



Conway Township Planning Commission Meeting Minutes

Monday, February 13th, 2023 | 7:00pm EST

Fowlerville Jr. High Auditorium | 7677 Sharpe Rd, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	<p>PC Members Present: Jeff Klein, Meghan Swain-Kuch, Dave Whitt, George Pushies - Ex-Officio, Shawn Morrison, Lucas Curd, and Kayla Poissant</p> <p>Zoning Administrator – Gary Klein</p> <p>Livingston County Planning Commissioner: Dennis Bowdoin</p> <p>Township Attorney: Michael D. Homier Absent: Abby Cooper, JD</p>	None
Call to Order/Pledge	Chair, M. Swain-Kuch called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for February 13 th , 2023. Motion by D. Whitt. Support S. Morrison. Motion Approved.	Motion Approved
Approval of January 9th, 2023 Minutes	Motion to accept the meeting minutes from January 9 th , 2023. Motion by J. Klein. Support by L. Curd. Motion Approved.	Motion Approved
Approval of January 9th, 2023 Closed Session Minutes	Motion to accept the closed meeting minutes from January 9 th , 2023. Motion by D. Whitt. Support by J. Klein. Motion Approved.	Motion Approved
Call to the Public	No speakers at this time.	None
Communications	<p>a. Zoning Administrator Report: Two land-use permits issued last month; one driveway and one accessory building.</p> <p>b. Board Ex-Officio Report: None.</p> <p>c. Livingston County Planning Commission Report: M. Swain-Kuch stated the Livingston County Planning Commission (LCPC) Minutes were included in the Conway PC packet, and that the</p>	None None None

	<p>county PC did take up a vote on the proposal for the moratorium ordinance in Cohoctah. The county did not take a vote on it due to a few concerns.</p>	
<p>Public Hearing on Proposed Zoning Amendment to Impose a Moratorium on the Issuance of Permits, Licenses, or Approvals for, or for Any Construction of, Commercial Wind and Solar Energy Projects and to Repeal Sections of the Township Zoning Ordinance Pertaining to “Wind Energy” and “Solar Energy Collectors”</p>	<p>Public Hearing opened at 7:05pm.</p> <p>Michael D. Homier stated that this is the time for the public to comment on the proposed resolution, and that the two documents regarding this were included in the packet.</p> <p>Sarah Porter- 9402 Sober Rd- She stated that the proposed ordinance and resolution are in the best interest of the public’s safety, health, and welfare. She stated that developers have used intimidating tactics on the residents as well as the Township’s Boards, including paid actors at meetings, and calling a resident’s employer. She stated that she is in favor of the moratorium, and asked the PC to follow the advice given from Mr. Homier.</p> <p>Steve Smith- 8763 Robb Rd- He stated that the committee reviewed the Sand Creek vs. Benton Township court case, and submitted a one-page review for the Board to read. The Judge in the case found that their moratorium was not exclusionary because there was no demonstrated need, and that the process was new for the Township it was reasonable to invoke a moratorium. He stated that the committee also reviewed Judge Kalinda’s presentation to Pine Township, and said that based on the four-part test for exclusionary, the legislatures got it right. He stated that Judge Kalinda gave the example of Livonia banning billboards, and that it wasn’t exclusionary because billboards are allowed down the road in a neighboring are. He stated that the Township needed time for more input and more time for Mr. Homier to help. He stated a quote from Supervisor Bill Grubb stating that industry is always ahead of the local government. He urged to pass the proposal.</p> <p>Kennedy Parker- 7000 Hayner Rd- She stated that this proposal is an extremely important decision for the PC. She stated that the decision should be made on what the residents of the Township want, and it should be clear at this point. She stated that more time is needed for Mr. Homier, and that in Cohoctah the attorney’s from the</p>	

developers were threatening the Township to do what they wanted them to do. She stated that those attorney's have no legal standing or investment in the Township.

Clint Beach- 11388 Owosso Rd- He stated that Cohoctah and the LCPC agreed to repeal the current ordinances regarding wind and solar, and extend a moratorium for 12 months. He said that it was extended so that the Township would be able to address the concerns of their residents. He stated that this is about civics, and with civics there is always ethics, but that in business there is no room for ethics. He stated that a 12-month moratorium is a small price to pay to make sure the Township gets ordinances right.

Megan Beach- 9020 Eva Ln- She stated that she wanted the PC to approve the moratorium, and that based on the lack of information on solar, there is a lot that can happen. She said there is a lack of data on toxins, and property values. She said that the info out there has evidence against it. She stated we needed more time to get it right.

Randy DeFaut- 8708 Fowlerville Rd- He asked about the test panels on Killenger Rd, and if there were land-use permits for it as well as info on the soil samples. G. Klein replied that there were no land-use permits pulled for the panels, and that he sent a letter of violation to the homeowners last Wednesday to have them removed within two weeks. G. Klein was unaware of the soil samples being taken.

Mike Brown- 9256 Sober Rd- He stated that he wanted to extend the moratorium to figure the numbers out. He stated that the newspaper said the solar farms would bring in \$18 million in revenue. He quoted a study by Mary McFae stated a -6% to -30% in housing in areas of solar with a three-mile radius. He states that with a 10% loss, Conway Township would lose \$436, 080 a year or for 35 years \$15,262,000 loss revenue. This would only profit a couple million dollars in profit. He stated he would like to see all of this written down by the developers. He stated he would like us to read a few reports that he submitted.

Mary Retelle- 2345 Gannon Rd- She stated that it is worth it to take the time to do this right because for a lot

	<p>of people like her, their retirement in in their homes. She stated her life in on hold because of this situation, and she is concerned about a lot of things including drainage.</p> <p>Motion to close the Public Hearing on the ordinance on the moratorium at 7:30pm. Motion by J. Klein. Support by D. Whitt. Motion Approved.</p>	Motion Approved
New Business	<p>Consideration of Proposed Zoning Amendment To Impose A Moratorium On The Issuance Of Permits, Licenses, Or Approvals For, Or For Any Construction Of, Commercial Wind And Solar Energy Projects And To Repeal Sections Of The Township Zoning Ordinance Pertaining To “Wind Energy” And “Solar Energy Collectors”</p> <p>Motion to recommend approval of Proposed Zoning Amendment To Impose A Moratorium On The Issuance Of Permits, Licenses, Or Approvals For, Or For Any Construction Of, Commercial Wind And Solar Energy Projects And To Repeal Sections Of The Township Zoning Ordinance Pertaining To “Wind Energy” And “Solar Energy Collectors”. Motion by G. Pushies. Support by S. Morrison.</p> <p>Discussion- D. Whitt asked about a timeline on the ordinance. Mr. Homier replied that the draft ordinance states 12 months upon approval of the ordinance. He stated that the county has 30 days to review the ordinance and submit vote, and then the Township Board would have to vote to approve it. It would be 12 months from if and when the Township Board approves the ordinance.</p> <p>Vote- Motion Approved</p>	Motion Approved
Commission Discussion	None at this time.	None
Adjournment	Motion to adjourn at 7:37pm. Motion by G. Pushies. Support by J. Klein. Motion Approved.	Motion Approved

Respectfully Submitted:

Kayla Poissant

Kayla Poissant,
PC Secretary

Approved:

Meghan Swain-Kuch,
PC Chair