



Conway Township Planning Commission Meeting Minutes
 Monday, December 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, Mike Brown, Mike Stock, Lucas Curd- Chair, and Kayla Poissant- Secretary Zoning Administrator – Gary Klein Livingston County Planning Commissioner: Dennis Bowdoin Township Attorney: Abby Cooper, JD (ABSENT), Michael D. Homier	None
Call to Order/Pledge	Chair, L. Curd 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 for December 11th, 2023. Motion by S. Morrison. Support M. Stock. Motion Approved.	Motion Approved
Approval of November 2023 Minutes	Motion to accept meeting minutes from November 13th, 2023. Motion by L. Curd. Support by M. Brown. Motion Approved.	Motion Approved
Call to the Public	Steve Smith- Robb Rd.- He wished best wishes to Gary and Jeff Klein as this was their last meeting. He stated that the height of the wind turbines needed to be discussed as it could be confusing, and to make sure the ordinance is clear. He stated that he had seen a private system recently that had newer technology and was not as tall as the property’s house. He stated that there are new styles of windmills that sit on a fence post, and he doesn’t understand why the ordinance would write it where it is on a 30 ft post. He said that the setback for a private system of being three times the tip height is excessive in his opinion, and in regards to the overlay, he wondered if the same solar overlay could be used for the wind ordinance overlay. He would like to see the PC or Township reach out to the prospective land owners of the overlay to make sure they are aware of what is going on. He also stated that the background sound analysis in	None

	<p>the ordinance, he believes that a sound engineer should review that, and the 2.5-mile setback from in-ground lakes, he is concerned about the wording of that section.</p>	
<p>Communications</p>	<p>a. Zoning Administrator Report: G. Klein Stated that there was one Land Use permit for an accessory building, and three re-roof permits. Becky Dockery is the new Zoning Administrator</p> <p>b. Livingston County Planning Commission Report: D. Bowdoin passed out a MSU Extension Training called “Changes Ahead for Renewable Energy Permitting in Michigan” which will take place on January 10th, 2024 online from 12:30-1:45pm. It is worth 1 MCP Credit and registration deadline is January 9th, 2024. It will cover the new State changes in regards to renewable energy and what impact that may have on local government.</p>	<p>None</p> <p>None</p>
<p>Old Business</p>	<p>a. Zoning Ordinance on Windmills Update- Updated Marked-up and clean version from Foster Swift</p> <p>L. Curd stated the marked-up and clean version was included in the packet.</p> <p>Motion to open the floor up for Public Comment. Motioned by G. Pushies. Supported by M. Brown. Motion Approved.</p> <p>Steve Smith said he took a look at the MSU suggestions, and said they had lightning protection on the turbines. This was discussed, and that there is lightning protection in other ordinances and laws already attached to the current proposed ordinance. Mr. Smith then discussed the 2.5-mile setback from in-ground lakes, and he stated that he believed that there are two possible lakes that would match this description. Discussion continued regarding this setback. Discussion included the Michigan definition of in-ground lakes, the law was read, and wetland coverage in Conway Township. It was also discussed how the setback would be measured from the bank of the in-ground, and not from the center.</p> <p>The PC looked at the current overlay regarding solar as a possible location for the wind overlay.</p>	<p>Motion Approved</p>

	<p>The PC discussed and agreed that the 2.5-mile setback should be reduced to a 1-mile setback from the edge of the in-ground lake to any turbine.</p> <p>The PC also discussed participating vs non-participating setbacks, and the possibility of landowners selling partial lots and how that would affect the new land owners.</p> <p>K. Poissant asked Mr. Homier to take the proposed overlay area and create an overlook of the proposed ordinance in that location for the Public Hearing. Mr. Homier said he could and would do this for the Public Hearing. G. Pushies also asked him to remove any language regarding the larger turbines, and just leave language using vertical axis turbines. Mr. Homier said he would review the proposed ordinance again before the Public Hearing.</p> <p>The PC discussed private scale turbines/windmills as well. The clearance height from the ground to the tip blade. The PC decided to leave the 30 ft clearance height the same. The allowable height allowed for private scale was discussed as well. The allowable height was changed from 130 ft to 50 ft. The PC also made changes to allow vertical axis on private systems in the proposed ordinance.</p> <p>The PC discussed the ice throwing section of the proposed ordinance, and the clearance needed to make sure the surrounding area is safe. It was also discussed the amount of clearance needed for vertical axis turbines for ice throwing.</p> <p>Steve Smith brought up the setback distance from the airport. K. Poissant brought up what was discussed before about not reducing the take-off and landing minimums instead of setting a specific distance from an airport. This was agreed upon by all members of the PC.</p> <p>Sarah Porter brought up a possible second location for an overlay district in section 19. This was discussed in detail.</p> <p>M. Brown brought up the setbacks of the vertical axis blades and being 100 ft from any structure. This was discussed because of the 300 ft setback from each turbine. PC members agreed on the 300 ft between turbines, and then change the wording so that turbines</p>	
--	---	--

	<p>could not be within 100 ft of any other structure other than turbines. M. Brown also brought up land balancing. This was discussed, and that it was in the decommission stage of the project. It was also discussed that the drainage was covered in another section of the ordinance when it came to the land balancing. M. Brown brought up page 6 letter d, and the terms “like-kind” being used. The PC agreed that under replacement of a turbine, a permit will need to be obtained.</p> <p>Mr. Homier brought up the participating vs non participating property setbacks. This was discussed in detail and agreed to use the same setbacks used in the solar ordinance.</p> <p>Motion to close Public Comment. Motioned by L. Curd. Support by M. Stock. Motion Approved.</p> <p>Motion to set a Public Hearing for the proposed Wind Ordinance on January 8th, 2024. Motioned by L. Curd. Support by G. Pushies. Motion Approved.</p> <p>Mr. Homier stated that he would send K. Poissant the Public Hearing notice by the end of the week. K. Poissant stated she would make sure that Liz Whitt, Clerk, would receive the Public Hearing notice once she gets it. Mr. Homier said the revisions would be done by the 20th.</p> <p>b. Training for PC Board due by the end of the year</p> <p>L. Curd brought up the training hours required for PC Members that is due by the end of the year.</p>	<p>Motion Approved</p> <p>Motion Approved</p> <p>None</p>
New Business	<p>a. New Vacant PC Board Member Positions available</p> <p>L. Curd stated that J. Klein is retiring after this member, and the position will be posted soon.</p>	None
Commission Discussion	None at this time.	None
Last Call to the Public	Steve Smith- Robb Rd.- He told a story about one of his relatives being a teacher, and the Klein’s relative taking over her teaching position. He also mentioned the Klein’s heritage. He thanked them both for working in the community and wished them the best for their future.	None

	*There was a short break due to a possible medical situation.	
Adjournment	Motion to adjourn at 9:03pm. Motion by G. Pushies. Support by S. Morrison. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair