

# Conway Township Planning Commission Meeting Minutes

## July 12, 2010

Agenda	Items Discussed	Actions to be Taken
<b>Attendees</b>	<ul style="list-style-type: none"> <li>• Several members of the public present</li> <li>• Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, Scott Buell, Londa Horton.</li> </ul>	
<b>Call to Order and Pledge to Flag</b>	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
<b>Minutes from last meeting</b>	Minutes from the June 14, 2010 meeting were reviewed. Cindy Dickerson made a motion to accept the minutes, Scott Buell second. All in favor, motion passed.	
<b>Call To Public</b>	none	
<b>Communications</b>	<p>Dennis Bowdoin reported:</p> <ul style="list-style-type: none"> <li>• MSU Prosperity initiative – it appears that the Legislature and SEMCOG will approve it. The proposal is for a high speed rail transit system between Lansing and Detroit, and also between Detroit to Chicago using a hydrogen-powered monorail system.</li> <li>• The White House paper of 8/11/09 is the format to be used for grants for Vision For the Future.</li> </ul>	
<b>Land Divisions</b>	<ul style="list-style-type: none"> <li>• Paul Harmon requested on behalf of 6568 Hayner Road residents, an easement to a shared driveway. The Planning Commission agreed to the easement of service to the 4<sup>th</sup> property (North ¼ corner of Section 13, T4N-R3E in Conway Township), with the following stipulations:               <ol style="list-style-type: none"> <li>1. Written approval of the landowner for the new easement</li> <li>2. Upgrade to current zoning ordinance and approval for shared driveway prior to any new homes being built</li> <li>3. Shared driveway agreement between all landowners</li> </ol> <p>They must bring it to the Township Board for approval.</p> <p>This would be the maximum number of units on a single driveway easement allowable. Everyone shares the cost of the drive maintenance. Geo Pushies moved to allow this easement as so stipulated and Scott Buell seconded. Motion passed, 1 abstained.</p> </li> </ul>	

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<p><b>Old and New Business</b></p>	<p>Zoning issues must go to the Public Hearing first before the Board. These issues include:</p> <ul style="list-style-type: none"> <li>• Land Divisions</li> <li>• Home Base Business</li> <li>• Wind Turbine</li> </ul> <p>The Board must respond to residents within 30 days for land divisions that are brought to the office.</p> <p><b>Wind Turbine Ordinance:</b> another public hearing is required as verbiage changes were recommended from the Livingston County Planning Commission and Abbey. Of the 9 recommendations, the Planning Commission will accept all of the 9 recommendations except #5. So moved by Geo Pushies, second by Londa Horton. Motion passed, 1 abstained.</p> <p><b>Home Based Business:</b> verbiage of dwelling or principal residence not clear. Change word 'principal' to 'buildings'. Recommendation by Dennis to send draft verbiage to Abbey to make all the verbiage uniform in this ordinance. The Township Board has to approve funds to send it to Abbey.</p> <p><b>Special Use Permit:</b> John Harless to examined working in Right to Farm Act with regard to Special Use Permit in preparation for Equine Center on Chase Lake Rd. proposal. According to the RTFA if you are just boarding horses you are not protected by the RTFA. However if you offer riding for a fee or lessons for a fee then they indeed are protected by the RTFA.</p> <ul style="list-style-type: none"> <li>• Chase Lake Equine Center which breeds horses, gives lessons and trains horses does not need a special use permit since they are protected by the Right to Farm Act. So moved by Geo Pushies, second by Scott Buell. Motion passed, 1 abstained.</li> </ul> <p><b>Citizen Planner Workshop attended by Londa Horton:</b></p> <ul style="list-style-type: none"> <li>• Developers look to attract the creative class to their cities by creating themes for an area, e.g. the Warehouse District, Old Town, the Stadium District, or the Market District. Living spaces must have mixed uses like a laundry, gas, bank and office buildings all in one. Cool signage attracts the hip, cool and high-tech workforce, but our ordinances don't allow for it.</li> <li>• Sustainable Strategic Growth Plans should look at what is your asset base? Wetlands are an asset. Don't be everything to everybody. Be really exceptional about what you are. We treat agriculture as land use, not as an asset. Have sheep cut the grass versus using lawn mowers. Partner with Grainger and offer a recycling center. Are we delivering a value proposition to the</li> </ul>	<p><b>Cindy to arrange for another public hearing on Wind Turbine Ordinance</b></p> <p><b>Dennis to take the Wind Turbine Ordinance back to Abbey to make the final revisions prior to the public hearing.</b></p> <p><b>Dennis to approach board to approve funds to send Home Based Business ordinance to Abbey.</b></p>
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	<p>taxpayer?</p> <ul style="list-style-type: none"> <li>• Legal cases for zoning: may consider verbiage used on signage. Some is only appropriate for adults. Study is being undertaken with regard to digital animated billboards being driver distractions.</li> <li>• Farmers Market: a market on an individual farm is not covered by a new GAMP (Generally Accepted Practice). 50% of the products must be produced on that farm. The RTFA pre-empts local zoning laws. GAMPs is not a regulation. It uses words like "should" which is not enforceable.</li> <li>• Bike trails to school initiative: secure donations and grants to build bike trails to school. (One resident commented that Metamora used fence rows between area farms to create a very viable horse and bike trail.)</li> </ul>	
<b>Adjournment</b>	<p>A motion was made by George Pushies to adjourn, Scott Buell second. All in favor. Motion passed. Meeting adjourned at 8:30pm.</p> <p><b>Next meeting is: August 9, 2010.</b></p>	