

Conway Township Planning Commission Meeting Minutes

March 14, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Cindy Dickerson • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck and Dennis Sommer. Todd Thomas present. Ken Recker of the Livingston County Drain Commission 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.</p> <p>The next meeting is April 11, 2016 at 7:00pm.</p>	
Minutes from last meeting	Larry Parsons moved to accept the Feb. 8 regular meeting minutes and the Feb.16 joint meeting minutes. Second by Mike Stock. All in favor. Motion passed.	
Call to the Public	Cindy Dickerson brought up that session two of the Master Plan on <i>Smart Growth</i> slides will be kept on the website. Webinars on other topics are also available. They are typically \$35.	
Communications	<p>Dennis Bowdoin:</p> <ul style="list-style-type: none"> • Introduced Chuck Skwirck to the Planning Commission. • Mentioned the March 22 session two of the Master Plan on <i>Smart Growth</i>. Participants need to RSVP to Kathleen Kline-Hudson. <p>Larry Parsons brought up a newsletter he received on <i>Drain Code Basics</i> in the February issue from an attorney. Copies are requested.</p>	Larry to send copies of the Drain Code Basics to all.

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Old Business	<p>Ken Recker gave Planning Commissioners one colored copy of drainage expenditures per acre in Conway Township from 1995-2015. He recommends looking at a tile drain at Chase Lake Rd. and Robb Rd. known as the Sharp drain, (8-10 inch farm tile), and Conway 11. This would involve an engineer working around 8-10 houses on the Sharp drain to lay out the houses, layout the survey and current drain location, and make estimates as to level of service. This drain was designed to serve one home and 100 acres of tilled crop land. The estimate to fix this drain was \$116K back in 2009. Kreeger's expressed interest in fixing the Conway 11 drain at Horn Rd.</p> <p>Ken recommended inviting area residents into a meeting to describe the intent to fix these drains and gather their feedback to garner support for a petition. Typically the cost is distributed: 35% county, 25% township, 40% landowner.</p> <p>Dennis Bowdoin suggested we have another line item on our split committee to make everyone aware of the drain situation at that time. He also suggested that Ken come back with a detailed profile of the Snyder - Sherwood drain (this is already out to bid), the Sharp drain and Conway 11 and 22 drains complete with a cost analysis. Then if the Board wanted to hold a public hearing, we would be ready. George Pushies recommended that this should coordinate with road improvements in the future.</p> <p>The Allen and Stow Rd. drain for Ken Donal could be worked on this summer.</p> <p>Dennis Bowdoin brought up the issue of tiny homes noting that in the U.S. people adopting them as second homes on a primary home property are having the problem of moving them. They are not built to code. They have an issue getting rid of them as they are already falling apart and are only five years old. Todd Thomas offered that we could do a: plan unit development, open space ordinance, or create a zoning district for that type of use. There was a session on tiny homes at the recent MTA conference.</p> <p>Dennis mentioned that the Special Use Permits per Abby Cooper for the Raymond Bird permit was for Raymond not his heirs. Todd to send letters for Keith Roberts on Owosso Rd. for a machine shop permit and P & D antenna on Sherwood Rd. permit to see if they are still active.</p>	Larry to bring up the Ray Bird issue at the Board meeting.
Zoning Administrator Report	<ul style="list-style-type: none"> • Todd Thomas issued zero Land Use Permits. • There are some site plan review applications. • The Zoning Board of Appeals application needs to be updated. • During a land split it was discovered that the road easement application needs to be updated. • There was a request for a front yard accessory building. He suggested to take a look at the "impossibility" term in the ordinance 6.06d3. A suggestion was made to eliminate the term. 	Todd to send letters regarding Special use permits.

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New Business	<ul style="list-style-type: none"> • The Emergency Preparedness report was not given as Bob Carusi was absent. • There is a mandatory meeting next Monday, March 21 at 6pm at Conway Hall for Planning Commission training. 	
Update from the Board	Larry Parsons gave an update report from the Township Board.	
Call to Public	-0-	
General Discussion	<p>Chuck Skwirck brought up that he received a call from Jennifer Embridge from <i>the Press</i> regarding his internet service.</p> <p>Dennis Sommer attended the last Emergency Preparedness Committee. Cindy Dickerson offered that the generator is still in need of repair.</p>	
Adjournment	George Pushies made a motion to adjourn at 8:50pm. Second by Dennis Bowdoin. Motion passed.	