



Conway Township Planning Commission Meeting Minutes
 Monday, September 11th, 2023 | 7:00pm EST
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Jeff Klein, George Pushies - Ex-Officio, Shawn Morrison, Lucas Curd- Chair, and Kayla Poissant- Secretary Zoning Administrator – Gary Klein Livingston County Planning Commissioner: Dennis Bowdoin Township Attorney: Abby Cooper, JD, Michael D. Homier (Both Absent)	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:02pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for September 11 th , 2023. Motion by S. Morrison. Support J. Klein. Motion Approved.	Motion Approved
Approval of Minutes	Motion to accept meeting minutes from August 14 th , 2023. Motion by L. Curd. Support by J. Klein. Motion Approved.	Motion Approved
Call to the Public	Steve Smith- Robb Rd.- He stated that from the Special Meeting, it was time to send the ordinance to the Township Board, but that he had a concern regarding the wording of the boundary lines. He said that he felt the wording could be misinterpreted, and he would like to see it clarified.	None
Communications	a. Zoning Administrator Report: G. Klein stated that there were three Land Use Permits last month- one garage, two pole barns, and one waiver for a re-roof. b. Board Ex-Officio Report: None b. Livingston County Planning Commission Report: D. Bowdoin stated that he did not have the agenda yet for the next LCPC meeting. G. Pushies asked	None None None

	<p>about the Dawn Patrol. D. Bowdoin stated that weather played a major factor in the low attendance stating that weather was IFR all day, and the first airplane arrived around 10:15am. He said only about 900 attended the breakfast where usually it was around 1800-2000 attendees, and that they really need more volunteers. L. Curd asked about getting the information online, and D. Bowdoin said the airport was under new management.</p>	
<p>Public Hearing- Zoning Ordinance Amendment No. 2023-05: Ordinance to Amend the Zoning Ordinance to Define and Regulate Cargo Containers</p>	<p>Motion to open the Public Hearing for Amendment No. 2023-05. Motion by J. Klein. Support S. Morrison. Motion Approved.</p> <p>Michael Stock-Chase Lake Rd.- He stated he wanted to remind the PC of their responsibilities to protect the health, safety, and welfare of the residents. He is appalled with the ordinance, and believes that the cargo containers shouldn't be allowed. He stated that the Township is a complaint-based enforcement system, and that it is only when there is a complaint filed is there any type of enforcement. He stated he would rather live next to a solar farm than a cargo container. He stated that the cargo containers wouldn't be taxed like an accessory building would be taxed.</p> <p>Steve Smith- Robb Rd.- He stated that he has a different view-point. He stated that a cargo container on a farm, he said why should anyone care. He stated that the container can't have structural modification right now, but doesn't see why a small change to allow air flow couldn't be allowed. He said he sees a lot of people move out here and want it to be like the city, but that most of the residents don't want it that way. He said that cargo containers in a subdivision would not be appropriate, but that on farms and large areas of land should be fine.</p> <p>Randy DeFaut- Fowlerville Rd.- He stated that he agreed with Steve. He stated that lights should be allowed, and that a small modification for lighting for air flow should be allowed.</p> <p>Michael Stock- Chase Lake Rd.- He is concerned about the enforcement. He wants to know how the Township is going to enforce this, and he gave an example of a pole barn being built before the primary building, and the</p>	<p>Motion Approved</p>

	<p>owners are living in now down the road from him. He wants the PC to think hard about this decision.</p> <p>Motion to close the Public Hearing for Amendment No. 2023-05 at 7:27pm. Motion by L. Curd. Support G. Pushies. Motion Approved.</p> <p>Regular PC Meeting re-opened at 7:27pm.</p>	<p>Motion Approved</p>
<p>Old Business</p>	<p>a. Zoning Ordinance Amendment No. 2023-05: Ordinance to Amend the Zoning Ordinance to Define and Regulate Cargo Containers</p> <p>G. Pushies asked about whether the number of containers should be limited to acreage or another standard. K. Poissant stated that she thought that when this was discussed before that since it is an accessory building, it was limited to 150% of the sq. footage of the primary dwelling. She also stated that is would be roughly one container per acre. G. Pushies disagrees with the containers being considered accessory buildings, and that it could be argued that the container isn't taxed, and because it doesn't sit on a permanent foundation it could not be an accessory building. G. Pushies brought up the one-trip containers which are in better condition, and that the screening in the ordinance was written so the containers couldn't be seen. Michael Stock brought up the pole barn issue again, and G. Pushies stated that they were allowed to prevent material build up and car storage originally. Discussion continued regarding enforcement. M. Stock then brought up that accessory buildings should look like the other building in the area per the ordinance, and a cargo container couldn't meet that requirement. It was discussed that the county and the building code already allows it. G. Pushies asked G. Klein about if the ordinance was in place today, how he would enforce it. G. Klein said he would need the complaint in writing first, because a verbal complaint in court wouldn't go very far. It was discussed that barns are being built to look like homes, and other surrounding Township ordinances similar to this one. Screening was discussed and whether stricter screen would be necessary. G. Pushies asked about whether the cargo containers would be allowed in Secluded Acres. K. Poissant stated no, due to their bylaws and the containers not being able to look like the primary homes.</p>	

	<p>Motion to recommend approval of the Zoning Ordinance Amendment No. 2023-05: Ordinance to Amend the Zoning Ordinance to Define and Regulate Cargo Containers to the LCPC and the Township Board. Motion by J. Klein. Support K. Poissant. Roll Call Vote. Motion Approved.</p> <p style="text-align: center;">S. Morrison- No L. Curd- Yes K. Poissant- Yes J. Klein- Yes G. Pushies- No</p> <p>b. Zoning Ordinance on Windmills Update- L. Curd stated that Mr. Homier will be making the adjustments from the Special Meeting, and that when he receives it he will get the new draft out. G. Pushies asked about whether Mr. Homier was supposed to be in attendance this meeting. K. Poissant stated that Mr. Homier’s secretary stated the Mr. Homier was suppose to be in attendance at the Special Meeting and this meeting. L. Curd stated that he received an email from Mr. Homier earlier at 2:53pm, stating that since he was at the Special Meeting he wouldn’t be here tonight, and if he was needed to just let him know. G. Pushies stated that a line item to except windmills for the purpose of water/small electrical should be added.</p> <p>c. 2023 Proposed Zoning Ordinance- LCPC #Z-24-23- Solar Amendment The ordinance was already recommended to the Township Board, and no motion is needed. The LCPC sent it back to the PC, and it should be sent to the Township Board.</p>	Motion Approved
New Business	<p>a. Two Vacant PC Board Positions L. Curd stated that there are two positions open on the PC Board, and if anyone was interested to please submit application or resume to the Clerk, Elizabeth Whitt.</p> <p>b. Selection of PC Vice-Chair Motion to delay the selection of the PC Vice-Chair until there is a full PC Board. Motion by L. Curd. Support by G. Pushies. Motion Approved.</p>	Motion Approved
Commission Discussion	None at this time.	None

Last Call to the Public	The second call to the public resulted in no comment.	None
Adjournment	Motion to adjourn at 7:49pm. Motion by G. Pushies. Support by K. Poissant. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair