

# Conway Township Planning Commission Meeting Minutes

January 10, 2022

Conway Township Hall – 8015 N. Fowlerville Rd., Fowlerville, MI

| Agenda                                  | Items Discussed   | Actions to be Taken  |
|---|---|--|
| <b>Attendees</b>                        | <ul style="list-style-type: none"> <li>• Public: Eight attendees</li> <li>• Planning Commission Members present: Jeff Klein, Londa Horton, Kelly Ralko, Meghan Swain-Kuch, Chuck Skwirsk, Dave Whitt, George Pushies - Ex-Officio</li> <li>• Planning Commission Members absent: -0-</li> <li>• Zoning Administrator: Todd Thomas, present</li> <li>• Livingston County Planning Commissioner: Dennis Bowdoin, present</li> <li>• Township Attorney: Abby Cooper, present</li> </ul>  |  |
| <b>Call to Order and Pledge to Flag</b> | <p>Secretary Londa Horton called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. She called roll call. All present.</p> <p>The next meeting is February 14, 2022 at 7pm.</p>  |  |
| <b>Minutes from last meeting</b>        | <p>Chuck Skwirsk recommended changing the meeting agenda; Change numbering as there are two number tens, take out update from Land Division Committee, take out Master Plan updates until a later date when Master Planner is on board.</p> <ul style="list-style-type: none"> <li>• Dave Whitt made a motion to accept the revised agenda. Second by George Pushies. All in the favor. Opposed. Motion passed.</li> <li>• George Pushes requested to include the draft Board minutes in PC meeting packets.</li> </ul> <p>Dave Whitt moved to accept the minutes from the last meeting of December 13, 2021. Kelly Ralko second. All in favor. Opposed. Motion passed.</p> <p>Dave Whitt moved to accept the PC Annual Report for 2021. Second by Kelly Ralko. All in favor. Opposed. Motion passed.</p> | <p><b>George Pushies to ask Board to include Board minutes in PC PACKET every month. Have office send to PC Secretary for inclusion.</b></p> |
| <b>Communications</b>                   | <ul style="list-style-type: none"> <li>• Welcome Jeff Klein to the PC.</li> <li>• Vice Chair Chuck Skwirsk took over the meeting.</li> <li>• Potential Planners introduced - Community Image Builders (CIP) from Fenton, MI; CEO Carmen, Justin, and Hannah. They come highly recommended by the Kathy in the Village of Fowlerville. They will have one person at the meeting and one specialty until they are settled in. We are charged for only one person at the beginning regarding the fee schedule. Then their specialty person attends only when their specialty and Master Plan is on the agenda. One individual is assigned to attend all meetings for us. They can set up a retainer for calls from us or will bill for extra time if call is long, example is if applicants call.</li> </ul> |  |

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|                           | <ul style="list-style-type: none"><li>Noise level for Hamtramck increased so Board changed ordinance.</li><li>Rob Stanford LCPC will consider our amendments. He compliments the way we handle our amendments and compliments our attorney.</li></ul> |                            |
| <b>Call to the Public</b> | Dennis Bowdoin concurred that our township amendments come to LCPC very well done.  |                            |



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|  | <p>commented Kelly Ralko.</p> <ul style="list-style-type: none"> <li>○ Large events are defined as 250 people, but Dawn Patrol has more people than that.</li> <li>○ Richland township has language for outdoor gatherings, and mobile food trucks. How to define a Luke Bryan concert, a large assembly?</li> <li>○ It's a special use event for an outdoor event and the permitting process and the fees are included.</li> <li>○ Todd Thomas has sample language.</li> <li>○ Abby Cooper recommends removing small scale entertainment, capping attendance at 20,000 in the existing ordinance, then this could go to the Public Hearing. It has to be in 2 weeks prior to LCPC on Feb. 16 for their meeting. Publish in the paper 15 days prior to the meeting. Have a special meeting and Public Hearing and then we could get it in before March. PC can consider it at the same time as the Public Hearing.</li> <li>○ Have a special meeting on Jan. 31</li> <li>○ Abby Cooper to try to get it on the LCPC agenda for February. The Public Hearing will be set for February 14.</li> <li>○ Chuck Skwirsk made a motion for a public hearing on Feb. 14 for ADUs and changes to ag tourism. Second Londa Horton. All in favor. Opposed. Motion passed.</li> <li>○ The Stockbridge ordinance is all inclusive, commented Meghan Swain-Kuch</li> </ul> <ul style="list-style-type: none"> <li>● Two solar ordinances for review – Todd               <ul style="list-style-type: none"> <li>○ We have a 6-foot-tall fence. The federal law is 7 feet.</li> <li>○ Have a financial guarantee for completion of the site plan for the project</li> <li>○ Decommissioning needs a financial bond.</li> <li>○ No specification on green belt, glare, and lighting</li> <li>○ Londa Horton commented not to forget the MSU extension solar ordinance template.</li> </ul> </li> </ul> <p><a href="http://www.richlandtownship.com/uploads/2/6/2/8/26285684/solar_farms_ordinance_2021jul08.pdf">http://www.richlandtownship.com/uploads/2/6/2/8/26285684/solar_farms_ordinance_2021jul08.pdf</a> Richland</p> <p><a href="https://www.shiawassee.net/Docs/Community-Development/Solar%20Energy%20Systems%20Ordinance.pdf">https://www.shiawassee.net/Docs/Community-Development/Solar%20Energy%20Systems%20Ordinance.pdf</a><br/>Shiawassee</p> <ul style="list-style-type: none"> <li>● Review proposed changes by Ranger Power – Todd to discuss next month</li> <li>● Pictures forwarded by Kelly Ralko of solar farm</li> <li>● Kelly Ralko discussed – solar farm concerns</li> </ul> | <p><b>Abby Cooper will change reference small scale from ag-tourism and cap at 20,000 in attendance.</b></p> <p><b>Abby Cooper will get with Liz to post Public Hearing in paper</b></p> |
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|                     | <ul style="list-style-type: none"> <li>○ Preservation and growth</li> <li>○ Wetlands</li> <li>○ Climate change gives no direction in Master Plan</li> <li>○ Sustainability of land disturbance</li> <li>○ Housing development vs. solar development</li> <li>○ Displacement of ecosystem</li> <li>○ Drainage for water – impact study</li> <li>○ Maintenance and operation</li> <li>● Chuck Skwirsk asked for an agreement between Ranger and the land owner. Ranger Power attendee said, “The commercial terms of the agreement are confidential.” He can take a blank agreement back to his group and get a response by end of the week.</li> <li>● We want to make sure farmers can use their land and we don’t tell people what to do with their land, commented Meghan Swain-Kuch.</li> <li>● We are regulating a use of the land, commented Dave Whitt.</li> <li>● There is fear of turning land into a wetland.</li> <li>● How to conduct a survey? Kelly Ralko made a motion to make a recommendation to make a survey for solar farms to all tax papers in this township. Second George Pushies. All in favor. Opposed. Motion passed.</li> </ul>  |  |
| <b>New Business</b> | <p>New Business</p> <ul style="list-style-type: none"> <li>● PC Bylaws – Abby Cooper noted that more recently we approved PC Bylaws from 2018. She asked to make two revisions to the 2020 version that the PC discussed but failed to approve and adopt.                             <ul style="list-style-type: none"> <li>○ Change provides for a digital copy of the agenda to the PC members. If you have an agenda item, then send it to the PC Secretary and the Chairperson by noon on the Tuesday before the meeting.</li> <li>○ It should be a term of one year for officers. The planning commission membership is 3 years. PC members are appointed for a three-year term for all others. Review this next month with the revisions to the bylaws.</li> </ul> </li> <li>● Election of officers:</li> <li>● Chuck Skwirsk made a motion for Londa Horton as Secretary. George Pushies second. All in favor. Opposed. Motion passed.</li> <li>● George Pushies made motion for Chuck Skwirsk as Chairperson. Meghan Swain-Kuch second. All in favor. Opposed. Motion passed.</li> <li>● George Pushies made a motion for Meghan Swain-Kuch as Vice Chair. Second Kelly Ralko. All in favor. Opposed. Motion passed.</li> <li>● Cadence of meetings – It was agreed the PC meetings would commence the second Monday of every month at 7pm.</li> </ul> | <b>Abby Cooper to bring revised PC bylaws to next meeting.</b> |

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|                                    | <ul style="list-style-type: none"> <li>• Michigan Planning Enabling Act – Todd                             <ul style="list-style-type: none"> <li>a. Sent on to all PC members for reference</li> </ul> </li> <li>• Conflict of Interest – Kelly Ralko                             <ul style="list-style-type: none"> <li>a. When voting, it's a conflict of interest if you stand to benefit or a neighboring landowner or it's financial gain or if you are an employee of the company, (from Section E2).</li> <li>b. Letting a developer regulate Zoning Ordinances here when he has a relative who stands to benefit, is a conflict of interest.</li> </ul> </li> <li>• Review of Ranger Power – Todd, will get into it later on – put it on agenda for next month.</li> </ul> | <p><b>Londa Horton and Chuck Skwirsk to put on agenda for next month.</b></p> |
| <b>Zoning Administrator Report</b> | Todd Thomas granted two Land Use Permits for December 2021 for a pole barn and for ground solar.  |   |
| <b>Update from the Board</b>       | George Pushies gave an update from the Township Board.  |   |
| <b>Call to Public</b>              | <p>Resident has revised PC 2014 Bylaws. Discussion over confusion over latest Bylaw version. Remove old version.</p> <p>Attendee commented on conflict of interest. He has no direct ties to VanGilder Properties. He is not a landowner. He did not negotiate this contract. There are many people who work at Ranger Power and another employee worked on this contract.</p> <p>Resident asked about setbacks. Todd Thomas replied that it's on the website in ZO 6.26.</p>   |   |
| <b>General Discussion</b>          |   |   |
| <b>Adjournment</b>                 | Chuck Skwirsk made a motion to adjourn, second George Pushies. All in favor. Motion passed. Adjourned at 9:25pm.  |   |