

# Conway Township Planning Commission Meeting Minutes

February 14, 2022

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

Agenda	Items Discussed	Actions to be Taken
<p><b>AGENDA</b></p> <p><b>Call to Order</b></p> <p><b>Pledge of Allegiance</b></p> <p><b>Roll Call</b></p> <p><b>Signin</b></p>	<p>Attendees: 7</p> <p>1. Chair Chuck Skwirsk called the Conway Township Planning Commission meeting to order at 7:00pm.</p> <p>Chair Chuck Skwirsk led in the Pledge of Allegiance.</p> <p>2. He called Roll Call of:</p> <p><b>Planning Commission Members present:</b> Jeff Klein, Londa Horton, Kelly Ralko, Meghan Swain-Kuch, Chuck Skwirsk, Dave Whitt, George Pushies - Ex-Officio</p> <p><b>Zoning Administrator present:</b> Todd Thomas.</p> <p><b>Livingston County Planning Commissioner present:</b> Dennis Bowdoin</p> <p><b>Township Attorney present:</b> Abby Cooper</p> <p><b>Community Builders (CIP) Master Planners present:</b> Hannah Smith (<a href="mailto:hsmith@cibplanning.com">hsmith@cibplanning.com</a>), Justin Sprague (<a href="mailto:sprague@cibplanning.com">sprague@cibplanning.com</a>)</p> <p><b>Those absent:</b> -0-</p>	
<p><b>CONSENT AGENDA APPROVAL</b></p>	<p>3. Planning Meeting Minutes from last meeting 1/10/2022 - A motion was made by Meghan Swain-Kuch to accept the minutes from the last meeting. Second by Dave Whitt. All in favor. Opposed. Motion passed.</p>	
<p><b>CALL TO PUBLIC</b></p>	<p>-0-</p>	
<p><b>APPROVAL OF PLANNING COMMISSION MEETING AGENDA FOR TONIGHT</b></p>	<p>Londa Horton made a motion to accept the meeting agenda for tonight with Abby Cooper’s addition of 9B to Old Business regarding the LCPC staff reviews of the 7 ordinance amendments. Second by Dave Whitt. All in favor. Opposed. Motion passed.</p>	
<p><b>COMMUNICATIONS</b></p>	<p>4. Zoning Administrator Report - 4 land permits for month of January were issued.</p> <p>5. Board Ex-Officio Report – provided by George Pushies.</p> <p>6. Chuck Skwirsk made a motion to include the ZA at all Board meetings. George Pushies second. All in favor. One opposed. Motion passed.</p>	<p><b>George Pushies to take to the Board to include ZA at all Board meetings.</b></p>

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	<p>7. Londa Horton recusal Solar farming. Londa explained a conflict of interest regarding a family member considering solar farming. She expressed concern over having no farmer voice on the Board or PC on this issue. Homesteaders who built the infrastructure of this township were remembered as part of a Farm Bureau group including the: Millers, Carbarys, Deitrichs, Parsons, Vogts, Kreegers, Kleins, Kingsleys, Miles, Copelands, Baughns, Robbs, and the Hortons. Change is hard, but look into the future. Consider what could be in your backyard if not a solar farm; dog kennel, medical marijuana facility, shooting range, housing development. Why conduct a survey on solar farming when you already know the outcome. Instead ask the residents things like what road needs paving next? I feel it's my duty to recuse myself whenever we discuss solar farming.</p> <p>8. Justin Sprague, the Township Planner, offered that those with a conflict of interest can still participate, but not vote. Abby Cooper offered that you can have opinions. There is no pending application that Londa is involved in. If an application is filed, then it may be a conflict of interest. George Pushies commented we cannot deny her the first amendment right. Chuck Skwirsk made a motion that Londa Horton sit here with the PC until a solar farm application comes to a vote. Second by George Pushies. All in favor. Two opposed. Motion passed.</p>	
<p><b>PUBLIC HEARING</b></p>	<p>Public Hearing opened for public comment at 7:28pm and the PC meeting closed. No comment by the public. The Public Hearing was closed at 7:30pm and the PC meeting opened.</p> <p>9. Accessory Dwelling Units new section 6.27 in regard to detached accessory dwelling units in the AR and R Districts.</p> <p>10. General and Supplemental Regulations. Amend Section 6.09 (A)(8) pertaining to Temporary Land Use Permits for Ag Tourism entertainment events.</p> <p>PC discussion. PC vote to send to Board for adoption. Chuck Skwirsk made a motion to recommend to the Board for adoption new ZO section 6.26 and 6.09 (A)(8). Second by Kelly Ralko. All in favor. Motion passed. It goes to the LCPC next for review.</p>	<p><b>Abby fills out forms to LCPC and Chuck signs forms.</b></p>

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	<p>George Pushies made a motion that any future updates from the LCPC and the PC be forwarded by the Chair, Vice Chair, and Secretary to the Township Board Clerk. Second by Meghan Swain-Kuch. All in favor. Opposed. Motion passed.</p>	<p><b>Chair, Vice Chair and Secretary forward all future ZO updates from the LCPC and PC to the Township Clerk.</b></p>
<p><b>OLD BUSINESS</b></p>	<p>11. Abby Cooper</p> <ul style="list-style-type: none"> <li>a. PC Bylaws fixing the term of the officers – Revisions to the bylaws were made. She incorporated all changes missed previously such as correcting the duration for term of office for officers to one year. Londa Horton asked the Township Clerk change the PC members terms on the website. Also, Abby noted the PC Agenda items are to be sent to the Secretary and Chair by noon on the Tuesday before the meeting. Londa Horton made a motion to approve the proposed bylaws as presented. Meghan Swain-Kuch second. All in favor. Opposed. Motion passed.</li> <li>b. LCPC staff reviews of the 7 ordinance amendments. It was agreed that the vast majority of the ordinances be approved. Take a closer look at new section 13.10(W) for Event/Wedding structures and venues. They also asked for a definition for medical marijuana caregiver operation. No district listed just AR or R, commented Dennis Bowdoin. Abby Cooper advised PC to take a vote to move on these amendments that were approved by LCPC and give PC another month to review these 2 remaining amendments. George Pushies asked to include the new Planners in this discussion. Abby Cooper will send the 7 amendments to them. Keep this as an agenda item for next month.</li> </ul> <p>12. Large and Small Event definitions – Meghan Swain-Kuch and Kelly Ralko came up with a template of topic areas, then we can fill in the blanks to make it stricter. Meghan will send to Londa Horton to send out to the Planner and all PC members.</p> <p>13. Solar Ordinances – Todd, review Ranger Power proposals. Discussion ensued.</p> <ul style="list-style-type: none"> <li>a. Township accessor provided him something to be included in the ordinance like a nameplate.</li> </ul>	<p><b>Township Clerk to change PC member terms of office on website.</b></p> <p><b>CIP, the Planners, to take a look at the 7 ordinances.</b></p> <p><b>Abby to send the 7 ordinances to the Planners.</b></p> <p><b>Chuck to keep the 7 ordinance amendments on March agenda</b></p> <p><b>Meghan to send large and small event topic template to Londa to send out to PC and Planner</b></p>

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	<ul style="list-style-type: none"> <li>b. 6’ fence, but federal statute requires 7’ fence minimum. Could there be passageways? MSU Extension solar ordinances was worked on by Hannah Smith.</li> <li>c. Kelly Ralko asked about wetland setbacks.</li> <li>d. Transmission lines underground to be look at</li> <li>e. Setbacks; 200’ from adjacent property, 50’ from property lines. Appeared 75’ from road right of way on M-13 project in Shiawassee Township, commented Todd Thomas.</li> <li>f. Site drainage is an issue from property owners, commented Todd Thomas.</li> <li>g. Site plan final requirements; suggestion to have a preliminary approval in terms of the footprint and how it will look. A two-step approval process is something to consider.</li> <li>h. Request on scale to reduce to 1” = 20’ scale drawing.</li> <li>i. Justin Sprague explained a Predevelopment process where the Planners work with the applicant through the site plan to work through the process. The point is not to waste their time. The approval conditioned upon these things____. The applicant pays for the Predevelopment process.</li> <li>j. Suggestion that the Planners look at all ordinances and come up with our ordinances. Look at the proposed amendments from the county, and all resources with the ZA, attorney, Supervisor, Chair. The Planners will conduct the meeting before the next PC March meeting.</li> <li>k. Hannah Smith requested to have a conversation about what it is that you like. She has a list of questions. What are the goals for the township? If it’s ag preservation then make sure it’s consistent.</li> <li>l. Chuck Skwirsk asked Todd Thomas to provide all resources to Hannah Smith.</li> <li>m. A comparison to the federal statute needs to be referenced, commented George Pushies.</li> <li>n. Kelly Ralko asked if all land is suitable for solar? Look at the wetlands map.</li> <li>o. Justin Sprague cautioned that provisions for wetland delineation. George Pushies commented that developers</li> </ul>	<p><b>Todd Thomas to provide all solar farm resources to the Planners</b></p>

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	<p>drill through tile line. Should we be bringing in Cohoctah township as this will affect them?</p> <ul style="list-style-type: none"> <li>p. Remember performance bond and surety bonds – cannot have water discharge from one property to another.</li> <li>q. Meghan Swain-Kuch asked if there is a template for the impact study for things like storm water, environmental, wildlife impacts.</li> <li>r. Make sure the Drain Commission is brought into this. The substation will be right across road from the township hall, commented Dennis Bowdoin.</li> <li>s. Abby Cooper is providing the times for the meeting. Chuck Skwirsk will set the meeting.</li> </ul>	<p><b>Abby Cooper will provide available meeting times</b></p> <p><b>Chuck Skwirsk will set the meeting</b></p>
<b>NEW BUSINESS</b>	<p>Meghan Swain-Kuch commented that the PC training provided was good.</p>	
<b>PLANNING COMMISSION MEMBER DISCUSSION</b>	<p>Dave Whitt asked if the Planners had a chance to look at our Master Plan yet? Justin Sprague indicated they had.</p> <p>Chuck Swirsk directed that if we need to speak to the attorney, send your request to the Chair who will approach the attorney. He wants to be conscious of spending of funds for this. There should be no duplication of effort.</p>	<p><b>PC to alert the Chair if they wish to speak to township attorney.</b></p>
<b>LAST CALL TO PUBLIC</b>	<p>Todd Thomas received an email for a request for an application from the Luke Bryant concert group. One attendee indicated that we need to lean hard on the county for asphalt for these concerts.</p> <p>An attendee who works for Ranger Power clarified that the red line document provided to the PC was not dictating amending ordinances. The goal was to simplify the process. A preliminary process was suggested.</p> <p>An attendee was concerned with radio interference with the DC voltage on solar farms.</p> <p>George Pushies asked if we needed to make a motion to provide funding for the meeting? Chuck Skwirsk made a motion for the Township Board to cover expenses for a special meeting with the Planners, Chair, ZA,</p>	<p><b>George Pushies to take request to the Board to provide funds for special solar meeting.</b></p>

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	<p>Supervisor, attorney, and Planners at the special solar meeting. Second by Meghan Swain-Kuch. All in favor. Opposed. Motion passed.</p> <p>Next meeting may be a long one as there will be a review of a draft of zoning ordinances for solar farms.</p>	
<b>ADJOURMENT</b>	Chuck Skwirsk made a motion to adjourn. Second by Dave Whitt. All in favor. Opposed. Motion passed. Adjourned at 8:40pm.	