



Conway Township Planning Commission Meeting Minutes

Monday, March 11th, 2024 | 7:00pm EST

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	<p>PC Members Present: George Pushies - Ex-Officio, Shawn Morrison, Sarah Porter, Mike Stock, Lucas Curd- Chair, Mike Brown- Vice Chair (ABSENT), and Kayla Poissant-Secretary</p> <p>Zoning Administrator – Becky Dockery</p> <p>Livingston County Planning Commissioner: Dennis Bowdoin</p> <p>Township Attorney: (Both ABSENT) Abby Cooper, JD, Michael D. Homier</p>	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 March 11th, 2024. Motion by S. Porter. Support S. Morrison. Motion Approved.	Motion Approved
Approval of February 2024 Minutes	Motion to accept meeting minutes from February 12th, 2024. Motion by Curd. Support by S. Porter. Motion Approved.	Motion Approved
1st Call to the Public	No Public Comments at this time.	None
Communications	<p>a. Zoning Administrator Report: B. Dockery stated that there were two Land Use Permits last month: 1-Addition over a garage, 1-New deck. There were two waivers, 1-Replacement of deck, 1-Carbon armor installment in basement.</p> <p>b. Livingston County Planning Commission Report: D. Bowdoin stated the LCPC approved the Marion Township text amendment, that no action was taken on the Conway Township WES Ordinance, and approved Hartland Township text amendment. He also stated that there is a Brown Bag Lunch event on Monday, March 18th, at 12pm. Details should have been sent to the Commission.</p>	None None

	<p>S. Porter stated that her and a few other Conway PC members attended the LCPC Meeting where they discussed the Conway WES Ordinance. She stated that they voiced that Conway was trying to think outside the box, and also due to the airport in the Township. She stated that her comments and others were not included in the LCPC minutes. M. Stock stated that the LCPC talked a lot about the CREO, and that the LCPC would like more Townships to do the same.</p>	
<p>Old Business</p>	<p>a. Wind Ordinance – LCPC sent back with recommendations- S. Porter stated she would like to see more neutrality instead of seeing the “just comply” mentality. It was discussed that the new act is still yet to be understood fully and how the MPSC will be handling the act and compliance of the act. K. Poissant stated that she attended the webinar in January regarding the basics of the act. She stated that according the webinar, the act covers facilities over a specific megawatt, and she believes it would be prudent to work towards an ordinance that would comply and not wait until it is too late. Discussion continued.</p> <p>Motion to send M. Homier the LCPC Minutes regarding the WES ordinance to review and give recommendations. Motioned by M. Stock. Supported by G. Pushies. Motion Approved.</p> <p>b. Cargo Container – Ordinance 2023-05 L. Curd stated that the packet had a new redline and a clean version, and he also forwarded A. Cooper’s comments on the ordinance. S. Porter stated she wanted to add the Michigan State Building Code regulations into the ordinance under the complying section. M. Stock stated that he read other Township’s cargo ordinances, and he was wondering to add William’s Township Charter’s definition of what a cargo container is not. S. Porter brought up construction trailers and whether that would be included or not. G. Pushies brought up the moveable buildings that can be used for many things, and whether that should be added to this ordinance or under the accessory ordinance. K. Poissant read the current wording of the ordinance on what cargo containers included. M. Stock read the William’s Township definition. Discussion continued regarding the definition of a cargo container.</p>	<p>Motion Approved</p>

	<p>M. Stock stated that he believed that the cargo containers would be included in the Accessory Building ordinance as well. He stated that he also didn't want to see the containers sitting on vacant lots with no primary dwellings. S. Porter clarified this within the ordinance. There was discussion on this topic from the commission as well as the permitting, temporary vs. permanent, and more. Blight in the Township was discussed, as well as looking into the accessory building ordinance in the futures.</p> <p>The PC agreed to change the wording under Section A-14 (redline version) to "Cargo containers "must be" associated with..."</p> <p>Motion to have the Township Board address the blight in the Township. Motion by M. Stock. Supported by S. Morrison. Motion Approved.</p> <p>S. Porter stated that she had one change to make under Section B-5 to include "and the most current State of Michigan Building Code". The PC agreed to use A. Cooper's comment on this section. Discussion continued.</p> <p>Motion to recommend approval of the Cargo Container ordinance as amended to the Township Board with a written review by the Township Attorney. Motion by G. Pushies. Supported by S. Porter. Motion Approved.</p> <p>Roll Call Vote-</p> <p style="text-align: center;"> S. Porter- Yes S. Morrison- No M. Stock- No K. Poissant- Yes G. Pushies- Yes L. Curd- Yes </p> <p>c. Planner Update-</p> <p>L. Curd stated that he has not heard from Rowe this week, but will reach out to them. He also stated that he talked with M. Brown who feels that the PC should move forward with the Master Plan without the Planners at this time.</p> <p>d. Master Plan-</p> <p>It was discussed that the link attached for the survey does not work. The PC discussed how to proceed with the Master Plan. D. Bowdoin stated that we should</p>	<p style="text-align: center;">Motion Approved</p> <p style="text-align: center;">Motion Approved</p>
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	<p>update the census, the overlay districts, and the commercial nodes first, then the PC can review the rest of the Master Plan. L. Curd stated that he would update the commercial nodes and the overlays, and S. Porter stated she would update the census. The PC discussed setting a Public Hearing for these sections for the May meeting, but the information will be review at the April meeting before setting the Public Hearing date. The survey piece was discussed and K. Poissant stated she could create a survey and sent it to the Clerk for posting. S. Porter handed out possible survey questions to review and to discuss at the next PC meeting.</p> <p>There was discussion on additional possible commercial nodes.</p> <p>e. Planning Commission by-laws- This was tabled until next meeting.</p> <p>There was discussion on the PC Trainings. There was discussion on how different PC positions can impact the trainings those members take.</p> <p>Motion to have the Township Board give guidance on the hours, categories, and time frame of the PC’s training, and approve the membership of the Michigan Association of Planning to elected and appointed officials. Motion by S. Porter. Supported by M. Stock. Motion Approved.</p> <p>f. Community Survey- This was discussed under the Master Plan Section-D.</p>	<p>Motion Approved</p>
<p>New Business</p>	<p>a. Zoning Ordinance Update 1. Section 14.05 A- The PC discussed.</p> <p>Motion to set a Public Hearing in May to change the site plan and land division application submittals from 12 hard copies to 3 hard copies and an electronic version. Motion by L. Curd. Support by G. Pushies. Motion Approved.</p>	<p>Motion Approved</p>
<p>Commission Discussion</p>	<p>S. Porter asked about the procedures of letting the community members know about updates to the Township Ordinances. She would like to see the information be sent out to the community so that the community is informed when a new ordinance or update is created. She also ask about specifically if there are</p>	<p>None</p>

	cargo containers that are “grandfathered in” and then the homeowner modifies the container, how would the township know if that owner is in compliance or not. These	
Last Call to the Public	The second call to the public resulted in no comment.	None
Adjournment	Motion to adjourn at 8:58pm. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair