

Conway Township Planning Commission Meeting Minutes

December 11, 2017

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, Toni Bloom, Pat Eastwood, Phil Tatus, Ryan Smith, Bob Carusi, Lynne and Mike McLean, Larry Harrison. Township Board Members present: -0- Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Dennis Sommer, Chuck Skwirsk. Abby Cooper, Attorney, present and, Zoning Administrator, Todd Thomas, 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 January 8, 2018 at 7:00pm.</p>	
Minutes from last meeting	<p>Larry Parsons moved to approve the November 13, 2017 meeting minutes with the following edit; change 60,000 gallons by year production to 60,000 gallons maximum annually in Public Hearing page 1. Second by Dennis Sommer. All in favor. Motion passed.</p>	Londa to make change
Call to the Public	<p>PUBLIC COMMENT BEGAN AT 7:05PM.</p> <p>PUBLIC COMMENT ENDED AT 7:07PM.</p>	
Communications	<p>Dennis Bowdoin shared the following communications:</p> <ul style="list-style-type: none"> The Livingston County Planning Dept. – video tour is at https://www.livgov.com/ . Londa will put on website. Call Miss Digg 811 before conducting any ground work. <p>Dennis Sommer shared:</p> <ul style="list-style-type: none"> DTE email discussed; \$1.38 billion investments with Michigan based businesses, the Lapeer Solar array which has 200,000 panels on more than 250 acres and produces enough clean energy to power 11,000 buildings, and they also filed paperwork to build a new state-of-the-art natural gas-fired power plant in St. Clair County. 	
Public Hearing	<p>Dennis Bowdoin opened the Public Hearing at 7:07pm for a Special Use Application SU-04-017 for a Commercial Kennel at 9245 Pierson Road, Fowlerville, Michigan. The Public Hearing was closed at 7:20pm.</p>	

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Old Business	<p>Dennis Bowdoin will put the Public Hearing on the calendar for January 8, 2018 regarding the Master Plan.</p> <p>Update on rezoning request. Attorney, Abby Cooper has a fully signed copy. It's moving along as expected. Our next step is the site plan for the Kreeger property.</p> <p>Reminder to all Planning Commissioners that the forms need to be signed for choice of payment plan sent by the Township Clerk. Extra copies of the book, <i>Guide to Planning and Zoning</i> are available by the Clerk.</p>	
New Business	<p>The Toni Bloom Special Use application SU-04-017 for a Commercial Dog Kennel at 9245 Pierson Road, parcel # 4701-16-400-005 was discussed.</p> <p>The conclusion reached by the Planning Commission was decided by the six-item checklist provided by Attorney, Abby Cooper, for the Special Use Application SU-04-017 for a Commercial Dog Kennel at 9245 Pierson Road, Fowlerville, Michigan, parcel # 4701-16-400-005 filed by Toni Bloom thereby find that, WITH CONDITIONS, THE standards from Section 13.05 of the Conway Township Zoning Ordinance have been met. We find that the proposed Special Use:</p> <ul style="list-style-type: none"> A. WILL be harmonious with, and in accordance with, the general objectives of the Conway Township Comprehensive Plan, also known as the Master Plan, and will be consistent with the intent and purpose of this ordinance. B. WILL be designed, constructed, operated and maintained 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. C. WILL be hazardous or disturbing to existing or future neighboring uses or detrimental to the economic welfare of the community. D. WILL be compatible with the natural environment and existing and future land uses in the vicinity. E. 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. 	

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	<p>F. WILL 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>The conditions applicable to the approval are:</p> <ol style="list-style-type: none"> 1. They will insulate against noise. 2. They will not allow more than two dog pregnancies at a time. 3. They agree to an inspection two times per year by the Zoning Administrator and renewal of this Special Use. 4. They agree their animals cannot get outside after the hours of operation. 5. They agree to provide landscaping for screening purposes. 6. They agree their septic will be approved by the Livingston County Health Department. <p>Larry Parsons made a motion to approve the Special Use Application with conditions. Second by George Pushies. All in favor. Motion passed.</p> <p>-----</p> <p>The Site Plan Application SPR-04-017 associated with the proposed Commercial Kennel special use by Toni Bloom for 9245 Pierson Road, Fowlerville, Michigan was discussed.</p> <p>Conditions applicable to the approval are DISCUSSED WERE:</p> <ol style="list-style-type: none"> 1. Location and size of parking lot 2. Fencing and landscape plan for the buffer and how big the trees will be as well as their spacing 3. Location of septic and water supply as well as the location of the current well 4. Proposed type of insulation with R-value <p>Motion to table until further information is provided by George Pushies. Second by Larry Parsons. All in favor. Motion to table passed.</p>	
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	<p>Zoning Administrator report – Todd Thomas issued one Land Use Permit this month. Also, a resident inquired about a solar farm and would like to set up a meeting to further discuss.</p> <p>The Annual Report is due next month. George Pushies and Chuck Skwirsk are up for reappointment to the Planning Commission. Both agree to stay. This is a three-year term.</p> <p>Internet progress report: There was no meeting, per George Pushies.</p> <p>Larry Parsons and Dennis Sommer made a motion to keep the Planning Commission meeting dates and times the same for next year. All in favor. Motion passed.</p>	<p>Londa to compile Annual Report</p> <p>Dennis to take reappointments to the Board</p>
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	
Call to public	<p>PUBLIC COMMENT BEGAN AT 8:26PM.</p> <p>PUBLIC COMMENT ENDED AT 8:27PM.</p>	
General Discussion	Dennis Sommer commented about \$50,000 contributed to LETS by Livingston County Board of Commissioners.	
Adjournment	George Pushies made a motion seconded by Larry Parsons to adjourn at 8:30pm. All in favor. Motion passed.	