

Conway Township Planning Commission Meeting Minutes

November 8, 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: Six attendees + Drew Vielbeig • Township Board Members: Anthony St. Charles • Planning Commission Members present: Londa Horton, Meghan Swain-Kuch, Kelly Ralko, Chuck Skwirsk, Keith Wasilenski, Dave Whitt and George Pushies (ex officio member) • Planning Commission Members absent – 0 • Zoning Administrator: Todd Thomas, absent • Livingston County Planning Commissioner: Dennis Bowdoin, present • Township Attorney: Abby Cooper, not in attendance • Township Planner, John Enos, not in attendance 	
Call to Order and Pledge to Flag	<p>President Keith Wasilenski called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. He called roll call.</p> <p>The next meeting is December 13, 2021, at 7pm.</p>	
Minutes from last meeting	<p>Meghan Swain-Kuch moved to approve the November 8, 2021, meeting agenda. Second by Dave Whitt. All in the favor. Motion passed.</p> <p>Dave Whitt made a motion to accept the October 11, 2021 meeting minutes. Second by George Pushies. All in favor. Motion passed.</p>	
Communications	<ul style="list-style-type: none"> • “There is an Infrastructure bill now. Are we to lobby for those monies?” asked Meghan Swain-Kuch. Do we make a recommendation as a Commission? Is there someone available at the county to lobby for us? Send a letter to Doug Helzerman commented Dennis Bowdoin. 	Keith to draft a request for internet infrastructure monies for our area to Doug Helzerman
Call to the Public	-0-	

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New Business	<ul style="list-style-type: none"> • A new Public Hearing must be held. It must be published in newspaper by Clerk. • Solar Farm ordinance – <i>Planning and Zoning for Solar Energy Systems</i> – MSU, sent to Commissioners by Dennis Bowdoin with sample ordinances. Keith Wasilenski handed out solar ordinances from Sheridan Township and Londa Horton handed out one from Cohoctah Township. <ul style="list-style-type: none"> • Londa Horton commented that screening has to be considered when the solar farm reverts back to previous use. If ag use then no trees for screening. • According to PA 116, it has to revert back to as it started, tillable. Use shrubs not trees or slats in a fence such as in losco, commented Dennis Bowdoin. • “What safety measures are undertaken,” asked Keith Wasilenski. • Drew Vielbeig, representing Ranger Power, gave a presentation on a project he is working on between Conway and Cohoctah Townships. <ol style="list-style-type: none"> 1. There is typically a mixture of shrubs and evergreen screening and you can waive screening where natural vegetation takes place. 2. Setbacks are substantial for safety 25-75 feet is typical. 3. Ranger Power has solar farms in Calhoun County and no concerns in their Shiawassee County project. 4. 40 yr. maximum life. 5. According to PA116 we must maintain farm drainage. We install pollinator cover crop for soil erosion, and it needs to be mowed. 6. Decommissioning is done with MDOT. 7. Londa Horton commented that we must develop a decommissioning plan to include: timeframe, who, bond or cash, must provide two cost estimates by qualified contractors. 8. Comment made that the bond or cash is typically held in the Conway Township. 9. Our standard should be 7 feet for fence, commented Drew Vielbig. 10. The project Drew is undertaking: Cohoctah and 	Keith to notify Clerk to post Public Hearing in newspaper.
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	<p>Conway Townships is in development process. They are proposing changing amendments. Development can take up to 5 years. 2000 total acres. Looking to connect in Cohoctah. Ranger Power is a utility scale company in the Midwest. He secures the interest from the property owners. They partner with a construction contract. Ranger is the developer. The Sheridan solar farm is in Calhoun and the M13 Assembly project is by Lennon. This is a DTE service area for Cohoctah and Conway. There is an investment tax credit. The landowner pays the taxes. Zoned Agriculture as a solar farm. They require a special use permit. The Development phase is 5 years the farmer still farms the land. The Construction phase takes one year and then the farmer is not paid. Solar panels run on N. to S. sun tracker mechanism. They are required by the FAA to submit to see if a project is a hazard to an airport. There is no glare. The substation along a roadside to connect high voltage power lines is less than 100 feet in height. Solar panels are landfill grade and can be recycled. They are nontoxic. There is some noise from inverters that have a fan. It's below 65 decibels. There is lighting only at the substation. Signage is required by NESC. Safety protocols involve the fire department which is required by the review application. There is no escape route for deer. Drew Vielbig submitted a letter to the Township Officials recommending some ZO amendments. "Where are the struggles?" asked Keith Wasilenski. Drew indicated with the permitting level – special use permit and final review plan. Most townships have a preliminary site plan review stage for a special use permit, and a final review plan.</p> <ul style="list-style-type: none"> • Master Plan review <ul style="list-style-type: none"> • June 2022 is the deadline for photos for the Master Plan. • Post the Master Plan as part of the agenda for the public to review. We must have a public hearing. • No special meetings in addition to the regular PC meetings will be devoted to this. • Renewal of PC terms for Meghan Swain-Kuch and Keith Wasilenski. Keith will notify Supervisor. Londa Horton indicated usually this is handled in December at the PC meeting itself. 	<p>Keith will notify Supervisor of renewal</p>
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Zoning Administrator Report	-0-	
Update from the Board	George Pushies gave an update from the Township Board.	
Call to Public	Discussion regarding asphalt put down on Chase Lake Road and what was paid for.	
General Discussion	-0-	
Adjournment	George Pushies made a motion to adjourn. Second Chuck Skwirsk. All in favor. Motion passed. Adjourned at 9:24 pm.	