

Conway Township Planning Commission Meeting Minutes

March 11, 2019

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

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Dennis Bowdoin, Paul Gryniuk, Dave Exford • Township Board Members: Larry Parsons, Trustee present • Planning Commission Members present: George Pushies, Londa Horton, Mike Stock, Chuck Skwirsk, Keith Wasilenski. • Planning Commission Members absent: Caleb Jenkins • Zoning Administrator, Todd Thomas, present • Attorney, Abby Cooper, present 	
Call to Order and Pledge to Flag	<p>Chairperson Mike Stock called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. He called roll call. Caleb Jenkins absent.</p> <p>The next meeting is April 8, 2019 at 7:00pm.</p>	
Minutes from last meeting	Larry Parsons moved to approve the minutes of the February 11, 2019 meeting, second by Chuck Skwirsk. All in favor. Motion passed.	
Communications	<ul style="list-style-type: none"> • Larry Parsons mentioned a large solar installation in Shiawassee County. There is a public meeting in St. Johns on March 28th. 	
Call to the Public	-0-	
Old Business	<p>Close regular meeting and open up public hearing for Special Use Permit S.U.P. 01-019, and Site Review Plan S.R.P. 01-019 at 7:03pm.</p> <p>Closed public hearing and regular meeting reopened at 7:04pm</p> <ul style="list-style-type: none"> • Mike Stock called Chris Atkin and did not get a response regarding finalizing Master Plan and the Cemetery Master Plan. • Special Use Report – Larry Parsons to check on name for Matthew Raymond and Freedomnet businesses. Get clarification from Diana in the Office; “active” tabs- are these all validated or are they ones that responded to your letter? No permit needed tab – add tower on silo for Rollin Horton and Jack Sherwood. Ricks Portables – still in business? Larry to validate. We will date document with latest date as a footer when it’s updated. • Abby Cooper gave update on zoning changes. <ol style="list-style-type: none"> 1. Site Plan Review; applications and coordination go to the Zoning Administrator. Change copies required to 10-12. The Application process may result in new procedures, but does not need to revise Ordinance. 2. Special Use; no change needed. 	<p>Mike to clarify Special Use Permits from Diana</p> <p>Larry to validate several Special Use Permits</p>

Conway Township Planning Commission Meeting Minutes

March 11, 2019

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

Agenda	Items Discussed	Actions to be Taken
	<p>3. 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).</p> <p>Narrow the margins for the final product and print double-sided, requested George Pushies.</p> <p>4. Administration – Changed number of blueprints for Land Use Permits from 2 to 3 per ZA request.</p> <p>5. Home Occupation – add express authority to ZA to approve. Abby did consider moving this to Article 6, but that is more trouble than it is worth, she commented.</p> <ul style="list-style-type: none"> • 14.05A – Todd Thomas questioned the time of 14 days submission prior to the meeting. Getting on the Planning Commission agenda needs to be consistent with language here. “Is this after our experts review it,” questioned Todd? Completed application could be after all reviews are done, commented Dennis Bowdoin. Abby and Todd will work on this language. Perhaps 21 days is better language here, commented Todd. • Mike Stock did submit his resignation to the ZBA. Chuck Skwirsk and Gary Klein are members of the ZBA. 	
New Business	<ul style="list-style-type: none"> • Special Use Permit S.U.P. 01-019, and Site Review plan S.R.P. 01-019 <ul style="list-style-type: none"> ○ District Manager of PowerHome Solar & Roofing, Paul Gryniuk, attended. About 61% of this home’s energy costs will be covered. This is what is cost effective for him. ○ Keith Wasilenski brought up bare copper wire. It goes to the inverter on it. There is a sheeting to cover it, commented Paul. These are military grade panels. There is an optimizer in which production can be tracked. There is specific protocol for disposal of the solar panels. ○ Londa Horton asked about melting snow hitting children or animals. Paul commented that it has not been an issue. ○ These panels will be situated facing the house, non-reflective. ○ Larry Parsons moved to approve the Special Use Application SUP-01-019 for a proposed ground-mounted solar energy collector system at the residence of David Exford located at 9590 Vogt Road, Fowlerville, Michigan. 	

Conway Township Planning Commission Meeting Minutes

March 11, 2019

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

Agenda	Items Discussed	Actions to be Taken
--------	-----------------	---------------------

	<p><u>#1 SPECIAL USE</u></p> <p>I move to <input type="checkbox"/> Yes - Approve <input type="checkbox"/> Approve with conditions <input type="checkbox"/> Not approve</p> <p>Special Use Application SUP-01-019 for a proposed ground-mounted solar energy collector system at the residence of David Exford located at 9590 Vogt Road, Fowlerville, Michigan.</p> <p>The requirements of Zoning Ordinance Section 6.26 for Solar Energy Collectors <input type="checkbox"/> Yes - HAVE been met. OR <input type="checkbox"/> HAVE NOT been met for the following reasons: Also, the standards from Zoning Ordinance Section 13.05 Yes - HAVE or <input type="checkbox"/> HAVE NOT been met. Specially, we find that the proposed special use</p> <p style="margin-left: 40px;">A. <u>Yes</u> WILL be harmonious with and in accordance with the general objectives of the Conway Township Master Plan, and will be consistent with the intent and purpose of the Conway Township Zoning Ordinance.</p> <p style="margin-left: 40px;">B. <u>Yes</u> 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.</p> <p style="margin-left: 40px;">C. <u>Yes</u> WILL NOT be hazardous or disturbing to existing or future neighboring uses or detrimental to the economic welfare of the community.</p> <p style="margin-left: 40px;">D. <u>Yes</u> WILL be compatible with the natural environment and existing and future land uses in the vicinity.</p> <p style="margin-left: 40px;">E. <u>Yes</u> 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 shall be able to provide them and that such proposed use will not create excessive additional requirements at public cost for public facilities and services.</p> <p style="margin-left: 40px;">F. <u>Yes</u> 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.</p> <p>[IF ANY] The conditions applicable to the approval are: none</p> <ul style="list-style-type: none"> o Second by George Pushies. All in favor. Motion passed. 	
--	--	--

Conway Township Planning Commission Meeting Minutes

March 11, 2019

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

Agenda	Items Discussed	Actions to be Taken
--------	-----------------	---------------------

	<p><u>#2 SITE PLAN REVIEW</u></p> <ul style="list-style-type: none"> ○ Keith Wasilenski moved to approve with conditions Site Plan application SPR 01-019 for a proposed ground-mounted solar energy collector system at the residence of David Exford located at 9590 Vogt Road, Fowlerville, Michigan, as presented. Requirement for fence or greenbelt should be waived, ZO 14.03B4, because there are no adjoining residences. <p>I move to <input type="checkbox"/> Yes - Approve with conditions <input type="checkbox"/> Not approve</p> <p>Site Plan Application SPR 01-019 for a proposed ground-mounted solar energy collector system at the residence of David Exford located at 9590 Vogt Road, Fowlerville, Michigan.</p> <p>The site plan requirements of Zoning Ordinance Section 6.26 for Solar Energy Collectors and Article 14 as applicable to the current application</p> <p><input type="checkbox"/> Yes - HAVE been met. OR</p> <p><input type="checkbox"/> HAVE NOT been met for the following reasons:</p> <ul style="list-style-type: none"> ○ Second by Londa Horton. <p>The conditions applicable to the approval are:</p> <p>Solar energy equipment must be repaired, removed, or replaced within six (6) months of becoming non-functional. All solar energy equipment must conform to County, State, and Federal regulations and safety requirements as well as applicable industry standards. Solar energy collectors and the installation and use thereof shall comply with all applicable construction codes and electrical codes. Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer’s directions. Solar energy collectors must be permanently and safely attached to the ground. If the solar energy collector system is not in operation for a period of one year or more, the system shall be removed by Applicant or the property owner and the site shall be stabilized and revegetated as necessary to minimize erosion. All officials and staff of Conway Township shall have the right to enter the subject property to determine compliance.</p> <ul style="list-style-type: none"> ○ All in favor. Motion passed. 	
--	---	--

Conway Township Planning Commission Meeting Minutes

March 11, 2019

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

Agenda	Items Discussed	Actions to be Taken
	<ul style="list-style-type: none"> • Discussion regarding limiting number of animals per acre; performance standards means there is no issue until there is an issue, commented George Pushies. 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. It could apply if RTF doesn't apply. We could have a carve-out for those ordinances applicable to GAMPS, commented Abby Cooper. • Todd Thomas gave the Zoning Administrator Report. There was one land use permit for February for a home which applied two years ago and did not complete the process. There is a permit for an attached garage with a breezeway for the house on Sherwood brought up by Dennis Bowdoin, commented Todd Thomas. 	
Update from the Board	Larry Parsons gave an update from the Township Board.	
Call to public	-0-	
General Discussion	Recommendation for solar panels for 600 square feet was made by Keith Wasilenski. George Pushies countered that he did not need a number.	
Adjournment	George Pushies made a motion to adjourn at 8:50pm. Second by Larry Parsons. All in favor. Motion passed.	