Conway Township Planning Commission Meeting Minutes 4/11/2022

Agenda	Items Discussed	Actions to be Taken
AGENDA	Attendees:	
Call to Order	 VP Meghan Swain-Kuch called the Conway Township Planning Commission meeting to order at 7:00pm. 	
Pledge of Allegiance	VP Meghan Swain-Kuch led in the Pledge of Allegiance.	
Roll Call	2. She called Roll Call of:	
Signin	Planning Commission Members present: Jeff Klein, Londa Horton, Kelly Ralko, Meghan Swain-Kuch, Dave Whitt, George Pushies - Ex-Officio	
	Zoning Administrator present: Todd Thomas.	
	Livingston County Planning Commissioner present: Dennis Bowdoin	
	Township Attorney present: Abby Cooper	
	Community Builders (CIP) Master Planners present : Carmen , Justin, Hannah	
	Those absent: Chuck Skwirsk	
CONSENT AGENDA APPROVAL	 Planning Meeting Minutes from last meeting 3/14/2022 A motion was made by Jeff Klein to accept the minutes from the last meeting. Second by Dave Whitt . Londa Horton requested to change her signature to italic font. All in favor. Opposed. Motion passed. 	Londa to change her signature to italic for the Resolution.
CALL TO PUBLIC	-0-	
APPROVAL OF PLANNING COMMISSION MEETING AGENDA FOR TONIGHT	 Londa Horton made a motion to accept the meeting agenda for tonight. Second by George Pushies. Agenda to be amended to include the Kreeger request for a Public Hearing and to include the Luke Bryan concert. All in favor. Opposed. Motion passed. 	
COMMUNICATIONS	 Zoning Administrator Report - by Todd Thomas. Eight land use permits, one land division application for Kreeger to divide 5 acres off Morley Rd., Kubiak farm picked up temporary land use application for the Sept. 17 Luke Bryan concert. 	

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	6. Board Ex-Officio Report – provided by George Pushies.	
OLD BUSINESS	 7. Small Event Template – Meghan Justin commented on the Georgia event template – police power ordinance. It's a good model ordinance not part of zoning. He also likes the Temporary Land Use piece. The goal is to have it under zoning. 8. WHMI – Meghan Conway Township is considering ways to get the news out regarding a solar survey. It could be posted on the Event Community Calendar on WHMI. 9. Solar Survey – Londa Londa provided rationale for survey edits. Kelly suggested to keep 	Meghan to chat with
	 tonda provided rationale for survey edits, keny suggested to keep the language consist with Commercial Solar Energy System vs. Solar Farms and to make signs for the solar farms survey and post in front of the Township Hall. Dave Whitt commented on mailing a survey and the cost. Resources are available at the Township Hall. Then, put a communication in the <i>News and Views</i> and put it on the website. Meghan to follow-up with Liz. 10. Corridor Access – Justin Resent Corridor Access out as another resource for us regarding how to structure solar for wildlife corridors. Justin to resend to all 	Liz regarding logistics for mailing a survey to residents. Justin to resend out corridor access

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NEW BUSINESS	 11. PC Feedback on The Planners Solar Outline – PC members Kelly commented to start with the Master Plan. Zoning is based on a plan that justifies it. Justin, the current Master Plan does give justification to go ahead with Zoning. Kelly commented about dual use. Master Plans were updated prior to 2019 when the laws changed. Hannah, the goal is to have solar energy per the Master Plan. Work in the detail about how it fits into the Plan. Solar, wind, etc., should be detailed regarding how it can work with the Master Plan for agriculture use. There are certain timing requirements to update the Master Plan. To initiate that now, we are looking at Sept. or October. Justin, if we had a draft ZO, that would be timelier. I would make updates about where the township would like to go in the future. Dual use includes: grazing and foraging, pollinator cover, and agrivoltatics for properties not in MDARD. a. Abby commented that the draft ordinance needs to be worked on now. At the next meeting, the Planners will take our comments on the outline. b. A draft of the solar ordinance outline will be developed 12. Caledonia Township Solar Facilities, Handy Township Solar Ordinance – Kelly A lot of the farm tiles are clay and when footings are laid, they create sink holes. Require developers to lay PVC. The drain tile issue will need to be incorporated. 	Planners to develop a ZO solar draft outline.
	 13. Solar Rough Draft - Chuck 14. Status List of Proposed ZO amendments Chart – Abby a. Items 1-3 relate to event barns on the Chart- it's still here at the PC b. Items 4 and 5 are the most recent amendments that came back from LCPC recommending more exploration or we can send it up to the Board as is c. Temporary Land Use – for the Luke Bryan concert. Jeff Klein made a motion to send it to the Township Board. Second by Kelly Ralke. All in favor. Opposed. Motion passed. d. ADUs – Justin agreed with the LCPC. How do you handle grandfather and non-conforming ADUs? Don't expand it or 	George Pushies to take the Temporary Land Use ZO to the Board.

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	 make it bigger if it's grandfathered in. When the use is vacated, then it's determined it cannot be used again. Wait for when Chuck is here. 15. Z 17-22 Conway Twp Temporary Use Permits - Abby 16. Z-18-22 Conway Twp. Accessory Bldg. – Abby 17. Asa Kreeger of Conway Land Company LLC. for parcel #4701-10-300- 	Put ADU ZO on next month's agenda. Abby will prepare the
	 17. As a kreeger of conway tand company LLC. for parcer #4701-10-300-020 on Fowlerville Road is seeking a rezoning request from AR to C for 5 acres. George Pushies made a motion to schedule a Public Hearing for the Kreeger rezoning. Dave Whitt second. All in favor. Opposed. Motion passed. This is for the PC meeting on May 9, 2022. Is it Londa's job to prepare the Public Hearing notice or the clerk's? Abby will prepare the Public Hearing notice. This is a policy change. a. This is a conditional rezoning request. He is asking for a rezoning for AR to C for 5 acres. Schedule a Public Hearing. 18. Luke Bryan concert – George The ZA met the contact for Kubiak farms and they may sign the application after presentation to their attorney. Several 	Public Hearing notice and help Londa navigate the next steps. Posting needs to occur prior to May 9, 2022
PLANNING COMMISION	requirements were added including fencing around the two residences, and caution tape. Sept. 17 is the projected concert date.	
MEMBER DISCUSSION	-0-	
PUBLIC ADJOURMENT	George Pushies made a motion to adjourn. Second by Dave Whitt. All in favor. Opposed. Motion passed. Adjourned at 8:30pm.	