

Conway Township Planning Commission Meeting Minutes
 September 11, 2017
 Conway Township Hall – 8015 N. Fowlerville Rd., Fowlerville, MI

Agenda	Items Discussed	Actions to be Taken
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Attendees	<ul style="list-style-type: none"> • Public: Cindy Dickerson, Herm and Shirley Yost, Bob Carusi, Debbie Ott, Kenneth Ott, Kim Kreeger, Carol Berry, James Groin, Robert Wyman, James Patterson, Theresa Chapton, John Chapton, Asa Kreeger, Mike Adams, Ed Wilkins. • Township Board Members present: Rick Kreeger. • Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Dennis Sommer, Chuck Skwirsk. Abby Cooper, attorney, present, Zoning Administrator, Todd Thomas, present, Chris Atkins for John Enos, Master Planner present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call.</p> <p>The next meeting is October 9, 2017 at 7:00pm.</p>	
Minutes from last meeting	Larry Parsons moved to approve the August 14 (regular) meeting minutes. Second by George Pushies. All in favor. Motion passed.	
Communications	<p>Dennis Bowdoin shared the following communications:</p> <ul style="list-style-type: none"> • October 11 Citizen Planner Classroom Series classes on Tooley Road will be attended by Larry and Chuck. • There is a SemCog Sept. 13 meeting. <p>Dennis Sommer shared:</p> <ul style="list-style-type: none"> • The <i>Michigan Township Insights</i> bulletin has sample ordinances for medical marijuana. <p>The MTA meeting on August 30 was attended by Larry and Dennis Sommer. They noted that DTE spends ¾ billion dollars trimming trees. Voltage outages are tracked with new Smart Meters power. Fifty percent of neighbors in an area must agree to use gas for Consumers Power to lay the infrastructure for gas.</p>	

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Call to the Public	PUBLIC COMMENT BEGAN AT 7:07PM. NO COMMENTS WERE RECEIVED FROM THE PUBLIC. PUBLIC COMMENT ENDED AT 7:08PM.	
Old Business	<p>Close regular meeting at 7:08pm AND OPEN THE PUBLIC HEARING FOR REZONING OF 6995 N. FOWLerville ROAD, PARCEL ID# 4701-34-200-006.</p> <ul style="list-style-type: none"> • REzoning request, Roger Myers, attorney spoke on behalf of Asa Kreeger of Conway Land Company REGARDING PARCEL ID# 4701-34-200-006, REZONING APPLICATION #2017-001. The application submitted was an unconditional rezoning application. He could use the property for any uses listed on our commercial zoning ordinance. He requested to enter into a contract for the property's ultimate use. They converted the application to a conditional REzoning request. It is allowed under Michigan State Standards. <ul style="list-style-type: none"> ○ The conditions call for elimination of certain uses that could not be allowed if zoning were to be granted: <ul style="list-style-type: none"> ▪ Airport, public buildings, adult regulated uses, wind turbines, self storage facilities or contractors' yards. <p>PURSUANT TO MCL 125.3405(1), CONWAY LAND COMPANY, LLC HEREBY OFFERS THE FOLLOWING LIMITATIONS REGARDING THE DEVELOPMENT AND/OR USE OF THE SUBJECT PROPERTY AS CONDITIONS TO ITS REZONING REQUEST:</p> <ol style="list-style-type: none"> 1. THE PROPERTY SHALL NOT BE USED AS AN AIRPORT HELIPORT OR RELATED USES AS REFERENCED IN SECTION 6.23 OF THE TOWNSHIP'S ZONING ORDINANCE. 2. THE PROPERTY SHALL NOT BE USED FOR PUBLIC BUILDINGS. 3. THE PROPERTY SHALL NOT BE USED FOR ADULT REGULATED USES. 4. THE PROPERTY SHALL NOT BE USED FOR SMALL, MEDIUM, OR LARGE WIND ENERGY TURBINES. 5. THE PROPERTY SHALL NOT BE USED FOR SELF-STORAGE FACILITIES OR CONTRACTOR'S YARDS. <ul style="list-style-type: none"> ○ Potential uses may include: a drive through restaurant and gas station which would require a special use permit. <p>Resident comments:</p> <ul style="list-style-type: none"> ○ John Chapman a neighbor commented, "Roxy and I have talked and don't want a gas station." ○ Teresa Chapman commented, "I didn't move from the city to live next to a gas station." ○ Carol Berry commented, "It only takes five minutes to get to town. I don't want to deal with environmental issues with a gas station." ○ Mike Adams commented, "I am for a gas station due to the outrageous prices in town. Double walled tanks are put into the ground to store the gas." 	

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	<p>E. COMPATIBILITY OF THE SITE'S PHYSICAL, GEOLOGICAL, AND HYDROLOGICAL AND OTHER ENVIRONMENTAL FEATURES WITH THE HOST OF USES PERMITTED IN THE PROPOSED ZONING DISTRICT.</p> <p>F. THE COMPATIBILITY OF ALL THE POTENTIAL USES ALLOWED IN THE PROPOSED ZONING DISTRICT WITH SURROUNDING USES AND ZONING IN TERMS OF LAND SUITABILITY, DENSITY, NATURE OF USE, TRAFFIC IMPACTS, AESTHETICS AND INFRASTRUCTURE.</p> <p>G. RELATIONSHIP OF THE PETITION TO THE ADOPTED CONWAY TOWNSHIP COMPREHENSIVE PLAN.</p> <p>H. WHERE A REZONING IS REASONABLE GIVEN THE ABOVE CRITERIA, A DETERMINATION THAT THE REQUESTED ZONING DISTRICT IS MORE APPROPRIATE THAN ANOTHER DISTRICT OR AMENDING THE LIST OF PERMITTED OR SPECIAL USES WITHIN A DISTRICT.</p> <ul style="list-style-type: none"> • FINDING OF FACT: THE Planning Commissioners voted on the Rezoning motion with the conditions. A-E and H criteria have been met. F and G criteria have not been met. George Pushies made a motion to approve the application as presented for Conditional Rezoning for the reasons discussed. Second by Larry Parsons. 5 Yea: BOWDOIN, PUSHIES, PARSONS, SOMMER, SKWIRSK. 2 Nays: Mike Stock and Londa Horton. Motion passed. <p>The Master Plan was last approved June 2012. "Can we sign off on a review and continue working on this?" asked Dennis Bowdoin. No previous revisions were incorporated in the new Master Plan that John Enos sent to the county last week. Every five years the Master Plan must be reviewed. We have reviewed it and therefore we are compliant, according to Abby. "We have commenced proceeding to review."</p> <p>July revisions have not yet been incorporated in our Master Plan. Our pictures also have not yet been incorporated. Chris Atkins remarked that he personally incorporated our July revisions.</p> <p>Charles and Fay Hicks parcel easement request for parcel ID# 4701-03-400-023 new parcels 8.</p> <ul style="list-style-type: none"> • There was no site plan for this land division. There is just a survey. Abby is in the process of revising a shared private roads/drives form. The applicant does not have to use this form. It meets our criteria. "This issue should stay at the Split Committee," voiced George Pushies. George made a motion to approve two shared driveway agreements for Hicks on Fowlerville and Sober Roads. Larry Parsons second. All in favor. Motion passed. 	
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New Business	<ul style="list-style-type: none"> Zoning Administrator report – Seven land use permits issued this month. Requested Zoning Administrator look into neglected/abandoned home next to Anna Dietrich where crime is occurring with siding being ripped off and house and barn falling in. Internet Progress Report – no meeting last month. Next meeting is this Thursday. 	
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	
Last call to public	<p>PUBLIC COMMENT BEGAN AT 8:20PM. COMMENTS WERE RECEIVED FROM THREE INDIVIDUALS. Herm Yost asked about five years with Master Plan review. Larry offered the verbiage “commence with review.”</p> <p>Bob Carusi commented that convenience got us Amazon.</p> <p>Cindy Dickerson reported on the cemetery walk. Fifty people attended and they raised \$360. They are meeting again Sept. 27. We need to provide checklists to land division applicants. Do we have the forms to get these things done? PUBLIC COMMENT ENDED AT 8:30PM.</p>	
General Discussion	-0-	
Adjournment	George Pushies made a motion seconded by Larry Parsons to adjourn at 8:30pm. All in favor. Motion passed.	