



Conway Township Planning Commission Meeting Minutes
 Monday, November 13th, 2023 | 7:00pm EST
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: George Pushies - Ex-Officio, Shawn Morrison, Mike Brown, Mike Stock, Lucas Curd-Chair, and Kayla Poissant- Secretary Absent- Jeff Klein Zoning Administrator – Gary Klein Livingston County Planning Commissioner: Dennis Bowdoin Township Attorney: Michael D. Homier Absent- Abby Cooper	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda for November 13 th , 2023. Motion by K. Poissant. Support S. Morrison. Motion Approved.	Motion Approved
Approval of October 2023 Minutes	Motion to accept meeting minutes from October 9 th , 2023. Motion by M. Brown. Support by G. Pushies. Motion Approved.	Motion Approved
Call to the Public	Steve Smith- Robb Rd.- He stated that he would like Mr. Homier regarding how to proceed with respect to the voting and laws being passed by the state. He would like to request that if we continue on the proposed wind ordinance, he would like to see a public meeting about. Specifically on the proposed wind ordinance, he would like to see an exemption on private wind mills, and he would like to clarify the setbacks and they seem confusing. He also stated that has been discussion regarding being 5 miles from an airport, and would like to clarify that and make sure the wind facility would be as far away as possible from the airport.	None

	<p>Sara Porter- Sober Rd.- She welcomed M. Stock to the PC, and she stated that when M. Stock stated at a previous meeting to protect the health, safety, and welfare of the people, she was hooked. She become concerned when he stated he would rather live next to a solar farm than a cargo container. She asked if he had read the current solar ordinance and asked for his opinion on it as well as the cargo containers.</p> <p>M. Stock responded stating that he was previously on the PC from 2012-2021. He stated that he has not read the current solar ordinance in full, and with respects to the cargo he doesn't see solar as an enemy. He said that he sees a lot of blight occurring in our township especially over the past few years that isn't being enforced per the ordinance. He stated that he is in favor for control over the solar facilities, and that it is everyone's job to protect the health, safety, and welfare of the community. He stated that he wants to keep the rural aspect in our community.</p> <p>Kennedy Parker- Hayner Rd.- She welcomed M. Stock to the PC, and she said that a good lesson learned from being on the PC is to choose our words carefully. She referred to the saying "pick your poison" that had been previously said. She stated that she has been a public servant for 37 years, and moved to this area awhile ago. She mentioned that where she lives, the solar facility could be 1,200 acres. She said it was more than just "picking your poison".</p>	
<p>Communications</p>	<p>a. Zoning Administrator Report: G. Klein stated that there two Land Use permits- one for a house and one for a deck. He also stated that there were six waivers- five for re-roofing and one for shoring basement walls.</p> <p>b. Livingston County Planning Commission Report: D. Bowdoin stated that were a couple of rezoning projects ongoing, one in Genoa and one in Green Oak Townships. Handy Township is changing their verbiage on the keeping of animals, and Marion has some verbiage changes to their light and industrial area. He also stated that in regards to the cargo ordinance recently submitted to the LCPC, the LCPC did approved it but with a lot of recommendations. One aspect was to consider bring in someone from the building department to discuss this issue.</p>	<p>None</p> <p>None</p>

	<p>G. Pushies stated that the discussion on the taxation piece was confusing and asked for comments on it. D. Bowdoin also stated that it was confusing and did not make sense to him either. He stated that there are new taxation laws in place that need to be reviewed and understood. He agreed with G. Pushies that it revolves around permanent foundations.</p>	
<p>Old Business</p>	<p>a. Zoning Ordinance Amendment No. 2023-05: Cargo Containers-</p> <p>L. Curd stated that the LCPC sent back the ordinance with approval with a lot of recommendation and a letter. Discussion continued. K. Poissant asked Mr. Homier to clarify the process on the approval process between the Conway PC, LCPC, and the Conway Township Board. Mr. Homier explained that the PC makes a recommendation for approval to the Township Board, and the LCPC has 30 days to review and comment before the Township Board reviews it and votes on it. He stated that the comments and review from the LCPC goes to the Township Board, and not to the PC. He also stated that the Township Board could send the ordinance back to the PC if they deemed necessary in regards to the LCPC comments and recommendations. K. Poissant asked if the PC can send a proposed ordinance to the LCPC for their recommendations on it, but not recommend approval on the ordinance to the Township Board. Mr. Homier stated that there was nothing in the ZEA about it, but the LCPC wouldn't have to respond to it. He said that we would probably be within our authority to get input from the LCPC before recommending approval. The PC agreed that the cargo ordinance is in the hands of the Township at this time, and the PC will wait to hear from the Board. M. Brown stated that he did speak on this ordinance a few times, and believes that there are a few important holes in the ordinance that should be looked at.</p> <p>b. Zoning Ordinance on Windmills Update-</p> <p>L. Curd stated that the PC had a clean and a marked-up version of the ordinance in the packet for review. Mr. Homier stated that the bills passed the House and Senate and they are up for signing by the Governor which is expected. He stated that the PC should continue the current proposed ordinance, as a lot can happen in a year's time. He mentioned hearing discussion from opposing views on the bills as well as an upcoming</p>	

election could change things. G. Pushies asked about the bills and the wattage described on them, and mentioned how the Township would still need something in place. Mr. Homier agreed, but did state that the current ordinance would have to be changed in order to be in compliance, and also stated that it wouldn't be in affect until one year after signing. There was discussion regarding the moratorium end date and making sure there was no gap between the end date and the possible start of the state law. M. Brown asked about the MSPC and review process. Mr. Homier stated that the permit for it has to be issued before construction started so companies applying early wouldn't make sense due to that, and it is the law currently in place at the decision moment takes priority, and not retrospective. G. Pushies asked about other issues that may be coming up in the future, and Mr. Homier brought up possibly gravel mining and short-term rentals. Questions about zoning came up and was discussed.

Mr. Homier stated that he wasn't concerned about having an overlay district with the Township, but putting in anything about being 5- miles away from an airport could be problematic. K. Poissant mentioned that she did not want to put any verbiage into the ordinance about being a certain distance away from an airport due to the fact that the airport could be gone at some point so the ordinance should be written as if it wasn't there. Other PC members agreed, and discussion continued. Mr. Homier confirmed that the 5-mile rule is not a law at this time. Steve Smith brought up transmission lines and although agreed the ordinance should be made as if the airport wasn't there, but we should make sure that he was in favor of the 5-mile radius since the airport was there. Mr. Homier stated that he wasn't comfortable putting that verbiage in the ordinance, but recommended other ways to get a similar outcome like not reducing the minimum required decent on an incoming aircraft. Discussion continued on the risk factors of verbiage, overlays, and how to achieve the same result. D. Bowdoin brought up the M-59 airport and their radius when it is instrument only which stretches to Killinger Rd.

There was discussion regarding the new style of windmills and how that would impact the overlay. There was also discussion about wattage and demonstrated need of the Township, and how if there is enough solar

	<p>would a wind facility be necessary. Mr. Homier did clarify that the Township can not exempt a wind or solar facility if the other already existed. Discussion about the different styles of wind turbines and can they be limited in the ordinance. Mr. Homier said that limiting the style is no different than limiting the height.</p> <p>Motion to use the egg-beater style wind turbines in the proposed wind ordinance with an overlay district. Motion by M. Brown. Support by G. Pushies. Motion Approved.</p> <p>Mr. Homier brought up Steve Smith’s comment on separating the type of windmills allowed wasn’t rational due to them being so similar and their regulatory perspective. Steve Smith disagreed and stated that he was disappointed in Mr. Homier’s work, and he did bring up the height issue of 30 feet of a tradition wind mill. Mr. Homier stated that that issue can be discussed and altered if necessary. Mr. Homier and Steve Smith continued to have a back-and-forth discussion about the types of traditional wind mills, exemptions, and risks.</p> <p>c. House Bills 5120-5123 Update: L. Curd stated that the bills were already discussed earlier, and was just providing an update.</p>	Motion Approved
New Business	<p>a. Selection of Planning Commission Vice-Chair:</p> <p>Motion to appoint Mike Brown Vice-Chair. Motion by G. Pushies. Support by S. Morrison. Motion Approved.</p> <p>b. Training for PC Board due by end of year: L. Curd reminded the PC that there were training hours due by the end of the year. Six hours for five-years or less service, or three hours for more five years of service. K. Poissant brought up the MTA website that had seminars and recorded teachings, and that there was a form to fill out for the clerk to submit the training hours.</p>	Motion Approved
Commission Discussion	None at this time.	None
Last Call to the Public	Steve Smith- Robb Rd.- He stated that he wanted to end on something funny since the discussion today was intense at time. He mentioned about some people living in a barn, and jokingly cautioned about enforcing it because some may be kicked out to sleep there at some point.	None

	<p>Jim Dannemiller- He asked about why the Township is not enforcing the blight ordinances. G. Klein stated that the Township is complaint-based, and that no complaints have come in regarding it.</p> <p>The PC thanked Mr. Homier for attending the meeting.</p>	
Adjournment	<p>Motion to adjourn at 8:22pm. Motion by G. Pushies. Support by M. Brown. Motion Approved.</p>	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair