

Conway Township Planning Commission Meeting Minutes

~~October 14, 2019~~ September 9, 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. • Township Board Members: Larry Parsons, Trustee present • Planning Commission Members present: George Pushies, Londa Horton, Mike Stock, Keith Wasilenski, Chuck Skwirsk, Caleb Jenkins • Planning Commission Members absent: none • Zoning Administrator, Todd Thomas, absent. • Township 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. One absent, Caleb Jenkins.</p> <p>The next meeting is September 9, 2019 October 14, 2019 at 7:00pm.</p>	
Minutes from last meeting	Larry Parsons moved to approve the minutes of the August 12, 2019 meeting. Second by George Pushies. All in favor. Motion passed.	
Communications	<ul style="list-style-type: none"> • Brown Bag lunch on Sept. 24th from 12-1pm at Genoa Township Hall. The topic is event barns presented by John Enos. • Keith Wasilenski brought in a copy of the <i>News and Views</i> for Herm and Shirley Yost for their Fall Fest picture. He also mentioned there was no signage for the Fly-In in Conway Township. • Caleb Jenkins was recognized for his dedication to Senate and House in the paper, commented Larry Parsons. 	
Call to the Public	<ul style="list-style-type: none"> • -0- 	
Old Business	<ul style="list-style-type: none"> • Attorney Abby Cooper reported on a sign-standards zoning draft. She took the Deerfield Township ordinance and tweaked it for Conway Township. The purpose for redrafting the sign ordinance, Article 17, is to get rid of content-based signage. Legally we must be content neutral. <ul style="list-style-type: none"> ○ Section 17.07 - 4 temporary signs Page 10, talks about the nature of the trigger, such as construction, election, or real estate, then you can have more temporary signs, according to Deerfield Township zoning. This is the Planner's opinion according to the <i>Reed</i> Supreme Court decision. "What do we gain from calling out these specific activities?" asked Abby. She sees some potential vulnerability. No sign should be located in public or private road right away, commented George Pushies. A Clear sign ordinance addresses this in Tyrone Township, 	Abby to take this to John Enos for his opinion and verbiage.

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	<p style="text-align: center;">commented Dennis Bowdoin.</p> <ul style="list-style-type: none"> ○ 17.05a footnote regulates flags in our current Zoning Ordinance. • Abby also addressed zoning for event barns and provided an example from a Locke Township Ordinance. If you are doing this as a business then we can regulate event barns. Put it in special use or commercial use were suggestions given. Abby can provide Brighton Township zoning on this issue and after John Enos' Brown Bag presentation, to provide further direction. • Switching building permits to land use permits – Abby is still working on this. • Mike Stock will talk with Rob Stanford, Livingston County Planner, regarding accessory structures – consider a max % coverage allowance. • Shared drive – brought up previously by Todd Thomas. Remove site plan requirement for shared drive. Must owner build house before constructing shared drive? Requirement ordinance now reads that resident must build road before getting land use permit. Add verbiage road/shared drive. • Keeping of Animals/Right to Farm Act – Section 6.22 (A), (B) – farm producers are not affected by carving out density of animals kept by a resident. • Financial responsibility of developer policy – top coat on driveway issue in Keith Wasilenski's neighborhood was brought up. Performance guarantee bonds were brought up by Larry Parsons. Add to site plan applications and checklist, commented Abby. Keith wanted safeguards from environmental concerns during development. Surety bond vs. performance bond which is a specific type of surety bond was clarified when asked by Dennis Bowdoin. 	<p>Abby to take this to John Enos.</p> <p>Abby to provide further direction on event barns.</p> <p>Mike Stock to contact Rob Stanford regarding accessory structures.</p> <p>Abby will get with Todd Thomas for clarification.</p> <p>Abby to carve out density of animal issue.</p>
New Business	<ul style="list-style-type: none"> • -0- 	
Update from the Board and Split Committee	<p>Larry Parsons gave an update from the Township Board.</p> <p>One land division was given on Vogt Road commented George Pushies of the Split Committee.</p>	
Call to public		

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General Discussion	-0-	
Adjournment	George Pushies made a motion to adjourn at 8:34pm, second by Larry Parsons. All in favor. Motion passed.	