



Conway Township Planning Commission Meeting Minutes
 Monday, October 10, 2022 | 7:00pm EST
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Jeff Klein, Meghan Swain-Kuch, Dave Whitt, George Pushies - Ex-Officio, Lucas Curd, and Kayla Poissant Zoning Administrator – Gary Klein Livingston County Planning Commissioner: Dennis Bowdoin Township Attorney: Abby Cooper, JD Township Planners: Justin Sprague and Hannah Smith	None
Call to Order/Pledge	Chair, M. Swain-Kuch called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Amendments to the October 10 th Meeting Agenda- Add #6- Approval of the August 8 th , Meeting Minutes New Business- Add A- Selection of Vice Chair of the Planning Commission Motion to accept the meeting agenda as amended for October 10th. Motion by D. Whitt. Support J. Klein. Motion approved.	Motion Passed
Approval of September 2022 Minutes	Motion to accept meeting minutes from September 2022. Motion by J. Klein. Support by L. Curd. Motion approved.	Motion Passed
Approval of August 2022 Minutes	Motion to accept meeting minutes from August 2022. Motion by D. Whitt. Support by J. Klein. Motion approved.	Motion Passed
Call to the Public	None at this time.	None
Communications	a. Zoning Administrator Report: There were four land use permits last month which included two house permits, one pole barn permit, and a one well permit. b. Board Ex-Officio Report: The minutes from the Conway Township Board Meeting is in the packet. G. Pushies states it is self-explanatory.	None None

	<p>c. Livingston County Planning Commission Report: Last month the county did a tax amendment for Brighton. The change was a zoning from R2 to light industrial in Green Oak. Then in Handy Township tax also had a tax amendment. October 11th is the Citizen's Planners Training deadline for applicants who wish to take the class.</p>	<p>None</p>
<p>Old Business</p>	<p>A. Solar Farms- The Planning Commission is focusing on the Commercial side of the Solar ordinances at this time, and working to update what the Master Plan already includes. Discussion regarding landscaping around the solar farm. J. Sprague stated that Shiawassee County is allowing the neighbors next to the Solar Farms discuss with the developer a landscaping plan and come up with an agreement. If an agreement is unable to be reached, the situation would fall back into the ordinances. The agreement will be in writing and submitted to the township. If an agreement is reached and the original owner sells the property, the agreement would stand with the new homeowner but would not be altered unless agreed upon. It was discussed and agreed add a section to have a two-year minimum maintenance on all landscaping. With regards to decommissioning, it was discussed that the Planning Commission would submit a recommendation to the Township Board regarding the performance guarantee initially and every three years. A. Cooper brought up using the financial guarantee if the developer fails to decommission the solar farm properly. This was discussed and changes will be made. Setbacks were discussed. The ordinances do clarify between participating and non-participating land owners. In general, non-participating land owners have a set back of 200 ft, and participating is 150 ft from the property line to the point or side of the solar panel. Wetlands have a minimum setback of 50 ft, but the Planning Commission has the authority to extend it up to 150 ft. Battery/battery storage will not be allowed at this time per the recommended ordinances. Pollinator habitat standard must be a 76 on the MSU scorecard.</p>	

	<p>With regards to the Fire Department training for emergency situations on a solar farm, this is for the Township Board to discuss and address. The noise levels for neighboring non-participating properties must be at or less than 45 decibels. With regards to agency reviews, there is a Zoning process at the township level, and then county and state also have their own reviews. The reviews all have to be passed and cleared in order to start building. On reporting from the developer, it was discussed to have a written annual report, and then on the third year they must be present for the review. On ground water contamination, there are the permits that must be secured. EAGLE is going to be called if there are any issues regarding contamination. Moving forward, a Public Hearing must be scheduled. A. Cooper is going to create a Public Hearing outline/section and submit it to the Planning Commission. This will include removing any references to solar farms, and then adding the new ordinances. The Public Hearing doesn't mean that the ordinances are passed, it is a chance for the public to come and speak on this issue before the ordinances go for review and a vote at the Township level.</p> <p>Motion to hold a Public Hearing on the Solar Energy Systems on Monday, November 14th, 2022. Motion by J. Klein. Support by D. Whitt. Motion approved.</p> <p>B. Master Plan Update- The Planning Commission discussed to make a recommendation to the Township Board to start a five-year review to update existing ordinances in the Master Plan.</p> <p>Motion to recommend to the Board of Trustees to initiate an update to the Conway Township Master Plan. Motioned by D. Whitt. Supported by J. Klein. Motion Approved.</p> <p>C. Section 6.07- Discussed that a permit must be needed for a permanent pool if the grade to the top of the side wall of the pool is greater than 24 inches in height.</p>	<p>Motion Passed</p> <p>Motion Passed</p>
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	Motion to have a Public Hearing on Section 6.07 Supplemental Regulations Pertaining to Yards on Monday, November 14 th , 2022. Motion by J. Klein. Support by L. Curb. Motion Approved.	Motion Passed
New Business	A. Selection of a Vice Chair- D. Whitt made a recommendation to wait until the Planning Commission Board is at full capacity to chose a Vice Chair. This will be postponed until the Planning Commission are at full capacity.	None
Commission Discussion	D. Whitt discussed how the upcoming Planner’s training is going to be very educational and helpful to the current members.	None
Last Call to the Public	<p>Jenny Engles- She requested clarity on the definitions of participating and non-participating properties.</p> <p>a. H. Smith- Stated the participating properties are ones that are touching that particular solar farm system. If one property touches two solar farms, there will be two separate site plans and applications for that one property. J. Sprague also mentioned that any land owner within 300 ft of the project will be notified of the Public Hearing of each project that occurs.</p> <p>Ed Wilkins- He asked about property values and whether the solar farms would affect the value. He asked about taxes coming into the township. He asked for clarification regarding the landscaping maintenance and if a natural disaster occurs. He asked about Public Hearing notifications and how they get notified.</p> <p>a. J. Klein stated that Sara Mills had done studies with this and based on the studies it is estimated that property values will possibly decrease roughly 2.5- 5%. This is not definite decrease, only an estimation. There are taxes assessed by that state. M. Swain mentioned that the commission was looking into keeping the land agricultural versus switching it to industrial. If the land was industrial zoned, some money would be coming into the township for sinking funds or mileages. J. Sprague stated that the ordinance states that the developer must maintain the landscaping for the life of the project, but they have up to six months to replace the downed or diseased trees. J. Sprague stated that all Public Hearings are posted in the newspaper for all residents to be notified, and</p>	

	with site plans, all residents within that 300 ft have to be notified as well which is separate from the Master Plan changes. A. Cooper mentioned that if the Planning Commission doesn't recommend these changes to the Township Board, developers would be under the current ordinances in the Master Plan which are not as strict as the ones being proposed.	
Adjournment	Motion to adjourn at 8:29pm. Motion by G. Pushies. Support by J. Klein. Motion approved.	Motion Passed

Respectfully Submitted:

Approved:

Kayla Poissant

Kayla Poissant,
PC Secretary

Meghan Swain-Kuch,
PC Chair