.

PA 116 Farmland & Open Space Protection Program

The Plan explains that Purchase of Development Rights (PDRs) programs allow landowners to sell development rights of a farm parcel to a governmental or nonprofit entity in exchange for the placement of an easement on the land, prohibiting development on the property. This program is a critical tool in protection of farmlands.

The Michigan Department of Natural Resources Recreation Division - Land and Water Conservation Fund and Natural Resources Trust Fund and other State and Federal Grant Programs

The Plan identifies several state and federal grant programs available to the township.

The Michigan Department of Natural Resources Recreation Division administers the Land and Water Conservation Fund (LWCF- requires 50% local match) and the Natural Resources Trust Fund (MNRTF requires 25% local match). Other funding may be available through programs at the State and Federal levels such as the Great Lakes Fishery Trust, the Inland Fisheries Grant Program, and the National Fish and Wildlife Foundation. Federal funding through the National Parks Service under the Rivers & Trails Program which includes the Land and Water Conservation Fund and the Urban Park and Recreation Recovery.

MDOT Transportation Enhancement Program (SAFETEA-LU)

The township can take advantage of this Act to attempt to receive funding for transportation enhancement activities. Possible projects include a wide variety of efforts from historic preservation, landscaping and beautification, or streetscaping. The MDOT makes decisions after a local and regional screening process has been conducted.



Tax Increment Financing Public Act 450 of 1980

Tax increment financing is a means of funding infrastructure improvements such as roads, sewers, and other utilities needed for development. Bonds are issued by the community to pay for the needed improvements, then paid off by capturing the resulting increases in property taxes spawned by the improvements.

STAFF COMMENT: One other excellent program, not mentioned in the Plan and which may be of benefit to the township to investigate for a multitude of reasons, is the Redevelopment Readiness Communities (RRC) program, offered by the Michigan Economic Development Corporation.

From the MEDC – RRC program website:

The Redevelopment Ready Communities® (RRC) program is available to communities across the state. It's a voluntary, no-cost certification program designed to promote effective redevelopment strategies through a set of best practices.

The program measures and then certifies communities that integrate transparency, predictability and efficiency into their daily development practices. The RRC certification is a formal recognition that your community has a vision for the future—and the fundamental practices in place to get there.

Why become redevelopment ready?

To be vibrant and competitive, Michigan communities must be ready for development. This involves planning for new investment and reinvestment, identifying assets and opportunities, and focusing limited resources. Certified Redevelopment Ready Communities® attract and retain businesses, offer superior customer service and have a streamlined development approval process making pertinent information available around-the clock for anyone to view.

Where to begin

The foundation of the program begins with RRC Best Practices. Developed by experts in the public and private sector, these best practices are the standard to achieve certification. They're also designed to create a predictable and straightforward experience for investors, businesses and residents working within a community. These best practices challenge communities to be flexible while seeking quality development that supports a sense of place.

For more information:

<https://www.miplace.org/globalassets/media-documents/rrc/rrc-best-practices.pdf>

STAFF COMMENT: The Plan wraps up with identifying two very important planning-related issues the township needs to be constantly aware of going forward in their overall planning processes, those being, climate change and emergency management. These are very rarely included in most local Plans, but Staff applauds Conway Township in recognizing their importance in the overall realm of encouraging solidly planned, resilient communities. County Planning are definite proponents of including these items in local plans.

Zoning Ordinances - located on the Conway Township website under "Zoning"
-See link below:

<https://www.conwaytownship.com/Zoning%20Ordinance,%20Revised%20July%202021.pdf>

**Conway Township Planning Commission
2016 Annual Summary Report**

Date	Overview
January 11, 2016	<ul style="list-style-type: none"> • Motion passed to leave the present officers in their current positions for Planning Commission. • Motion passed approving the second Monday of every month at 7pm for Planning Commission meetings. • Todd Thomas, Zoning Administrator’s office hours are Wednesday’s from 12:30-3:30pm. • Ken Recker of the County Drain Commission discussed setting up a 5 and 10 year plan on drains for the township. Conway Township is a 100% exporter in terms of water through our drains. Old clay drain pipes are replaced with plastic tube drains. In the case of an obstruction of a drain, the land owner is notified and Ken’s office tries to work it out.
February 8, 2016	<ul style="list-style-type: none"> • Dennis Bowdoin received a communique’ from the Sheriff Department that in Conway Township in 2015 there were 451 calls answered for; an alarm, animal, fire department assist, deer/car accidents, cardiac arrest, citizen assist, lock out, malicious destruction of property, suspicious persons’ welfare checks, etc. • Ken Recker provided a hard copy of drains that need to be worked on. • Special Use Permits were reviewed and the following were closed; Martin Wise, Roy Miles, Alden & Patricia Killinger, Edward Thomas. • John Enos was employed to train Planning Commissioners and Board members on their duties and responsibilities. • Brian Williams stepped down from the Planning Commission due to a new job conflict.
March 14, 2016	<ul style="list-style-type: none"> • Chuck Shwirck joined the Planning Commission as appointed by Supervisor, Mike Rife. • Ken Recker presented his recommendations on drains to be fixed including the Sharp drain on the corner of Chase Lake and Robb Roads as well as Conway 11. The Snyder-Sherwood drain is already out to bid. Typically, the cost to fix the drains is distributed: 35% county, 25% township, 40% landowner. • The issue of tiny homes was discussed. Todd Thomas offered that we could do a: plan unit development, open space ordinance, or create a zoning district for that type of use. • The Zoning Board of Appeals application needs to be updated as well as the road easement application. Also, regarding a front yard accessory building, look at the term “impossibility” in ordinance 6.06d3. Recommendation by Todd Thomas to eliminate the term.
March 21, 2016	<p>Special Meeting – roles and responsibilities training</p> <ul style="list-style-type: none"> • John Enos presented a two-hour training session on Conway Township roles and responsibilities.
April 11, 2016	<ul style="list-style-type: none"> • Going forward land divisions will be handled by the Zoning Administrator. • Ken Recker recommended running a suitable drain behind the homes on Robb and Chase Lake Roads so area resident sump pumps were not running constantly. Invite area residents to a special meeting to discuss this drainage situation. The assessment is typically financed over 10-12 years. May is the proposed date for this special meeting.

	<ul style="list-style-type: none"> • Five land use permits were issued for March.
May 9, 2016	<ul style="list-style-type: none"> • Act 77 states the counties can loan money to townships for road improvements. • The Snyder drain special resident meeting is on June 2, 2016 at the Hall at 6:30pm. • Dennis Bowdoin provided drain expert, Ken Recker, a bigger picture of the Robb and Chase Lake Road drains from a helicopter view. Ken believes maintenance may take care of most of the issues. • Discussion ensued to hire a planning consultant for the township on an as-needed basis in John Enos of Carlisel Wortman Associates, Inc., who already works with Handy Township. Motion passed to vacate McKenna and Associates as our master planner. • Motion passed to recommend to the Board to adopt the new Site Plan application. • Use, distribution, and production are the three areas to consider in developing a Medical Marijuana Ordinance. • Need to add the internet/technology plan to the new Master Plan next year.
June 13, 2016	<ul style="list-style-type: none"> • Larry Parsons commented on a noise ordinance and that townships should have something in more detail in their ordinances. • Dennis Sommer learned that Handy Township is working on a medical marijuana ordinance. MTA advised to sit tight as major changes are coming on the medical marijuana ordinance. • The special drain meeting was attended by a handful of residents and only one resident was willing to sign the petition to repair the drain. It takes five residents to invoke the petition. Therefore, we move onto the next drain to be fixed. • Ken Recker was asked to make a drain repair list and a drain maintenance list. • Six land use permits were issued including one application for the N. Fowlerville Road cell tower. • Motion passed to develop a Strategic Plan as a companion plan to accompany our Master Plan in the future.
June 18, 2016	<p>Special Meeting – Livingston County Broadband Rural Initiative</p> <ul style="list-style-type: none"> • Chuck Madden shared information regarding the Trig Grant’s goal of connecting all 56 Intermediate School Districts across the State of Michigan with fiber optic. • Rudy Rober from Pulse Broadband stated they have built 5000 miles of fiber plant. • Adam Bates from FreedomNet wants to partner with townships. The FCC puts restrictions on the number of poles they can erect. • Dan Manning from Connect Michigan, a nonprofit, spoke of expanding the use of broadband in business and ecommerce such as bringing police, fire, and water treatment facilities online. • Conway Township has already undertaken a feasibility broadband study.
July 11, 2016	<ul style="list-style-type: none"> • Mia Stock presented detail regarding the Fowlerville Fair Buyer’s Auction. • Abby Cooper has conducted research on the medical marijuana ordinance and likes the Tyrone ordinance. • John Enos felt the Strategic Plan should be included in the Master Plan focusing on; capital improvements, etc., within timeframes. • Chuck Madden to have the feasibility study next week to the Board. • Four land use permits issued this month.

<p>August 8, 2016</p>	<ul style="list-style-type: none"> • Discussion ensued over how to fund the internet as output from the Chuck Madden Fiber Optic Feasibility study such as; a onetime mileage, bonding, seek grants. • One land use permit issued this month. A Special Use application and Site Plan review application for a cell AT&T tower on Fowlerville Road was received. A Certificate of Occupancy will be issued upon completion of this project.
<p>September 12, 2016</p>	<ul style="list-style-type: none"> • The Public Hearing for the AT&T cell tower to be erected on the Dan Coon property was held. A 158-foot monopole cell pole will be used. The first quarter of 2017 is the timeline. AT&T will lay the fiber optic line for cell data. Motion passed approving the Special Use Permit and Site Plan for this cell tower. • Regarding the medical marijuana uses, even if the new Senate bill becomes law, our current Section Ordinance 6.25 is still good. • Jeff Thon was recommended as the new internet advisor. • Nine land use permits issued this month. • Discussion ensued over the county eliminating L.E.T.S. bus transportation.
<p>October 10, 2016</p>	<ul style="list-style-type: none"> • It was noted that Iosco Township passed a special events ordinance due to mud bogging taking place. • Need to add Section E to our ordinance to not allow Medical Marijuana facilities. • Mike Stock collected a list of all ZBA activities for revisions to the Master Plan. • Adam Bates presented a fiber optic update. The infrastructure is being strained due to more people connecting to television internet. FreedomNet uses licensed microwave technology, but the internet can experience rain fade due to rain or snow. The goal within the next two years is to have 95% of the residents delivered broadband. • Londa Horton endorsed the Howell Township Master Plan designed by John Enos. • There was one land use permit, one ZBA application, and a request for a set-back from a wetland this month.
<p>November 10, 2016</p>	<ul style="list-style-type: none"> • Items the Commission needs to consider in updating the Master Plan include; a shared driveway, one acre minimum lot size, definition of a structure, accessory buildings, 25-foot set-back requirement, Ordinance 6.06D, water shed, parks, recreation, fiber optic, special events. • December 7, 2016 is the first public meeting to gather public opinion on the future of Conway Township. • Abby Cooper recommended collecting resident email addresses and survey data with the next tax mailing. • There are approximately 3200 Conway Township residents currently. • There were three land use permits issued this month and a new enforcement policy was adopted.
<p>December 7, 2016</p>	<p>Special Meeting – Resident input into the future of Conway Township</p> <ul style="list-style-type: none"> • A focus group was conducted and resident input captured on flip charts with small group table discussions following. Residents were provided comment forms to garner further information to make Conway Township a better place to live. • Survey data mailed out with winter taxes is still being collected.

<p>December 12, 2016</p>	<ul style="list-style-type: none">• Londa Horton brought up the ethical issue of making the township website accessible to all and ADA compliant. Graham Pierce of MSU is a consultant on this issue.• Mike Stock brought up that local municipalities would have more leeway in speed limit thresholds, if the bill passes to increase speed limits.• Abby Cooper provided a list of proposed zoning ordinance amendments; medical marijuana, definition of a structure and a building, set-backs for driveways, minimum lot size of two acres, shared drives set-back, corn mazes, mud bogs, barn weddings, solar farms.• Mike Stock and Londa Horton wish to be re-appointed to the Planning Commission.• The Sherwood drain bid went to Dana Sherwood. The Conway drain is on hold as the bids were too high.
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**Conway Township Planning Commission
2018 Annual Summary Report**

Date	Overview
January 8, 2018	<ul style="list-style-type: none"> • Site plan approved for a commercial dog kennel at 9245 Pierson Road parcel #4701-16-400-005. • The conditional portion on the re-zoning request filed and approved by the County for the Kreeger re-zoning request. • Received suggested changes to Master Plan per Livingston County Department of Planning. • Officers kept the same as previous year for 2018. • Currently taking bids for fiber broadband network engineer via the Internet Committee.
February 12, 2018	<ul style="list-style-type: none"> • Response letter sent to complainant regarding Pierson Road commercial dog kennel. • Next cemetery walk will be at Coughran cemetery. • Held Master Plan public hearing. • The Commercial Node at Sherwood and Fowlerville Roads has been extended all the way down, page 41, to align with same size as the blue area on the map for the Master Plan. • Master Plan tabled. • Chris Atkins charged with coming back with a proposal to mine the data for the Cemetery Plan.
March 12, 2018	<ul style="list-style-type: none"> • Letter of intent received from AT&T. • Master Plan final review. The cover will change when a spring picture of the Township Hall can be taken. Approved amended Master Plan. • Asa Kreeger sought advice on our township zoning ordinances for the proposed general store. This is the township's first commercial site plan. Recommendation made that site plan be reviewed by the township; engineer, attorney, Planner, and Zoning Administrator before coming to Planning Commission.
April 9, 2018	<ul style="list-style-type: none"> • Copy of Master Plan sent to all area townships and the County Planning Commission. • Site plan review for 6995 N. Fowlerville Road, parcel #4701-34-200-006 determined by Master Planner that it is not ready for review yet. The goal is to approve it with as few permissions and tweaks as possible.
May 14, 2018	<ul style="list-style-type: none"> • Ken Recker of the Drain Commission indicated that an erosion control authorization may be needed at 6995 N. Fowlerville Road, parcel #4701-34-200-006. • Site plan discussion on parcel 4701-14-300-008 for 9280 Fowlerville Road, for a PBM wireless pole for AT&T. Representative Stephen Carr explained this is new technology, a local loop program bringing high speed broadband to the area. Public hearing date set for June 11, 2018. • Site plan review for 8016 Fowlerville Road, parcel 4701-22-400-006 for new light poles. Two new light poles will be added. Site plan approved.

<p>June 11, 2018</p>	<ul style="list-style-type: none"> • Because neighbors were not notified in time of the public hearing for the AT&T tower at 9260 N. Fowlerville Road, the public hearing was postponed. The newspaper notice was posted. The public hearing to take place July 9, 2018. • Further site plan update on the Conway Land Company at 6995 N. Fowlerville Road, parcel #4701-34-200-006 regarding setback requirements, implementing a deaccelerating lane on Fowlerville Road, and distance of septic from a wetland. Additional recommendations listed by Carlisle/Wortman Associates, Inc., our planners. The township attorney recommended an educational piece regarding how the nonconformity comes into play. Asa Kreeger concerned over the landscaping buffer. Design Inc. has experience with this and the Commission did not want to create any hazardous driving conditions as a result of the buffer selected. • AT&T will need a Special Use permit. Public Hearing and site plan postponed.
<p>July 9, 2018</p>	<ul style="list-style-type: none"> • Public hearing held on AT&T wireless network internet parcel #4701-14-300-008. • A Special Use Permit for AT&T was approved with three conditions regarding; a bond of \$15,000, removal of the tower within 180 days of cessation of operations, maintenance to standards verified by submission of an annual report. • Site plan application for AT&T SPR #03-018 for a 150-foot Wireless Communication Facility with Equipment Shelter at 9280 N Fowlerville Road approved. • Discussion regarding Mixed Use zoning for aging parents by putting them in an extension of their children’s home. The issue arises when they are gone as it becomes a rental property. Owners do not enjoy a tax abatement while their parents are living there per township attorney.
<p>August 13, 2018</p>	<ul style="list-style-type: none"> • Still need a good picture of the Township Hall for the Master Plan. • Township attorney requested update to Bylaws. • Township attorney inquired about adding a Subdivision Control Ordinance to Master Plan. Commissioners felt it was not needed. • AT&T started construction.
<p>September 10, 2018</p>	<ul style="list-style-type: none"> • Report by the Livingston County Sheriff noted Conway Township had 31 complaints in June 2018 and a total of 157 calls for service January through June 2018. • Rob Stanford of the Livingston County Planning Commission presented the Livingston County Master Plan. • Changes incorporated into Bylaws. • Neighbor complaint that another neighbor is running his overflow water across the neighbor’s property. This is regarding the Huff drain whereby the county is trying to establish a drain and make an outlet down to the Red Cedar River.
<p>October 8, 2018</p>	<ul style="list-style-type: none"> • The Huff drain will become a reality. • The Planning Commission Bylaws approved. • Zoning administrator to check to see if an administrative amendment can be issued to have site plans go to the Zoning Administrator first or must a Public Hearing be held. • Asa Kreeger received Road Commission approval and had a site plan for property at 6995 N. Fowlerville Road, parcel #4701-34-200-006. He was directed to put all documents into one packet for Planning Commission review. Drawing B came into question. There have been 14 accidents on that corner and 4 injuries from 2008-14.

<p>November 12, 2019</p>	<ul style="list-style-type: none"> • Reference to GAMPS sited with regard to an area zoned agriculture in which you may be limiting the number of animal units based on zoning. You don't want to impose the limit. • Site plan review approved with conditions for Asa Kreeger of Conway Land Company, LLC for 6995 Fowlerville Road, part of NE ¼ of Section 34, T4N, R3E Conway Township, Livingston County, Michigan. Tax ID No. 4701-34-200-006. • Zoning Administrator is receiving solar energy inquiries and requests change to current whole house solar panel of 250' extended to 450'.
<p>December 10, 2018</p>	<ul style="list-style-type: none"> • Retirement tributes presented by the Planning Commissioners to Dennis Bowdoin and Dennis Sommer. • Request to make zoning ordinance changes at the same time; section 14.04 site plan reviews, Article 17 for content-based signs, zoning ordinance for marijuana establishments if allowed by the Township Board, number of blueprints required by Zoning Administrator, animal units in the Right to Farm Act and GAMPS, making Section 14 a step-by-step process. • Meeting dates set for next year as the second Monday of every month at 7pm. • The goal of the AT&T tower is to be operational by year end. • Tributes given by Hank Vaupel and Kathleen Kline Hudson to retirees: Dennis Bowdoin and Dennis Sommer.

**Conway Township Planning Commission
2019 Annual Summary Report**

Date	Overview
January 14, 2019	<ul style="list-style-type: none"> • Introduction of new members: Caleb Jenkins, Keith Wasilenski • Pictures of the township hall and Cemetery Plan still incomplete for Master Plan • Will make all changes to ZO at the same time <ul style="list-style-type: none"> ○ Site Plan Reviews in commercial district ○ 3.03C2b – change number of copies for Land Use Permit ○ Article 17 for content-based signs ○ Marijuana establishments ○ RTFA/animal units per acre ○ Site Plan Review process ○ Solar panels for residential needs • Election of officers: <ul style="list-style-type: none"> ○ Mike Stock elected as Chairperson ○ George Pushies elected as Vice Chair ○ Londa Horton elected as Secretary • Annual Report approved • Request to validate Special Use Permits
February 11, 2019	<ul style="list-style-type: none"> • Mike Stock to contact Chris Atkins to get a timeline of completing the Cemetery Plan • Site Plan Review procedures discussed from Locke, Deerfield, Hamburg and Iosco Townships. Todd Thomas to receive the applications and Special Use Permit applications. • Discussion over content-neutral and content-based signs for Article 17 • Farmers have different criteria for number of animal units per acre under Right to Farm Act versus hobby non-commercial animals • Article 3, Section 3.03 C2b – change number of copies required to 3 to support building department and Zoning Administrator • Article 10, Section 10.06D – Site Review Plan is required • Discussion over Home Occupations I and II permit approvals • Site Plan Review application copies changed from 10 to 12 copies • Review Special Use Report in which Diana sent out letter to those with permits • Motion passed to move the solar panel Site Review Plan 01-019 and Special Use Permit 01-019 forward to Public Hearing • Abby Cooper developed review of new Special Use and Application for solar panels
March 11, 2019	<ul style="list-style-type: none"> • Public Hearing for Special Use Permit S.U.P. 01-019 and Site Review Plan S.R.P. 01-019 for ground-mounted solar energy collector system at residence of David Exford located at 9590 Vogt Road, Fowlerville. Motion passed to approve. There are conditions outlined applicable to the approval in full notes for March 11, 2019 meeting. • ZO changes per Abby Cooper: <ul style="list-style-type: none"> ○ Site Plan Review; applications and coordination go to the Zoning Administrator. Change copies required to 10-12.

	<ul style="list-style-type: none"> ○ Commercial uses; Site Plan is made clear in 10.06 by adding a few sentences in subsection D. Same language is used as is in the industrial district (11.06) ○ Changed number of blueprints for Land Use Permits from 2 to 3 per ZA request ○ Home Occupation – add express authority to ZA to approve ● Mike Stock resigned the ZBA. Chuck Skwirsk and Gary Klein are members of ZBA. ● Discussion regarding limiting number of animals per acre. We would have to show they are presenting some hazard, health, safety or welfare standard per <i>MSU Extension Handbook on Planning and Zoning for Animal Ag in Michigan</i>, Bulletin E-2699 July 2009 2nd Edition.
April 8, 2019	<ul style="list-style-type: none"> ● Review of updated Special Use Permits list. Updated list posted on website ● Londa Horton gave an overview of the Michigan Association of Planning and Zoning Essentials and Site Plan Review trainings ● Article 6 Section 6.26f – changes for solar energy collectors <ul style="list-style-type: none"> ○ Handy Township has a ZO without a solar panel size limit ○ Motion passed to increase 250 to 1000 sq. ft. in total area for a residential dwelling for solar panels with caveat that there be a timeline review of six months in which members conduct research and a benchmark review of other solar panel ordinances
May 13, 2019	<ul style="list-style-type: none"> ● Review of proposed ZO amendments from March 2019. <ul style="list-style-type: none"> ○ Locke township adopted solar panel ordinance with no size limit commented Mike Stock ○ Keith Wasilenski mentioned 320 watts are generated per solar panel ○ Section 6.26f added 1000 sq. feet solar panel rather than 500 sq. feet ● Approved waiver for Site Plan Review for 4901 Nicholson Rd. shared drive agreement for Parcel ID#4701-24-400-027 and Parcel ID#4701-24-400-026 which is on 6424 Sherwood Road for James and Ruth Snyder
June 10, 2019	<ul style="list-style-type: none"> ● Event barns are not accessory uses with ag districts per Mike Stock ● Farmland may be used for solar panels per MTA ● Old public records cannot just be disposed of per MTA. There is a process through State Department of Technology Management and Budget. ● Discussion over no longer a requirement to have sign-in sheet for meetings for the public. It may be optional ● Public Hearing on seven zoning revisions ● Discussion on wedding barns and solar panel size for accessories and structures ● George Pushies recommended the Split Committee take care of business at that level and not require applicants to come back before the Planning Commission
July 8, 2019	<ul style="list-style-type: none"> ● Bob Carusi passed out a paper outlining grants for the internet of \$20 million for under-served areas of the state ● Mike Stock signed first round of seven zoning revisions to go to Livingston County Planning Commission ● Continued discussion of zoning revisions: wedding barns, accessory buildings ● Carlisle Wortman agreed to complete Cemetery Plan as part of Master Plan

<p>August 12, 2019</p>	<ul style="list-style-type: none"> • ZO changes at July 17, 2019 Livingston County Department of Planning approved all seven of our ZO changes • Agritourism industry defined: weddings, cider mills, U-Pick operations, play grounds, nature trails per Putnam Township ZO • Londa Horton brought up social inequities that impact quality of life included in Livingston County Master Plan: aging, access to core services, mobility, children, income • Wedding barns is a commercial use right now • Mike Stock concerned over percentage of lot coverage for accessory building allowance for different parcel sizes
<p>September 9, 2019</p>	<ul style="list-style-type: none"> • Abby Cooper presented a sign-standards zoning draft <ul style="list-style-type: none"> ○ Temporary signs – nature of the trigger such as construction, election or real estate ○ No sign should be located in public or private road right away • Mike Stock to talk with Rob Stanford regarding accessory structures – consider a maximum percentage coverage allowance • Financial responsibility of developer policy with regard to top coat on driveway in Keith Wasilenski’s neighborhood
<p>October 14, 2019</p>	<ul style="list-style-type: none"> • Review of zoning revisions proposed by Abby Cooper <ul style="list-style-type: none"> ○ Sign standards ○ Event barns ○ Land Use Permit for private road versus a shared drive ○ Keeping of animals ○ Need a public hearing for Articles 7-11 • Need certified planner to review existing ordinances and recommend updates
<p>November 11, 2019</p>	<ul style="list-style-type: none"> • Meeting cancelled due to inclement weather
<p>December 9, 2019</p>	<ul style="list-style-type: none"> • Review of proposed changes to zoning ordinances: <ul style="list-style-type: none"> ○ Chris Atkins, certified planner, to address verbiage for signs, Article 17 and bring examples for event barns ○ Accessory structures maximum coverage allowance – if less than 2 acres only allowed two accessory buildings with attached garage counting as one accessory ○ Shared drive – remove requirement of a licensed engineer as Zoning Administrator can conduct examination. • Rob Stanford, Livingston County Planning Commissioner, gave a project update • Cemetery Master Plan sent to Board for approval. Will attach to our Master Plan. • Kreeger Market update inspection report given by Zoning Administrator. Site plan drawings to be reviewed at January 2020 meeting.

Conway Township Planning Commission
2020 Annual Summary Report

Date	Overview
January 13, 2020	<ul style="list-style-type: none"> • MSU Extension training is on January 29 with four members planning to attend. • Patrick Hatfield on Owosso Road asked us to consider ZO for outdoor wood burners so that they are installed properly. • Township Attorney, Abbey Cooper will look into Nuisance for general law ordinance for wood burners. • Review of zoning revisions including accessory buildings lot size or percent of lot coverage discussion tabled until next meeting. • Election of Planning Commission Officers; <ul style="list-style-type: none"> ○ Chair Mike Stock ○ Vice Chair George Pushies ○ Secretary Londa Horton • Planning Commission meeting dates will be the second Monday of each month. • Caleb Jenkins anticipates leaving for the military. • Zoning Administrator conducted a site plan inspection for the Kreeger Party Store, ID#4701-34-200-006 noting: <ul style="list-style-type: none"> ○ Asphalt beyond the bumper blocks needs to be removed and seeded with grass ○ Not all plantings complete ○ He will send Asa Kreeger notice of non-compliance • Zoning Administrator annual report: 46 Land Use permits issued in 2019.
February 10, 2020	<ul style="list-style-type: none"> • Asa Kreeger addressed site plan concerns for SPR #01-018, property ID#4701-34-200-006. <ul style="list-style-type: none"> ○ He will complete shrub plantings after winter. ○ 15 feet on edge of drive was cut out and further removal of asphalt makes it hard for snow plowing. ○ Directed by the Zoning Administrator to make out a new site plan and show changes he wants to make regarding; no bumper blocks, and asphalt removal east of the parking area. Township Planner, Chris Atkins recommended making an amendment to the site plan and initial and date the approved site plan. We could designate parking spaces for owners. A sign would be preferable. Applicant to write amended document to Zoning Administrator with motion to be handled at the next meeting. • Reviewed zoning revisions provided to Township Attorney, Abbey Cooper. <ul style="list-style-type: none"> ○ Sign standards new Article 17.07. Chris Atkins, Township Planner, to define FS and spell out all acronyms. ○ Event barns – added paved, solid surface road, and conditional annual review. ○ Accessory Structures Section 6.06. Comment not to count attached garage as an accessory structure. ○ Outdoor furnaces new Section 6.27 drafted by Abbey Cooper.

	<ul style="list-style-type: none"> • Londa Horton addressed current MTA topics including; <ul style="list-style-type: none"> ○ Hot topics: solar, accessory buildings, broadband ○ Include on website: Community Rec Plan, Zoning Map, Bylaws, Zoning Board of Appeals minutes, and rules of procedure. ○ Upload latest revisions of ZO on website and switch out the different Sections as they are updated. • Zoning Administrator issued two Land Use permits last month, one for a roof-mounted solar system and one for a new home attached garage. • Land Division Committee reported one land division with three splits were issued.
March 9, 2020	<ul style="list-style-type: none"> • Reviewed zoning revisions provided by Township Attorney, Abbey Cooper. <ul style="list-style-type: none"> ○ Added spelled out acronyms to sign standards ○ Event barn versus commercial building – added paved, solid surface road, annual review, hours of operation, seasonal or year-round, bathrooms, music, rustic or similar style, exterior aesthetics ○ Airport zoning – Height restriction clarified in Zone 5 is 18 inches not feet above the surface of the runway, and include date of most recent approval. • Accessory buildings addressed by Township Planner, Chris Atkins. <ul style="list-style-type: none"> ○ Mike Stock wants percentage lot coverage for accessory structures. ○ Caution regarding redirecting water if someone puts up a pole barn with a pitched roof towards a neighboring property. ○ George Pushies proposed with two acres or more with one principal building then no limit on accessory buildings and no limit on lot percentage. With two acres or less you get one accessory structure. Water must be directed away from adjacent lots. ○ Chris clarified the site distance triangle is 15 feet from the intersection which is the Livingston County Road Commission standard for clear vision for signs. • Zoning Administrator granted one land division for Kato Trust dividing one parcel into three last month.
April 13, 2020	Cancelled due to COVID
May 11, 2020	Cancelled due to COVID
June 8, 2020	Cancelled due to COVID
July 13, 2020	<ul style="list-style-type: none"> • Reviewed zoning revisions provided by Township Attorney, Abbey Cooper; event barns, accessory structures, outdoor furnaces, and airport approach. • Discussed Bylaw revisions: deadline for submission for agenda items to the Planning Commission Chair and Secretary is Tuesday at noon the week prior to the meeting. • Caleb Jenkins resigned from the Planning Commission due to officer training in the Air Force. • Londa Horton made copies of newly revised ZO documents for all members to include in their ZO notebooks. • Land Division committee reported one land division and two more coming.

<p>August 11, 2020</p>	<ul style="list-style-type: none"> • Introduction of new Planning Commissioner Meghan Swain-Kuch. • Reviewed Nuisance ordinance with regard to outdoor furnaces. Need a recommendation from the Township Board. • Discussion over verbiage of Accessory buildings, lot size, and number of accessories one residence is allotted. • Event barn draft changes include; changing 200-to-500-foot buffer, changing barn to structure, changing village to township. • Airport Zoning section 6.23 revised with new maps from Township Attorney, Abbey Cooper. • Sign standards are completed • Zoning Administrator issued three Land Use permits last month and one for an attached garage. • Land Division Committee reported two land divisions issued last month. • No Dawn Patrol this year due to COVID. This was to be the 73rd year. • Question regarding need for ZBA to keep meeting minutes.
<p>September 14, 2020</p>	<ul style="list-style-type: none"> • Site plan revision to original site plan reviewed for Kreeger Party Store. Discussion over displaying goods outside the store referencing ZO Section 10.06A1. • Reviewed zoning revisions list originally presented from Township Attorney, Abby Cooper; accessory building draft, event barn draft, Deerfield township zoning for senior housing, outdoor furnace ordinance Section 6.27. • Zoning Administrator issued two decks and an attached garage Land Use permits last month.
<p>October 12, 2020</p>	<ul style="list-style-type: none"> • Discussion over positives of Deerfield’s accessory building ordinance Section 17.29 with the intent to provide housing for aging parents. • Event barns draft revised by Chris Atkins, Township Planner. • Zoning Administrator granted Land Use permits for two home attached garages and one deck for last month. He also sent a letter to Asa Kreeger approving the changes to the original site plan SPR-01-08 for property ID: 4701-34-200-006 located at 6995 N. Fowlerville Road and asked that the approved changes be completed in a timely manner.
<p>November 9, 2020</p>	<ul style="list-style-type: none"> • Public Hearing notice issued for; sign standards-Article 17, LCPC Z-30-18 (Articles 7-11), shared drive (16.06 A - remove site plan review requirement, 1606 F must build before LUP for house add shared driveways to this provision), Keeping of animals (Section 6.22 (A), (B), Airport approach (revised section 6.23). • Accessory buildings draft presented by Chris Atkins, Township Planner. • Event barns draft with revisions presented by Abby Cooper, Township Attorney. • Zoning Administrator granted permits for two pole barns and one home attached garage last month. • Land Division Committee granted one land division last month. • Larry Parsons recognized for 29 years of service on the Conway Township Board.
<p>December 14, 2020</p>	<ul style="list-style-type: none"> • Meeting was cancelled due to COVID meeting restrictions.