

Conway Township Planning Commission Meeting Minutes

July 8, 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: Two attendees from the public. • Township Board Members: Larry Parsons, Trustee present • Planning Commission Members present: George Pushies, Londa Horton, Mike Stock, Keith Wasilenski, and Caleb Jenkins. • Planning Commission Members absent: Chuck Skwirsk. • Zoning Administrator, Todd Thomas, 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. One absence: Chuck Skwirsk.</p> <p>The next meeting is August 12, 2019 at 7:00pm.</p>	
Minutes from last meeting	<p>Larry Parsons moved to approve the minutes of the June 10, 2019 meeting. Second by George Pushies. All in favor. Motion passed.</p>	
Communications	<ul style="list-style-type: none"> • “Hot topics” for the MTA training workshop is available, Mike Stock mentioned. Larry Parsons is to ask for blanket approval for this training at the next Board meeting. • Handy Township just created their solar ordinances, mentioned Larry Parsons. 	<p>Larry Parsons to seek Board approval for Commissioners to attend the MTA training for upcoming “Hot Topics” workshop</p>
Call to the Public	<ul style="list-style-type: none"> • Bob Carusi presented the Commissioners a paper outlining grants for the internet of \$20 million available in under-served areas of the state. 	
Old Business	<ul style="list-style-type: none"> • Mike Stock signed first round of seven zoning revisions and it went to Livingston County Planning Commission. • Continued reviewing zoning revisions. <ul style="list-style-type: none"> ○ Wedding Barns – There is a <u>Michigan Planner</u> article on ‘Protecting the Rural Character,’ by John Enos, our former Master Planner. It can also include new builds wedding barns, mentioned Mike Stock. It must be on a paved road and a certain distance from neighbors, commented Larry Parsons. Mike Stock to work with attorney, Abby Cooper, on some draft verbiage for wedding barns distinguishing between commercial use or personal use. ○ Article 6, section 6.06E pertaining to accessory buildings and structures then the number allowed is; <ul style="list-style-type: none"> ▪ If 2 acres or less you are only allowed one attached garage or accessory building or structure and one detached garage or accessory building 	<p>Mike Stock to work with Abby Cooper on draft verbiage for wedding barns and accessory structure percentages and definition of yard.</p>

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	<p>and structure.</p> <ul style="list-style-type: none"> ▪ If greater than two acres the number of accessory buildings and structures shall be regulated by the maximum coverage requirements of Section 6.06(l) unless accessory buildings and structures are for active agricultural conduct and are eligible for an agricultural waiver under 6.06(f) ▪ Section 6.06 (l) regarding maximum coverage. On all Residential zoned lots and Agricultural Residential zoned lots of greater than two acres, the combined square footage of all accessory buildings, structures and uses, excluding swimming pools, may occupy a maximum of twenty percent of the total yard area. ▪ The percentage of lot coverage is what many townships are using, mentioned Mike Stock. Less than 2 acres – 30% of lot coverage and more than 2 acres is a 15% of lot coverage, for example in Deerfield township. Mike Stock to have Abby Cooper add it to her list of definitions. Section 6.06a is also mentioned. Todd Thomas commented to exclude swimming pools, for example. Combine sections to make verbiage clearer, suggested George Pushies. Parcel area versus yard area needs to be discussed, commented Larry Parsons. Page 22 in Article 2 defines yard, commented Mike Stock. 	
New Business	<ul style="list-style-type: none"> • Todd Thomas gave the Zoning Administrator report. He issued five land use permits and four were for new homes. 	
Update from the Board and Split Committee	<p>Larry Parsons gave an update from the Township Board.</p> <p>Todd Thomas gave Property Split Committee update.</p>	
Call to public	<p>Dennis Bowdoin commented that a wedding barn on M-52 had no requirement for bathroom facilities and they catered-in. They use port-a-potties.</p>	
General Discussion	<p>Larry Parsons informed Commission that Carlisle Wortman agreed to complete Cemetery Plan as part of the Master Plan. Dennis Bowdoin commented that the former Cemetery Committee had a fairly straightforward plan request to include in the Master Plan.</p>	