

## Conway Township Planning Commission 2017 Annual Summary Report

Date	Overview
January 9, 2017	<ul style="list-style-type: none"> <li>• Attorney, Abby Cooper, based on her analysis did not see any significant legal concerns that would necessitate Conway Township to change its minimum lot size from two acres. Someone would have to show a demonstrated need for a one acre minimum.</li> <li>• Residents should verify their property line for set back clarification when they purchase the property.</li> <li>• Residents in attendance asked how the township should look in 25 years. Suggestions included: parks, bike paths, walking trails, safety of our roads regarding speed, fire house, emergency alert service, all-inclusive development for assisted living with pharmacy for mixed-use middle housing.</li> <li>• Residents want to maintain the rural atmosphere of the township.</li> <li>• There are 1388 homes in Conway Township.</li> </ul>
February 13, 2017	<ul style="list-style-type: none"> <li>• Hazard Mitigation Plan verbiage to be added to Master Plan.</li> <li>• Reviewed Zoning Ordinance changes: barn weddings, corn maze, mud bogs, solar farms</li> <li>• Attorney, Abby Cooper, added verbiage “Any Special Use Permit will be subject to an annual review for compliance.”</li> <li>• Zoning Administrator, Todd Thomas, worked on collecting resident documentation regarding 7271 Hayner Road shooting incident.</li> </ul>
March 13, 2017	<ul style="list-style-type: none"> <li>• Resident inquired about opening the Township Hall as a warming center during the power outage. Although it was posted on WHMI, no one took advantage of it.</li> <li>• Reviewed Zoning Ordinance changes: mud bog on hold, solar farm, agricultural tourism, and discussed shooting incident on Hayner Road. Zoning Ordinance would require an 80-acre minimum for a shooting range. A shooting club organization would require a 40-acre minimum.</li> <li>• Master Plan Consultant, John Enos, recommended offering residents a photo contest for the Master Plan.</li> </ul>
April 10, 2017	<ul style="list-style-type: none"> <li>• Ken Recker has received numerous complaints on Conway #18 drain which ties into the Looking Glass River and the Lovejoy Road project. Only one resident showed up regarding the Sharp Road drain, so the next worst drain will be the focus. That is Conway #18 drain.</li> <li>• Ott Trucking on Chase Lake Road is now retired and will no longer require a Special Use Permit.</li> <li>• Michael Grady from Okemos is the consultant on internet project.</li> <li>• Mike Stock gave update on <i>Township Accessory Requirements for Setbacks, version 3</i> table.</li> </ul>

<p>May 8, 2017</p>	<ul style="list-style-type: none"> <li>• Conway Township experienced 39 total police service calls from the Livingston County Sheriff Department for January and February 2017.</li> <li>• Discussion over verbiage of what is a structure, e.g. driveways, buildings, flag poles, light poles, playsets, etc.</li> <li>• Mud bogs and off-road vehicles now have own subsection on Ordinance 13.10F2J which limits mud bogs to only two events per month.</li> <li>• Solar Farms Ordinance 6.26 Subsection F5 changes are to exclude parcels under two acres.</li> <li>• Master Plan is missing Capital Expenditure Plan and the Cemetery Master Plan.</li> </ul>
<p>May 15, 2017 Special Master Plan Meeting</p>	<ul style="list-style-type: none"> <li>• Master Plan changes discussed with the Master Plan Consultant, John Enos regarding: changing one type of land use to Ag/Residential = AR, currently there are two commercial nodes planned for right now, expand Benjamin cemetery in the future, and the need to plan for care of elderly parents. The Capital Improvements discussed include: what roads to pave, internet, growth into a bigger Township Hall, police protection contract and the cemetery wish list.</li> </ul>
<p>June 12, 2017</p>	<ul style="list-style-type: none"> <li>• Dennis Sommer indicated that if the township has a gun ordinance stricter than the State, they are out of compliance.</li> <li>• Request to add language to mud bog ordinance regarding no tracking of mud before exiting offsite. Attorney, Abby Cooper, added lighting requirement as well as adequate supply of potable water, plan for waste disposal, soil and erosion control, dust control, traffic control, and the need for an escrow account. Include motor cycles, tractors, off road vehicles and other motorized equipment to the mud bog ordinance.</li> <li>• Exempt concrete slabs from definition of a structure.</li> <li>• Cindy Dickerson provided history of each cemetery and wish list.</li> <li>• Inquiry made regarding turning former Conway church on corner of N. Fowlerville Road and Chase Lake Roads into a party store. Rezoning would have to be undertaken.</li> </ul>
<p>July 10, 2017</p>	<ul style="list-style-type: none"> <li>• Rob Stanford and Jeanne Clump of the Livingston County Planning Commission introduced a new planning commissioner initiative to get reconnected with local communities.</li> <li>• Attorney, Abby Cooper, added lighting changes to growing medical marijuana. Solar farms will require 250 square feet minimum, verbiage added.</li> <li>• Master Plan Consultant, John Enos, is working on accessory building verbiage.</li> <li>• Accepted Conway Township Cemetery Master Plan.</li> <li>• Master Plan photo contest winner submitted "Cows" picture.</li> <li>• Larry Parsons discussed the Lyndon Township millage for the internet for \$7 million over 20 years.</li> </ul>

<p>August 14, 2017</p>	<ul style="list-style-type: none"> <li>• Cemetery Restoration Project is raising money through raffle tickets for the ball drop at Dawn Patrol.</li> <li>• The Sherwood drain was started and is half-way complete. The Allen and Stow Road drain is completed.</li> <li>• An application was presented for rezoning to commercial from residential exempt religious request from Asa Kreeger for a general store with local products, local produce, soap, meat, gas, etc., to the former Free Methodist Church property at 6995 N. Fowlerville Road. The application was deemed complete and approved to sent to the Township Board for approval.</li> </ul>
<p>September 11, 2017</p>	<ul style="list-style-type: none"> <li>• MTA meeting attended by Larry Parsons and Dennis Sommer resulted in learning that DTE spend ¼ billion dollars trimming trees. Voltage outages are tracked with the new Smart Meters power.</li> <li>• Public Hearing held for rezoning of 6995 N. Fowlerville Road, Parcel ID#4701-34-200-006 at the SW corner of Fowlerville and Chase Lake Roads, submitted by Asa Kreeger of Conway Land Company. The application for rezoning was passed.</li> <li>• Work continued Master Plan which must be reviewed every five years.</li> <li>• Charles and Fay Hicks parcel easement request for parcel ID# 4701-03-400-023 new parcels 8 was approved.</li> <li>• Fifty people attended the cemetery walk which raised \$360 for the Cemetery Committee.</li> </ul>
<p>October 9, 2017</p>	<ul style="list-style-type: none"> <li>• Zoning changes recommended by the Livingston County Planning Commission were approved to send to the Township Board for approval:             <ul style="list-style-type: none"> <li>○ Z-27-17 Medical Marijuana</li> <li>○ Z-24-17 Article 6 Section 6.06B supplemental Regulations Pertaining to accessory Building and Structures.</li> <li>○ Z-25-17 Land Use Permits</li> <li>○ Z-26-17 new section 4.09 Conditional Rezoning</li> <li>○ Z-29-17 article 13 Special Land Uses</li> <li>○ Z-30-17 Solar Energy</li> <li>○ Z-31-17 Supplemental Regulations Article 6,7,8</li> <li>○ Z-32-17 Article 13 Mud Bawgs</li> </ul> </li> <li>• This zoning change was not approved as it still required additional work:             <ul style="list-style-type: none"> <li>○ Z-28-17 Article 6 Ag tourism and roadside stands</li> </ul> </li> </ul>

<p>November 13, 2017</p>	<ul style="list-style-type: none"> <li>• Public Hearing on the Special Use application for Home Occupation Class II permit to operate a small batch distillery at 6730 Chase Lake Road, parcel #4701-25-300-01, applicants Fred Watson and Dana Sherwood (SU-03-017, SPR-03-017). The Special Use Permit was approved to send to the Township Board with these conditions:             <ul style="list-style-type: none"> <li>○ There will be an inspection review by the Zoning Administrator every six months.</li> <li>○ A copy of the State Liquor Control licenses will be kept on file once received.</li> </ul> </li> <li>• The Site Plan Review for Site Plan Application SPR-03—017 associated with the proposed Home Occupation Class II special use by Fred Watson and Dana Sherwood for 6730 Chase Lake Rd. was approved to send to the Township Board with these conditions:             <ul style="list-style-type: none"> <li>○ Parking will be revisited if open to the public</li> <li>○ Barrier free parking is not required as the facility will not be open to the public</li> <li>○ Three parking spaces are required</li> <li>○ It's a nonconforming structure because it does not meet front year setbacks.</li> </ul> </li> <li>• Note that the Lyndon Township fiber internet was passed by voters.</li> <li>• Reviewed Steve Bloom request for a commercial dog kennel on Pierson Road for French Mastiff dogs.</li> <li>• Londa Horton inquired about the nuisance property next to Dietrich's on Allen Road.</li> <li>• Londa Horton sent out the Master Plan for review to: Cohoctah, Handy, Locke, Antrim Townships as well as the Village of Fowlerville.</li> </ul>
<p>December 11, 2017</p>	<ul style="list-style-type: none"> <li>• Livingston County Planning Department video tour is located at: <a href="https://www.livgov.com/">https://www.livgov.com/</a></li> <li>• Public Hearing for Toni Bloom Special Use Application SU-04-017 for a Commercial Kennel at 9245 Pierson road, parcel #4701-16-400-005 was approved to send to the Township Board with these conditions:             <ul style="list-style-type: none"> <li>○ They will insulate against noise</li> <li>○ They will not allow more than two dog pregnancies at a time</li> <li>○ They agree to an inspection two times per year by the Zoning Administrator and renewal of the Special Use</li> <li>○ They agree their animals cannot get outside after the hours of operation</li> <li>○ They agree to provide landscaping for screening purposes</li> <li>○ They agree their septic will be approved by the Livingston County Health Department</li> </ul> </li> <li>• Site Plan Application SPR-04-017 associated with the proposed Commercial Kennel Special Use by Toni Bloom for 9245 Pierson Road was tabled until further conditions to approval are met including:             <ul style="list-style-type: none"> <li>○ Location and size of parking lot</li> <li>○ Fencing and landscaping plan for the buffer and how big the trees will be as well as their spacing</li> </ul> </li> </ul>

	<ul style="list-style-type: none"><li>○ Location of septic and water supply as well as the location of the current well</li><li>○ Proposed type of insulation with R-value</li><li>● Public Hearing on Master Plan scheduled for January 8, 2018</li></ul>
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