

Conway Township Planning Commission
Meeting Minutes
January 11th, 2010

1. Call to Order and Pledge to the Flag:

Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30 p.m. and the Pledge of Allegiance was performed.

2. Minutes from the December 14, 2009 Meeting:

Minutes from the 10/12/09 meeting were read. John Harless made a motion to accept the minutes; Cindy Dickerson 2nd. All in favor, motion passed. The next meeting is scheduled for February 8th, 2010 at 7:30 p.m.

3. Call To Public:

- a) Herman Yost informed us of a National Weather Spotter training session on 4/22 at the Hamburg Fire Hall- more info is on the Livingston Co. 911 website.

4. Communications:

Chairperson Dennis Bowdoin informed the commission that the FAA has approved a large wind turbine in Shiawassee County near Owosso.

5. Land Division:

- a) There were none this month.

6. Old and New Business:

a) Election of Officers

- a. John Harless moved to reappoint Dennis Bowdoin as PC Chairperson, Londa Horton 2nd, Dennis Bowdoin abstained, all in favor.
- b. Dennis Bowdoin moved to reappoint John Harless as PC Vice-Chair Person, Londa Horton 2nd, John Harless abstained, all in favor.
- c. John Harless moved to appoint Londa Horton as the PC Secretary, Scott Buell 2nd, all in favor.
- 1). **Board of review**- Larry Wise has agreed to take this position.
- 2) **Land Division**- Freyaldenhover, the Township Board approved the division.
- 3). **Owosso Deer blind**- Is over the size limit and property will have to be reassessed. The property owner resides in California and will be contacted.
- 4). **Township Board Update**- Liaison officer situation is still be worked by the schools, townships, Fowlerville police and the village. A final decision is expected to occur in the April/May time frame.
- d. **2010 schedule of meetings**- John Harless motioned to keep the current schedule in place for the Planning Commission and the Township Board, Scott Buell 2nd, all in favor.
- e. **Commissioners Section Reports**- Sections 8 and 9, no new report. Section 7 a home on 11102 Spencer Drive has been repossessed by the bank and the siding has subsequently been stripped. Home needs to be removed. Sections 4 and 5, no change from last month. Section 6 Dennis Bowdoin found persons in a house on Sherwood, vehicle plate numbers were turned in to authorities. Sections 1,2 and 3 there were no changes.
- f. **Review the Planning Commission 2009 Annual Summary**- John Harless made a motion to approve the summary as presented, Londa Horton 2nd, Cindy Dickerson abstained, all in favor. The 2009 Annual Summary will be sent to the Township Board, Livingston County and the township attorney.
- g. **Setbacks for wind turbine ordinance**- The wording is indeed correct in the ordinances.

7. Call to the Public:

No response

8. General Discussion:

None

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9. Adjournment:

- Two residents in attendance.
- Board Members present: Scott Buell, George Pushies, Cindy Dickerson, Dennis Bowdoin, Londa Horton and John Harless. Dennis Sommer was out of town on business and not present. A motion was made by George Pushies to adjourn, Scott Buell 2nd. All in favor, motion passed. Meeting was adjourned at 8:50 p.m.

Respectfully submitted in Dennis Sommer's absence: John Harless

Out of Compliance with Zoning Policies in Conway Township

Address	Compliance Issue	Resolution Options	Outcome if Not Resolved
8538 (?) Allen Rd. (Next to Chet's house)	<ul style="list-style-type: none"> Empty house trailer in side yard – horses pastured around it Fallen tree in front yard Hole in front porch roof Privacy fence in front of house and on side 	<ul style="list-style-type: none"> Have trailer hauled away – RAY Mr. Byrd ? Cut up fallen tree and stack wood Tear down porch or have roof repaired Privacy fence needs to be repaired 	Ticket
Grant Road school house	<ul style="list-style-type: none"> Yard needs mowing. Has not been mowed for over 1 year. 	<ul style="list-style-type: none"> Pay neighbor to mow yard 	Ticket
9750 Grant Rd.	<ul style="list-style-type: none"> multiple junk vehicles in back 7 vehicles in yard 	<ul style="list-style-type: none"> Have junk vehicles removed – Mr. Byrd? <i>REGAL SON, - Sherwood</i> Park vehicles in barn 	Ticket
6488 N. Gregory Rd. Wilbur Schoonover	<ul style="list-style-type: none"> Tore down garage and left pile of wood in back yard 	<ul style="list-style-type: none"> Get a burn permit and burn wood pile 	Ticket
6242 Miller Rd.	<ul style="list-style-type: none"> 27 free range goats 	<ul style="list-style-type: none"> 	
100 Miller Rd.	<ul style="list-style-type: none"> 3 junk vehicles on side of house 	<ul style="list-style-type: none"> Have junk vehicles removed – Mr. Byrd? 	Ticket
6144 Gregory Rd.	<ul style="list-style-type: none"> Basement half built. Has been sitting for over 1 year 	<ul style="list-style-type: none"> Finish house or fill in basement 	Ticket
8300 Allen Cleon Donal	<ul style="list-style-type: none"> 3 junk cars by side of house and pile of tires Multiple junk farm machinery across road 	<ul style="list-style-type: none"> Have junk vehicles removed – Mr. Byrd <i>recycle</i> 	Ticket
8565 Sherwood	<ul style="list-style-type: none"> Multiple junk horse trailers in back 	<ul style="list-style-type: none"> Have junk trailers removed – Mr. Byrd 	Ticket
9290 Chase Lake	<ul style="list-style-type: none"> Two piles of wood from house renovation standing on side of house for over 2 months 	<ul style="list-style-type: none"> Get a burn permit and burn wood pile 	ticket

^{uses}
 Non/conforming buildings in Township.

7532 Allen Rd.	Garage in front of House	Old pre-1970
7620 Allen Rd	Barn and shed in front of House	Old pre-1970
8106 Allen Rd	Barn and shed in front of House	Old pre-1970
8300 Allen Rd	Farm Trailer	Old pre-1970
8453 Allen Rd	Barn in front of House	Old pre-1970
8614 Allen Rd	Abandoned house, trailer, barns in bad shape	Old pre-1970
8810 Allen Rd	Parts and service bike shop special use	Inspected OK
10225 Allen Rd	Double wide HUD home 2/12 roof ?	?
10350 Allen Rd	Travel Trailer looks occupied	?
10777 Allen Rd	Barn in front of House	maybe 10 years?
11433 Allen Rd ^{Harrington}	Abandoned house,	?
Corner Allen and Harrington	Abandoned house,	?
6315 Stow	Trailer in back yard, no one living in it	?
10652 Chase Lake Rd	Ricks Portables special use	Inspected OK
Chase Lake Rd	Ott Trucking, special use	Inspected OK
6825 Chase Lake Rd	Garage in front of House	Old pre-1970
6509 Chase Lake Rd	Garage in front of House	Old pre-1970
Corner Chase Lk & Owosso	Trailer	Old pre-1970
7360 Sherwood	1 1/2 acre Lot	Old pre-1970
8574 Sherwood	Barn in front of House	Old pre-1970
9753 Sherwood	Cell tower barn special use	Inspected OK
6644 Hayner	Barn in front of House	Old pre-1970
11094 Spencer Drive	Double wide HUD home 2/12 roof ^{flat roof}	Old pre-1970
8333 Sober	500 sq ' particle board house is occupied	Old pre-1970
9402 Sober	Barn in front of House	both new within 5 years
14975 Harrington	Barn in front of House	Old pre-1970
10321 Love Joy	2/12 roof pitch	Old pre-1970
7661 Love Joy	Trailer	
7065/7077 Love Joy	Trailer in front of house occupied	New with in 5 years?
8860 Robb Rd	abandoned trailer and junk truck, panel van	
8565 Morlie ^{Morley}	Trailer occupied	?
9181 Morlie	Chicken processing plant special use	Inspected OK
11318 Stow	bunch of junk vans	
11595 Brimly	Trailer west of house occupied	?
9500 Stow	300 sq. ' home (converted milk barn?)	Old pre-1970
11625 Moyer	New barn built in front of double wide (hud?)	
7191 Sober	Riding Stable special use	Inspected OK
8343 Nicholson	2 trailers used as main residence	Old pre-1970

Schoonover - Pile of wood

~~Morley school~~

Grant rd. school - mow

Grant Piles of boards around house from remodeling 2008
 8650 - Dumpster wagon in front yard
 9750 - 7 cars plus 3 cars in back of house
 Grant
 Robert Burke

Revised: 3/3/08 D. Bowdoin, B. Burke

Conway Township Planning Commission Meeting Minutes

February 9, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • One retired resident in attendance. • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, John Harless, Dennis Sommer, Scott Buell, Londa Horton. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the January 11, 2010 meeting were read. Cindy Dickerson made a motion to accept the minutes, George Pushies second. All in favor, motion passed.	
Call To Public	No response	
Communications	<ol style="list-style-type: none"> 1. Dennis Bowdoin presented several books for purchase with a range of subjects, e.g. Urban Design, Sustainable Construction Materials, Watersheds, Structural Investigation of Historic Bldg., Concrete solutions. 2. A bulletin on medical marijuana and how it's applicable to this township was provided to Dennis Bowdoin by the ordinance consultants, McKenna Associates. Discussion regarding federal law allows for a written zoning ordinance to disallow medical marijuana growers. <ul style="list-style-type: none"> • It was noted that people have applied and been granted permits though the county for growing these plants. • The county permits only allow growing of 6 plants. 3. February 18, 2010 at 7pm is the test for Census takers 	
Land Divisions	None	
Old and New Business	<ol style="list-style-type: none"> 1. John Harless reported on the Right to Farm Act course he attended. GAMPS was updated and it super cedes whatever this Commission does. 2. The Wind Turbine Ordinance was accepted by the Township Board. 3. Dennis Bowdoin and Dennis Sommer were re-appointed as Commissioners. 4. May 8 or May 22 will be determined by Mike Rife, the Township Supervisor, as Junk Day. 5. The Township Board approved John Harless' attendance to the Right to Farm Act course. 6. The Planning and Zoning Essentials Conference is being held throughout Feb. and March. Londa Horton and Scott Buell expressed interest in attending the June conference at the Kellogg Center. 	John Harless will compile a more detailed report on the course, <i>Right to Farm Act</i> .

Conway Township Planning Commission Meeting Minutes

February 9, 2010

Agenda	Items Discussed	Actions to be Taken
Old and New Business (con't)	<p>7. Low Impact Development Ordinance – The Township Board holds a public hearing in March regarding these issues including: water run-offs (herbicides, insecticides), parking lots, storm water conveyance plans, notification of spills, etc. Conway Township is a donor township.</p> <ul style="list-style-type: none"> • John Harless made a motion to take the Low Impact Ordinance like that of Green Oak to the Township Board. Denny Sommer second. All in favor, one abstain, 1 nay, motion passed. 	Dennis Bowdoin to present Green Oak Low Impact Development Ordinance to the Township Board for review.
	<p>8. Cemetery Ordinance – discussion regarding maintenance of five cemeteries including: Miller, Klein, Benjamin and Antrim.</p> <ul style="list-style-type: none"> • Recommendations not to include a price for the cost in section 5, “the sum of a fee set by the Township Board,” and to include verbiage for vault or green burial in section 17 • John Harless made a motion to send the Michigan Township Association Cemetery Ordinance to the Township Board for review. Scott Buell second. All in favor, one abstain, motion passed. <p>9. Abandoned Building Ordinance – discussion regarding covering of pools and spas or removal.</p> <ul style="list-style-type: none"> • Dennis Sommer made a motion to take the Abandoned Building Ordinance to the Township Board for review. John Harless second. All in favor, one abstain, 1 nay, motion passed. <p>10. Discussion regarding criteria for Home Based Business, e.g. no employees, no traffic to the house, no signs.</p> <ul style="list-style-type: none"> • Attorney, Abby _____, to review. • George Pushies made a motion to ask the Township Board to have Abby look at how we can deal with the Home Based Business that may not require a Special Use Permit. Scott Buell second. All in favor, one abstain, motion passed. 	<p>Dennis Bowdoin to present Cemetery Ordinance to the Township Board for review.</p> <p>Dennis Bowdoin to present Abandoned Building Ordinance to the Township Board for review.</p> <p>All Commissioners to review verbiage for Special Use Permits to see if change in verbiage required.</p>
Call to Public	No response.	
General Discussion	None	
Adjournment	A motion was made by George Pushies to adjourn, Scott Buell second. All in favor, motion passed. Meeting adjourned at 9:30pm. Next meeting is: March 8, 2010.	

Conway Township Planning Commission Meeting Minutes

March 8, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Mr. and Mrs. Herm Yost, Paul Harmon ✓ • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, John Harless, Dennis Sommer, Londa Horton. ✓ • Board Members absent: Scott Buell ✓ 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the February 9, 2010 meeting were read. John Harless made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.	
Call To Public	Discussion over road limit signs and speed restrictions on Chase Lake Rd. given the muddy, melting snow conditions. Noted that tanker trucks from Howell Sewer Dept. are trafficking our township roads. Concern over where the road salt goes with regards to the drinking water.	Mike Rife to address no signage regarding road restrictions.
Communications	<ol style="list-style-type: none"> 1. Dennis Bowdoin presented a letter from McKenna Associates, the ordinance consultants, regarding the endorsement of the Commission working on alternative energy regulations. 2. John Harless has a packet of the latest zoning laws for the library. 3. May 22 will be the township Junk Day. 4. April 27-30 is Census Training at the Township Hall 5. March 16 is the public budget hearing 	
Land Divisions	Paul Harmon brought the land division request of the estate of Joanna Mee to make 3 parcels out of 2 land divisions. John Harless made a motion to send the division up to the Township Board, seconded by Dennis Sommer. All in favor, one abstain, motion passed.	Dennis Bowdoin to take the Mee estate land division to the Township Board for approval.

Conway Township Planning Commission Meeting Minutes

March 8, 2010

Agenda	Items Discussed	Actions to be Taken
Old and New Business	<ol style="list-style-type: none"> 1. John Harless reported on the Right to Farm Act course he attended. GAMPS was updated and it super cedes whatever this Commission does. Note that dog kennels are not a farm operation, but horse boarding where riding is permitted is considered a farm operation. <ul style="list-style-type: none"> • The township can regulate what GAMPS doesn't regulate. • A corn maze is considered a farm operation. • If there are no sales, then there is no Right to Farm Act protection. 2. The Wind Turbine or Home Business Ordinances have not been looked at by the Township Board yet. 3. Cindy Dickerson proposed that the Commission adopt something similar to the <i>Supplementary Home Application</i> document used by Saginaw to see if applicants need a permit to begin a home business. <ul style="list-style-type: none"> • Ask questions of the applicants that lead to a decision tree of either, "Yes" a permit is required, or "No" a permit is not required. • A sample question may ask about the traffic generated as a result of the home business. • Applicants would then come before the Commission to get final approval of the permit. Applicants would then be informed that any changes from the original application would not be covered by the original permit. • A differentiation needs to be made between a home occupation and a home based business, e.g. # of employees. • Include a signature line at the bottom of the application, and take out paved driveway on #7 of the Saginaw document. • Include verbiage that requires the applicant to appear before the Township Board again, should any conditions change since the original application. • All home based businesses are subject to an annual review. 4. Land Division Checklist Review changes tabled until the next meeting. 	<p>Cindy Dickerson to present a draft proposal on the <i>Supplementary Home Based Business Application</i> at the next meeting.</p>
General Discussion	Typos pointed out in the Parcel Application by John Harless.	
Adjournment	<p>A motion was made by George Pushies to adjourn, Dennis Sommer second. All in favor, motion passed. Meeting adjourned at 9:00pm.</p> <p>Next meeting is: April 12, 2010.</p>	

Michigan Right to Farm Act Course Highlights

*Presented by John
Horkas
3/8/10*

Class was broken into 6 Sections:

1. Nuisance laws and RTFA
2. Local Zoning Jurisdiction
3. Environment & Neighbor Protection
4. Rural Agriculture
5. Suburban Agriculture
6. Urban Agriculture

Highlights from Sections 1-6

Section 1- Nuisance Laws and RTFA

Defines what is a nuisance in regards to the Right To Farm Act (RTFA) based on Generally Accepted Agricultural Practices (GAAMPs). *Started in 1981*

Farms are protected if they existed prior to changes in surrounding land uses.

RTFA defines what a farm is and its products and of those what a nuisance may be- GAAMPs.

Prevents repeated claims- 3 unverified complaints and the 4th requires payments to the MDA for investigations.

* *Local ordinances cannot conflict with the RTFA or GAAMPs.* Can use the MDA to check ordinances to make sure they do not conflict.

Section 2- Local Zoning Jurisdiction

3 Questions- See decision tree charts- designed to help decide what a farm operation may be. Activity a farm, producing a farm product and is it a commercial operation? Based on MCL 286.472(a-b). Very broad definition.

Examples: Dog kennels are not farm ops, but horse boarding where riding is permitted is. Corn mazes, renting horses are farm ops.

Must be commercial to qualify for RTFA protection. Even if it's just one egg!

Michigan Right to Farm Act Course Highlights

No lot size requirements. No minimal sales requirements. Can be 1 acre or less- can't regulate through parcel sizes.

RTFA protects farming in all types of zoning including single family dwellings.

GAAMPs ultimately rules but we can regulate what GAAMPs does not.

Updates to GAAMPs over time overrule local regulations- we need to update to them.

Farm markets must have 50% or more grown on the farm- even if it's not contiguous or leased. Floor area must be 50% local over 3 year period.

Section 3- Environment and Neighbor Protection

Farms that do not comply with GAAMPs are subject to MDA monitoring and management.

Farms with no neighbors within 1 mile are grandfathered in outside of GAAMPs.

MDA must inform DEQ if RTF is outside Natural Resources & Environmental Protection Act.

Section 4- Rural Agriculture

* Farms must do more than grow/raise and sell it to stay in business- corn mazes, etc. Zoning should support these additional activities to keep farms economically viable.

Section 5- Suburban Agriculture

Restriction issues- keeping of animals- can indicate # of animals.

Temporary structures- can set approval and definitions of type of structure. *Greenhouses*

Farms stands- must comply with GAAMPs definitions- commercial, linked to agricultural uses.

* If no sales then no RTFA protection.

Section 6- Urban Agriculture

Side lot gardens, block gardens, community gardens- for us may apply to PUDs or open space communities as we exist now.

May want to look at types of accessory structures- who approves them, not for commercial purposes but used by local residents only for food.

Do they need a site plan review?

Do hydroponic or inside structures need ordinances?

Conway Township Planning Commission Meeting Minutes

April 12, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Herm and Shirley Yost • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, John Harless, Dennis Sommer, Scott Buell Londa Horton. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the March 8, 2010 meeting were read. John Harless made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.	
Call To Public	<p>Herm Yost brought the following items to the Commission:</p> <ul style="list-style-type: none"> • Cindy Denby article in <i>News and Views</i> regarding website to protect frozen food if lose power • Home generator – how to use one • April 22 weather spotters review and training event at Hamburg Fire Dept. on Pettysville Rd. • Oil and Gas Lease proposal vendor Halceon Resources, Gary Killworth, is circulating in Conway Township. He is securing options to lease land for Liverpool Production Company, Omaha. 	
Communications	<p>Dennis Bowdoin referenced:</p> <ol style="list-style-type: none"> 1. Small Scale Renewable Energy Workshop 2. <u>Answers for the Commissioners Magazine</u> – very expensive, or the <u>Michigan Township News</u> 3. The Planning Commission must respond within 90 days to a request for construction of a wireless tower 4. San Francisco has changed their building code for all new homes to be wired to charge electric cars as of 2/15/10. <p>John Harless endorsed the <i>Michigan Citizen Planner Advanced Academy</i> workshop being held June 17 at the Kellogg Center at MSU. Must let Cindy Dickerson know of intent to attend by 4/14/10.</p> <p>Dennis Sommer recommended all Commissioners get on the <i>Michigan Citizen Planner</i> email list-serv.</p>	<p>Commissioners to let Cindy Dickerson know of intent to attend Michigan Citizen Planner workshop by 4/14/10.</p>

Conway Township Planning Commission Meeting Minutes

April 12, 2010

Agenda	Items Discussed	Actions to be Taken
Update From the Board	<p>Cindy Dickerson reported that the Conway Township Board:</p> <ul style="list-style-type: none"> • Approved the budget • Approved the cemetery ordinance • Approved the wind turbine ordinance • Approved the Mee estate land division • Will hold spring cleanup for the township May 22 • Will hold Census training April 27-30 at the Township Hall • **Did not approve the Low Impact Development ordinance • Did not approve the Abandoned Building ordinance 	<p>**Note that Dennis Bowdoin felt the Board was not looking 25 years in the future by not approving the Low Impact Development ordinance. Recommends this item be revisited in the future.</p>
Old and New Business	<ol style="list-style-type: none"> 1. John Harless brought examples from Marion Township regarding their Special Use Home Base Business ordinance. Class I home occupation would require no impact on neighbors and no fee collected. Class II home occupation would encumber businesses using things like trucks coming and leaving the home and would charge a fee. John will draft a Special Use Permit for Home Occupation, 2. Cindy Dickerson presented the Land Division Checklist draft. 3. Cindy Dickerson presented the Parcel Division Application draft. John Harless made a motion to update the Parcel Division Application and send it to the Board with this revision to the last page, "documentation should be recorded with libor and page number on the survey with the township and the county within 90 days. Dennis Sommer seconded the motion. All in favor. Motion passed. 	<p>John Harless will draft a Special Use Permit for Home Occupation.</p> <p>Cindy Dickerson to make revisions to Parcel Division Application and present to the Township Board.</p>
Adjournment	<p>A motion was made by George Pushies to adjourn, John Harless second. All in favor. Motion passed. Meeting adjourned at 9:00pm.</p> <p>Next meeting is: May 10, 2010.</p>	

Conway Township Planning Commission Meeting Minutes

May 10, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Several audience members present • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, John Harless, Dennis Sommer, Scott Buell Londa Horton. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the April 12, 2010 meeting were read. John Harless made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.	
Call To Public	No items.	
Communications	Dennis Bowdoin reported: <ul style="list-style-type: none"> • Michigan roads ranked worst in nation • That the Planning Commissioners could be in violation of the Open Meetings Act if all the Commissioners are copied on an email communiqué, they reply all. It is legitimate to answer to the sender only. • <i>The Renewable Energy</i> booklet and <i>How Important the Auto Industry Is to the Economic Recovery</i> booklet will be placed in the Township library. • Mike Rife will retain the <i>Michigan Critical Assets</i> book • SEMCOG meeting requests that individual townships join. Since emphasis is on S.E. corner of Michigan, it is seen as little value to Conway Township. 	
Land Divisions	Truann Hixson of the township asked for advice on selling 1.5 acres of property on Marsh Road. She was advised that she needed a minimum of 2 acres for a land division, but could seek a land transfer from the neighboring land owner.	

Conway Township Planning Commission Meeting Minutes

May 10, 2010

Agenda	Items Discussed	Actions to be Taken
Update From the Board	<p>Cindy Dickerson reported that the Conway Township Board:</p> <ul style="list-style-type: none"> • Approved Londa Horton to attend the Citizen Planner workshop on June 17, 2010. • Dennis Sommer moved to approve the cemetery and wind turbine ordinances subject to final approval from the attorney, Abbey and send them to the Township Board. Seconded by Londa Horton. All in favor. Motion passed. One abstain. 	Cindy Dickerson will send cemetery and wind turbine ordinances to Abbey for approval.
Old and New Business	<ol style="list-style-type: none"> 1. John Harless brought examples from Marion Township regarding their Special Use Home Base Business ordinance. Class I home occupation would require no impact on neighbors and no fee collected. Class II home occupation would encumber businesses using things like trucks coming and leaving the home and would charge a fee. Discussion centered on topic of the number of home-based employees allowed. If a number of employees are not specified, then the Township has no recourse. John will draft a Special Use Permit for Home Occupation and provide a checklist similar to the one provided by Cindy Dickerson. 2. Low Impact Ordinance discussion regarding water run-off for new developments. It is already contained in Section 14 of the ordinances. 3. Abandon House Ordinance not in effect. Allen Road violations must go to Animal Control or the Health Department for code violations. 4. Rural High Speed Internet project brought to the board by Londa Horton regarding a federal grant for wireless broadband service at: http://www.motorola.com/govgrants. Contact marybeck@coshoctoncounty.net for RFP information. 	John Harless will draft a Special Use Permit for Home Occupation complete with a checklist.
Adjournment	<p>A motion was made by George Pushies to adjourn, John Harless second. All in favor. Motion passed. Meeting adjourned at 9:00pm.</p> <p>Next meeting is: June 14, 2010.</p>	

Conway Township Planning Commission Meeting Minutes

June 14, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Herm and Shirley Yost present • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, John Harless, Dennis Sommer, Scott Buell Londa Horton. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the May 10, 2010 meeting were reviewed. John Harless made a motion to accept the minutes, Scott Buell second. All in favor, motion passed.	
Call To Public	Herm Yost is going to attend 911 training.	
Communications	<p>Dennis Bowdoin reported:</p> <ul style="list-style-type: none"> • <i>Michigan Township News</i> – the smoke-free law now has no distance requirement. Facilities must post signs and remove ashtrays within the building. • <i>MTA</i> has a class on 9 golden rules for defensive decision-making for \$85. • <i>Livingston County Department of Planning report</i> – Growth Nodes approved the final plan for Cohoctah. • <i>Enbridge booklet</i> – reminds citizens to call Ms. Digg when digging in their property so as not to upset buried lines. <p>Dennis Sommer reported:</p> <ul style="list-style-type: none"> • <i>FEMA</i> offers insurance rate cut in flood zones for homeowners. • <i>DTE</i> offers solar roofing for \$54,000 setup <p>Londa Horton submitted reimbursement to attend the Citizen Planner workshop.</p>	
Land Divisions	none	

Conway Township Planning Commission Meeting Minutes

June 14, 2010

Agenda	Items Discussed	Actions to be Taken
	<ul style="list-style-type: none"> • Should the pole be lighted if near the airport? • What should be in the AT&T annual report to the Commission? • Who assumes liability? 	
Adjournment	<p>A motion was made by George Pushies to adjourn, John Harless second. All in favor. Motion passed. Meeting adjourned at 9:15pm.</p> <p>Next meeting is: July 12, 2010.</p>	

Conway Township Planning Commission Meeting Minutes

July 12, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Several members of the public present • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, Scott Buell, Londa Horton. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the June 14, 2010 meeting were reviewed. Cindy Dickerson made a motion to accept the minutes, Scott Buell second. All in favor, motion passed.	
Call To Public	none	
Communications	Dennis Bowdoin reported: <ul style="list-style-type: none"> • MSU Prosperity initiative – it appears that the Legislature and SEMCOG will approve it. The proposal is for a high speed rail transit system between Lansing and Detroit, and also between Detroit to Chicago using a hydrogen-powered monorail system. • The White House paper of 8/11/09 is the format to be used for grants for Vision For the Future. 	
Land Divisions	<ul style="list-style-type: none"> • Paul Harmon requested on behalf of 6568 Hayner Road residents, an easement to a shared driveway. The Planning Commission agreed to the easement of service to the 4th property (North ¼ corner of Section 13, T4N-R3E in Conway Township), with the following stipulations: <ol style="list-style-type: none"> 1. Written approval of the landowner for the new easement 2. Upgrade to current zoning ordinance and approval for shared driveway prior to any new homes being built 3. Shared driveway agreement between all landowners <p>They must bring it to the Township Board for approval.</p> <p>This would be the maximum number of units on a single driveway easement allowable. Everyone shares the cost of the drive maintenance. Geo Pushies moved to allow this easement as so stipulated and Scott Buell seconded. Motion passed, 1 abstained.</p> 	

Conway Township Planning Commission Meeting Minutes

July 12, 2010

Agenda	Items Discussed	Actions to be Taken
<p>Old and New Business</p>	<p>Zoning issues must go to the Public Hearing first before the Board. These issues include:</p> <ul style="list-style-type: none"> • Land Divisions • Home Base Business • Wind Turbine <p>The Board must respond to residents within 30 days for land divisions that are brought to the office.</p> <p>Wind Turbine Ordinance: another public hearing is required as verbiage changes were recommended from the Livingston County Planning Commission and Abbey. Of the 9 recommendations, the Planning Commission will accept all of the 9 recommendations except #5. So moved by Geo Pushies, second by Londa Horton. Motion passed, 1 abstained.</p> <p>Home Based Business: verbiage of dwelling or principal residence not clear. Change word 'principal' to 'buildings'. Recommendation by Dennis to send draft verbiage to Abbey to make all the verbiage uniform in this ordinance. The Township Board has to approve funds to send it to Abbey.</p> <p>Special Use Permit: John Harless to examined working in Right to Farm Act with regard to Special Use Permit in preparation for Equine Center on Chase Lake Rd. proposal. According to the RTFA if you are just boarding horses you are not protected by the RTFA. However if you offer riding for a fee or lessons for a fee then they indeed are protected by the RTFA.</p> <ul style="list-style-type: none"> • Chase Lake Equine Center which breeds horses, gives lessons and trains horses does not need a special use permit since they are protected by the Right to Farm Act. So moved by Geo Pushies, second by Scott Buell. Motion passed, 1 abstained. <p>Citizen Planner Workshop attended by Londa Horton:</p> <ul style="list-style-type: none"> • Developers look to attract the creative class to their cities by creating themes for an area, e.g. the Warehouse District, Old Town, the Stadium District, or the Market District. Living spaces must have mixed uses like a laundry, gas, bank and office buildings all in one. Cool signage attracts the hip, cool and high-tech workforce, but our ordinances don't allow for it. • Sustainable Strategic Growth Plans should look at what is your asset base? Wetlands are an asset. Don't be everything to everybody. Be really exceptional about what you are. We treat agriculture as land use, not as an asset. Have sheep cut the grass versus using lawn mowers. Partner with Grainger and offer a recycling center. Are we delivering a value proposition to the taxpayer? • Legal cases for zoning: may consider verbiage used on signage. Some is only appropriate for adults. Study is being undertaken with regard to digital animated billboards being driver distractions. • Farmers Market: a market on an individual farm is not covered by 	<p>Cindy to arrange for another public hearing on Wind Turbine Ordinance</p> <p>Dennis to take the Wind Turbine Ordinance back to Abbey to make the final revisions prior to the public hearing.</p> <p>Dennis to approach board to approve funds to send Home Based Business ordinance to Abbey.</p>

Conway Township Planning Commission Meeting Minutes

July 12, 2010

Agenda	Items Discussed	Actions to be Taken
	<p>a new GAMP (Generally Accepted Practice). 50% of the products must be produced on that farm. The RTFA pre-empts local zoning laws. GAMPs is not a regulation. It uses words like "should" which is not enforceable.</p> <ul style="list-style-type: none"> • Bike trails to school initiative: secure donations and grants to build bike trails to school. (One resident commented that Metamora used fence rows between area farms to create a very viable horse and bike trail.) 	
Adjournment	<p>A motion was made by George Pushies to adjourn, Scott Buell second. All in favor. Motion passed. Meeting adjourned at 8:30pm.</p> <p>Next meeting is: August 9, 2010.</p>	

Conway Township

Planning Commission Meeting

July 12 2010

next meeting Aug. 9

1) Call to order & Pledge to Flag

Sahn H. & Denny S. - not in attendance

2) Minutes of the June 14 2010 meeting

Cindy motion & Scott accept min.

3) Call to Public

MSU property initiative & legislature & Seneca

4) Communications

high speed rail transit bet. La. &

5) Land Divisions

Detroit, Det to Chicago - hydrogen

a) Hayner Road easement

new rail

b) Chase Lake Land Division

White House paper

8/11/09 - format for grants

look to approve it

c)

for vision of future

6) Old and New Business

a) Update from Board

1) Wind Turbine

59 easement & service over house.

2)

We need written agreement of 1st house

3)

to easement. 4 units on a driveway

4)

is the maximum. Meet new requirements of a shared driveway.

b) Special Use - Home Base Business

50- approve or disapprove

c) Land Division

1) approval of landowner ^{then} easement

d) Chase Lake Road Special Use permit

2) upgrade to current zoning ^{and} approval

e) Citizen Planner update - Londa Horton

3) shared drive agreement

f)

bet. all landowners.

7) General Discussion

Geo ~~data~~ moved &

8) Adjournment

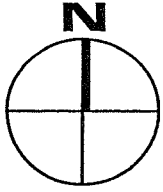
Scott ^{anti} approved &

abstain

for shared driveway ^{to} plan & ^{any} new ^{boards} ^{built}

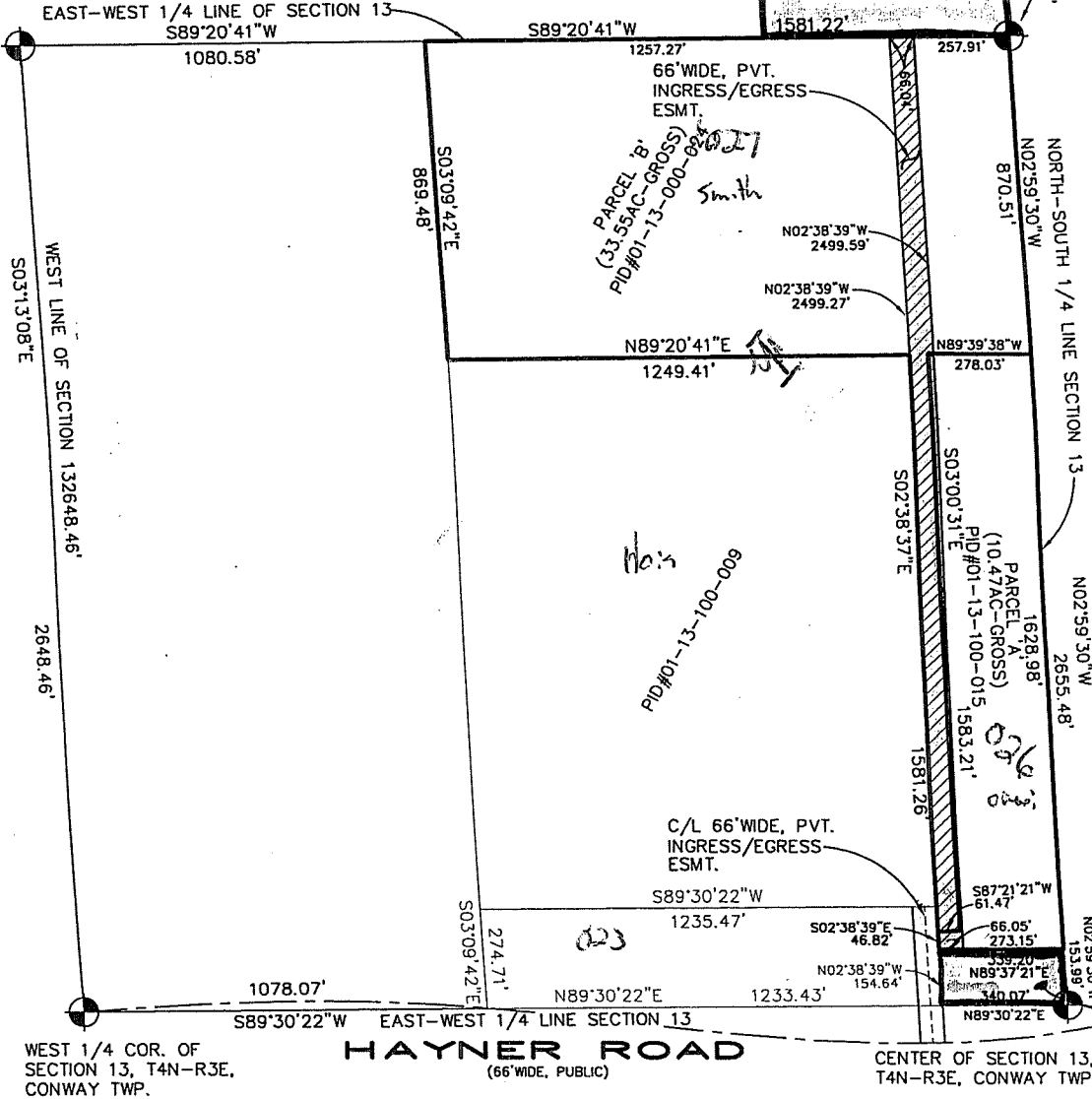
Everyone shares cost of drive maintenance - Harmer?

SURVEY SKETCH



SCALE 1"=400'

NW COR. OF SECTION 13,
T4N-R3E, CONWAY TWP.



*ELLIOTT
6568 HAYNER*

Irons found at all points marked thus "●"
Irons set at all points marked thus "○"
The ratio of closure on the unadjusted field observations of this survey was 1/

CLIENT: TODD ONIEL	DESCRIPTION: EASEMENT SKETCH AND LEGAL DESC. NW 1/4 SECTION 13, T4N-R3E CONWAY TWP., LIVINGSTON COUNTY	
NO. 10. 05030 DATE: 04-19-05 REVISED: X OFFICE: CC FIELD: N/A SHEET: 1 OF 2	<h2 style="margin: 0;">ADVANTAGE</h2> <p style="margin: 0;">CIVIL ENGINEERING</p> <p style="margin: 0;">110 E. Grand River, Howell, MI 48843 Phone 517 545-4141 Fax 517 545-4146</p>	

Christopher T. Cotter
Christopher T. Cotter Authorized Agent
P.S. No. 41097

CERTIFICATE OF SURVEY

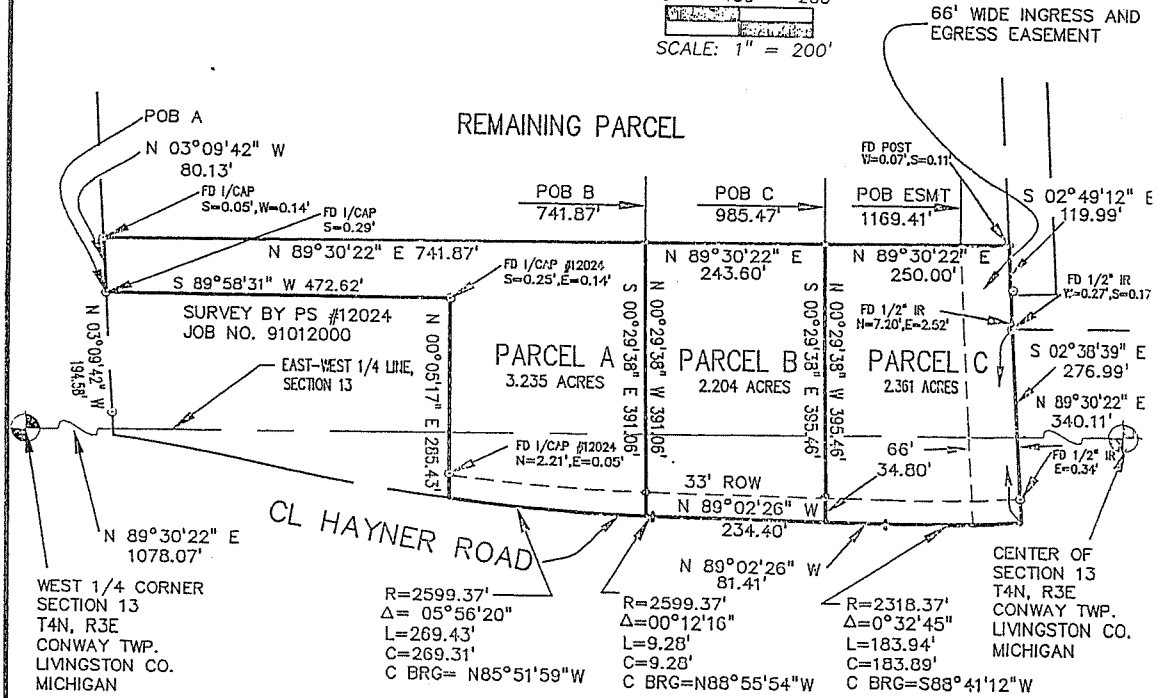
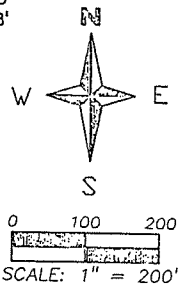
PROPERTY DESCRIPTION: SEE SHEET 2 OF 2

GOVERNMENT CORNER WITNESSES:

WEST 1/4 CORNER, SECTION 13, TOWN 4 NORTH, RANGE 3 EAST, CONWAY TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.
 FOUND BRASS DISK IN MONUMENT BOX AT CENTERLINE OF ROBB AND HAYNER ROADS
 -FD NAIL / TAG "LIVINGSTON COUNTY WITNESS" IN W. SIDE 18" OAK - S45°E - 48.70'
 -FD NAIL / TAG "LIVINGSTON COUNTY WITNESS" IN E. SIDE 30" MAPLE - N05°W - 43.68'
 -FD NAIL / TAG "UNREADABLE" IN S. SIDE 24" MAPLE - N45°W - 79.47'
 -FD NAIL / TAG "UNREADABLE" IN NW. SIDE 30" PINE - N20°E - 75.15'
 -FD NAIL / TAG "UNREADABLE" IN E. SIDE POWER POLE - S55°E - 85.80'

CENTER OF SECTION 13, TOWN 4 NORTH, RANGE 3 EAST, CONWAY TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.
 FOUND IRON AND CAP #12024

-FD NAIL /TAG #12024 IN W. SIDE 36" WALNUT - SOUTH - 12.60'
 -FD NAIL /TAG #28414 IN E. SIDE 36" WALNUT - N10°W - 33.48'
 -FD NAIL /TAG #28414 IN S. SIDE 5" WALNUT - N55°E - 12.61'



WEST 1/4 CORNER
SECTION 13
T4N, R3E
CONWAY TWP.
LIVINGSTON CO.
MICHIGAN

R=2599.37'
Δ= 05°56'20"
L=269.43'
C=269.31'
C BRG=N85°51'59"W

R=2599.37'
Δ=00°12'16"
L=9.28'
C=9.28'
C BRG=N88°55'54"W

R=2318.37'
Δ=0°32'45"
L=183.94'
C=183.89'
C BRG=S88°41'12"W

CENTER OF SECTION 13
T4N, R3E
CONWAY TWP.
LIVINGSTON CO.
MICHIGAN

NOTE: BEARING ORIENTATION IS THE SURVEY RECORDED IN
 LIBER 1407, PAGE 0211, BY PS #12024, DATED MARCH 1, 1990.
 EAST-WEST 1/4 LINE ASSUMED BEARING OF N89°30'22"E

- LEGEND**
- - Fnd. Cor. (as noted)
 - - Set 1/2" re-bar
 - - Fnd. Conc. Mon.
 - (R) - Record Data
 - (M) - Field Measurement
 - (D) - Deeded Measurement
 - x- - Fence
 - - Line Not To Scale

CERTIFICATION

We hereby certify that we have surveyed the property herein described; that the ratio of closure of this survey is no greater than 1/ 5000; and that there appears to be no encroachments upon this property except as shown. We further certify that we have fully complied with the requirements of Public Act 132 of 1970 in performing this survey.

STEPHENS CONSULTING SERVICES, P.C.
 by Terry L. Wiegman (agent)
 Chief of Surveys, P.S. No. 39100

Stephens Consulting Services, P.C. ENGINEERING • SURVEYING • PLANNING 1549 HASLETT ROAD, P.O. BOX 708, HASLETT, MI 48840 • 517-339-8692	
For: WAYNE COPELAND	Sheet <u>1</u> of <u>2</u>
Location: PART OF SECTION 13, T4N, R3E CONWAY TOWNSHIP, LIVINGSTON COUNTY, MI.	
Drawn by: EJF	Job No. 0007SV1

3-16-01

Date: _____

Field work by: _____
FY

Date of field work: _____
02/22/01

© Copyright 2001, Stephens Consulting Services, P.C.

6/17/10 – I attended the Citizen Planner course at the MSU Kellogg Center.
Here are the highlights of takeaways for the day:

- Developers are looking to attract the “creative class” to their cities – they work and have a theme to the area or a story campaign or a brand like the Warehouse District, Old Town, the Stadium District, or the Market District. Today’s workforce is really green and living spaces must have mixing ^{ed} uses like a laundry, gas, bank and office building all with condos. Cool signage attracts the hip, cool and high-tech, exciting workforce, but our ordinances don’t allow for it. ~~There will be no more stand along office buildings.~~
- Sustainable Strategic Growth Plans should look at what is your asset base? Wetlands are an asset. Don’t be everything to everybody. We are a good place to live. Be really exceptional about what you are. Let your vision drive your budget. We treat agriculture as land use, not as an asset. Traverse City has a strong agriculture infrastructure. Think outside the box, e.g. have sheep cut the grass versus using lawn mowers, partner with Grainger and offer a recycling center. People will pay for high impact service for quality of life. Take a risk and touch taxes. Are we delivering a value proposition to the taxpayer?
- Legal cases of zoning – think of the content of the signs. The first amendment protects adult content on signs for adult uses. Digital animated billboards are being studied to see if they are a driving hazard.
- A market on an individual farm is now covered by a new GAMP (Generally Accepted Practice). 50% of the products must be produced on that farm. The Right to Farm Act pre-empts local zoning laws. You can also have a Community support Ag group called a CSA - a group of farmers that get together to sell crops, offer hayrides, petting farms, mud runs, a winery, a cider mill, a haunted barn, meat processing, or concerts. GAMPS is not a regulation. It uses words like “should” which is not enforceable.

Bike trail to school

LAND DIVISION
ASSESSOR'S CHECK LIST

1. Parcel Number 4701-28-400-014
2. Owner of record Michigan Property Enterprises LLC
3. Parent parcel number _____
4. Owner as of 3-31-97 4701-28-400-014
5. Parent parcel acreage 17.33
6. Current parcel acreage 17.33
7. Divisions available as of 03-31-97 4
8. Previous divisions taken 0
9. Divisions available 4
10. Divisions requested 1
11. Divisions approved 1

Signed Karen A. Page
Conway Township Assessor

Date 6-23-10

CONWAY TOWNSHIP

8015 N Fowlerville Road

PO Box 1157

Fowlerville MI 48836

Phone 517-223-0358

Fax 517-223-0533

PARCEL DIVISION APPLICATION

Please answer all questions and include all attachments.

Bring or mail to Conway Township at the above address. Must arrive 14 days prior to the next scheduled Planning Committee meeting.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec 102 e & f)

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 288 of 1967 as amended particularly by P.A. 591 and P.A 87 of 1997, MCL560.101 et.seg)

(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)

1. LOCATION of PARENT to be split: Address: 9290 Road Name W. Chase Lake

PARENT PARCEL IDENTIFICATION NUMBER: 01 28 400 014

Parent Parcel Legal Description (DESCRIBE OR ATTACH) ATTACHED

2. PROPERTY OWNER INFORMATION:

Name: DAVE POPP - Mich Prop ENT-LLC Address: 204 W. GRAND RIVER STE 290
Phone: (248) 820-9196 Zip code: 48843 Howell MI

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- A. Number of new Parcels 1
- B. Intended use (Residential, Commercial, etc.) RES
- C. Each proposed parcel has depth to width ration of 4 to 1 or to as provided by ordinance. LESS than 4 to 1
- D. Each parcel has a width of 331 (not less than required by ordinance)
- E. Each parcel has an area of 3.04 A (not less than required by ordinance)
- F. The division of each parcel provided access as follows: (Check one)
 - Each new division has frontage on an existing public road. Road Name CHASE LK
 - A new shared driveway with attached maintenance agreement
 - A new private road with attached maintenance agreement. Proposed Road Name

G. Describe or attach a legal description of proposed new road, easement or shared driveway: N/A

H. Describe or attach a legal description for each proposed new parcel. ATTACHED

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.

Indicate number transferred 0

All REMAINING SPLITS STAY WITH PARCEL E-2
(See section 109(2) of the Statute. Make sure your deed includes both statements as required in 109(3 & 4) of the Statute.)

5. DEVELOPMENT SITE LIMITS (Check each which represents a condition which exists on the parent parcel:

N/A Waterfront Property (river, lake, pond, etc.) N/A Includes wetlands
N/A Is within a flood plain N/A Includes a beach
N/A Is a muck soils or soils known to have severe limitation for a site sewage system.

6. ATTACHMENTS: All the following attachments **MUST** be included. Letter each attachment as shown:

A. A scale drawing-not smaller than 1" to 100' for the proposed division(s) of the parent parcel showing:

1. Current boundaries (as of March 31, 1997), and
2. All previous divisions made after March 31, 1997 (indicated when made or none), and
3. The proposed division(s) and
4. Dimensions of the proposed divisions, and
5. Existing and proposed road/easement right-of-way(s), and
6. Easements for public utilities from each parcel that is a development site to existing public utility facilities, and
7. Any existing improvements (buildings, wells, septic systems, driveways, etc.) and
8. Any of the feature checked in question number 5.

B. Indication of approval, or permit from the appropriate county road commission, Michigan Department of Transportation.

Or respective city/village street administrator, that a proposed easement provides vehicular Access to an existing Road or street meets applicable locations standards.

C. A copy of any reserved division rights (Sec. 109(2) of the act) in the parent parcel.

D. A current paid Tax Bill. **(LAND DIVISION WILL NOT HAPPEN UNTIL ALL TAXES ARE PAID ON PARENT PARCEL.)**

E. A signed statement from the Township Assessor that the resulting parcels can be given a SID number.

7. IMPROVEMENTS- Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none.)

NONE - DRAWING ATTACHED

8. ACKNOWLEDGEMENT – The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcel(s). The division should be recorded with the Liber and Page number on the survey.

Property Owner's Signature J. Papp Date: 6-22-10

Co-Owner's Signature [Signature] Date: 6-22-10

For office use only:

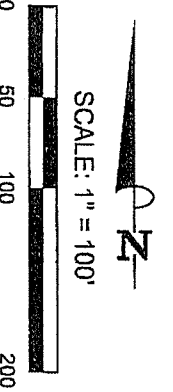
Signature: _____ Application Completed Date: _____

Approval Date: _____

Denial Date: _____ Reason for denial: _____

Or please see attached for explanation of denial.

- LEGEND**
- INDICATES SET 'T'-IRON
 - INDICATES FOUND IRON
 - ⊗ EXISTING POWER POLE
 - EXISTING WELL
 - EXISTING OVERHEAD WIRES



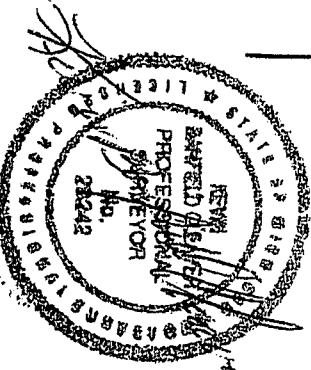
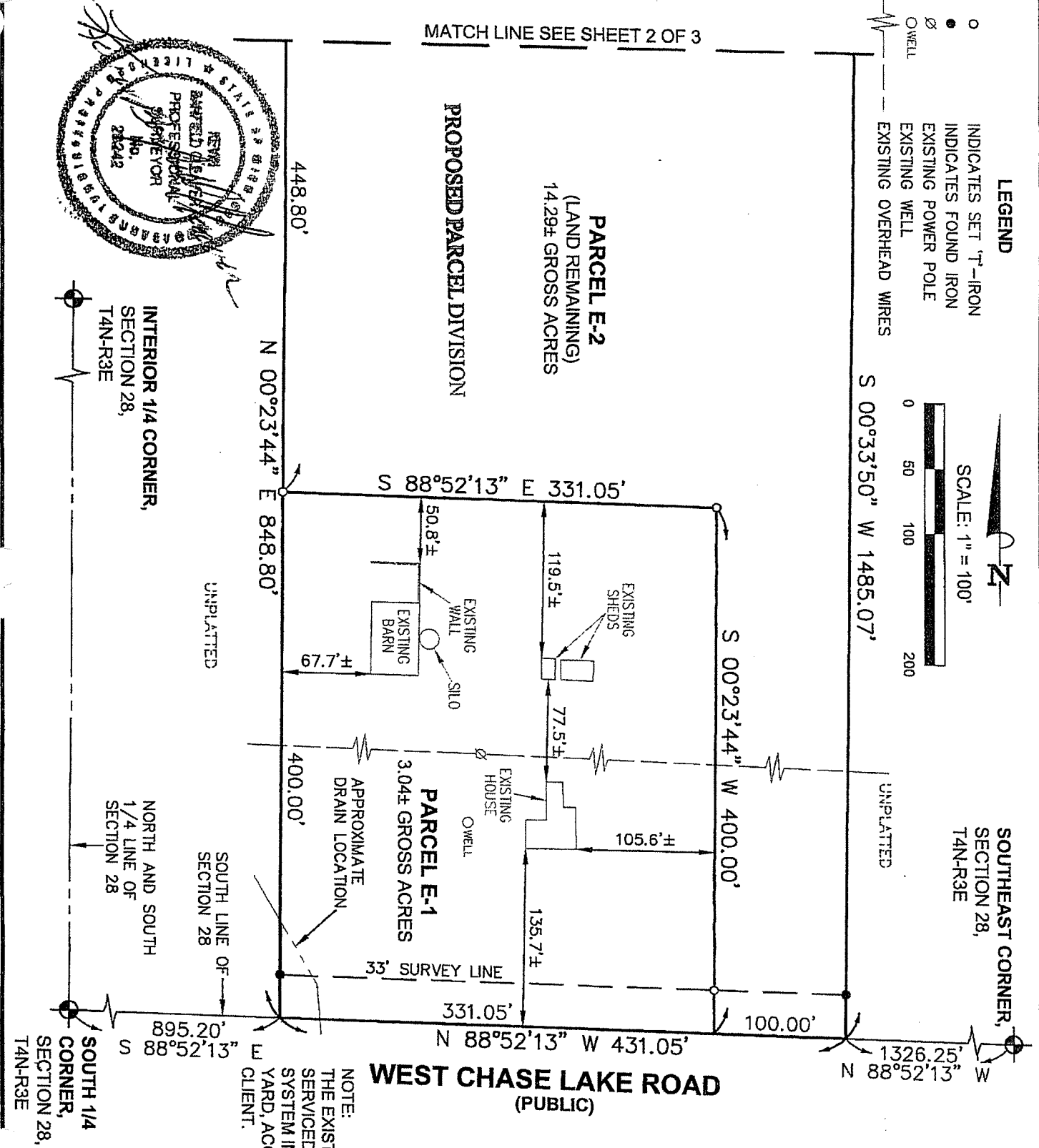
MATCH LINE SEE SHEET 2 OF 3

PARCEL E-2
(LAND REMAINING)
14.29± GROSS ACRES

PROPOSED PARCEL DIVISION

PARCEL E-1
3.04± GROSS ACRES

WEST CHASE LAKE ROAD
(PUBLIC)



SOUTHEAST CORNER,
SECTION 28,
T4N-R3E

INTERIOR 1/4 CORNER,
SECTION 28,
T4N-R3E

NORTH AND SOUTH
1/4 LINE OF
SECTION 28

SOUTH 1/4
CORNER,
SECTION 28,
T4N-R3E

NOTE:
THE EXISTING HOUSE IS
SERVICED BY A SEPTIC
SYSTEM IN THE FRONT
YARD, ACCORDING TO
CLIENT.

NOTE:
BEARINGS WERE EST
OF SURVEY COMPLE
FEBRUARY 10, 1997 C
LINE OF SECTION 28.

NOTE:
A COMMITMENT FOR
R0060772D, REVISION
NATIONAL TITLE INSLU
JULY 29, 2009 AT 8:00
COPIES OF ANY EXIS
RIGHT-OF-WAYS THA
WITH SAID COMMITTM

NOTE:
SOUTH 1/4 CORNER,
FOUND REMONUMENT/
NORTH 56.78' - FND SP
S 05° W 35.81' - FND SP
S 30° E 25.02' - FND SP
S 75° W 161.96' - SET NA

NOTE:
SOUTH 1/4 CORNER,
FOUND REMONUMENT/
N 30° E 60.78' - FND 1" I
N 50° W 63.99' - FND 1" I
S 45° E 41.81' - FND NA
N 20° E 84.22' - SET NA
N 25° W 81.61' - SET NA

NOTE:
SOUTH 1/4 CORNER,
FOUND REMONUMENT/
N 30° E 60.78' - FND 1" I
N 50° W 63.99' - FND 1" I
S 45° E 41.81' - FND NA
N 20° E 84.22' - SET NA
N 25° W 81.61' - SET NA

NOTE:
SOUTH 1/4 CORNER,
FOUND REMONUMENT/
N 30° E 60.78' - FND 1" I
N 50° W 63.99' - FND 1" I
S 45° E 41.81' - FND NA
N 20° E 84.22' - SET NA
N 25° W 81.61' - SET NA

NOTE:
SOUTH 1/4 CORNER,
FOUND REMONUMENT/
N 30° E 60.78' - FND 1" I
N 50° W 63.99' - FND 1" I
S 45° E 41.81' - FND NA
N 20° E 84.22' - SET NA
N 25° W 81.61' - SET NA

GOULD	
2040 E. MAPLE AV	
PHONE: 810-743-	
FIELD:	KBI
OFFICE:	DP
SURVEY COMPL	
SHEET	

SECTION: 28

688

CEP
Fillin
of the F

688

688

688

688

688

688

UNPLATTED

S 88°52'13" E 610.42'

S 00°33'50" W 1485.07'

UNPLATTED

PARCEL E-2
(LAND REMAINING)
14.29± GROSS ACRES

N 00°23'44" E 636.32'

RUSTIC WAY DRIVE

UNPLATTED

175.00'
N 88°52'13" W

448.80'

N 00°23'44" E
848.80'

MATCH LINE SEE SHEET 1 OF 3

PROPOSED



SECTION: 28

GOULD
2040 E. MAPLE AV
PHONE: 810-743-

FIELD: KBC

OFFICE: DP

SURVEY COMPLL

SHEET

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68
F

EXHIBIT "A"

Part of the West 1/2 of the Southeast 1/4 of Section 28, Town 4 North, Range 3 East, Conway Township, Livingston County, Michigan, described as follows: Commencing at the Southeast corner of said Section 28; thence North 88 degrees 52 minutes 13 seconds West along the South line of said Section 1325.25 feet to the Point of Beginning; thence continuing North 88 degrees 52 minutes 13 seconds West along said South Section Line 431.05 feet; thence North 00 degrees 23 minutes 44 seconds East parallel with the North-South 1/4 line 848.80 feet; thence North 88 degrees 52 minutes 13 seconds West parallel with said South Section Line 175.00 feet; thence North 00 degrees 23 minutes 44 seconds East parallel with said North-South 1/4 line 636.32 feet; thence South 88 degrees 52 minutes 13 seconds East parallel with the South line of said Section, 610.42 feet to a point on the East line of West 1/2 of Southeast 1/4 of Section 28; thence South 00 degrees 33 minutes 50 seconds West along said East line 1485.07 feet to the point of beginning. Subject to any right-of-ways, easements, and restrictions of record.

9290 West Chase Lake Road

Tax I.D. No.: 4701-28-400-014

Conway Township Planning Commission Meeting Minutes

August 9, 2010

Agenda	Items Discussed	Actions to be Taken
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Attendees	<ul style="list-style-type: none"> • Several members of the public present: Herm and Shirley Yost and Bill Sheridan • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, John Harless, Dennis Sommer, Scott Buell, Londa Horton. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the previous meeting were reviewed. Scott Buell made a motion to accept the minutes, George Pushies second. All in favor, motion passed.	
Call To Public	<ul style="list-style-type: none"> • Herm Yost attended the Parker School shooting practice, car fire, Red Cross simulation. • Herm pointed out a misprint in the News and Views on the cemetery ordinance. • Herm informed that 8/8/10 paper published the <i>Livingston County Growing Plan</i> 	Cindy Dickerson to correct misprint in newspaper for cemetery ordinance.
Communications	Dennis Bowdoin reported: <ul style="list-style-type: none"> • Wall Street Journal article on AT&T regarding regulatory issues mentions that FCC requires more information then AT&T is willing to disclose. • Cochoctah Township is updating their master plan. We are required to update all surrounding communities and utilities of our intent to update the master plan and send them a draft. Once every 5 years we must update the master plan. Our last update was reviewed in 2008. The ordinances have to follow what's in the master plan. • MTA has scholarships available for students. 	Cindy Dickerson to note on calendar in year 2013 the need to update the master plan.
Land Divisions	<ul style="list-style-type: none"> • Land divisions must have 150 feet of road frontage. The 6568 Hayner Road request for an easement on a shared driveway, no one would sign the shared driveway agreement. Now the owner must go to the Livingston County Register of Deeds and file an easement and then go to the mortgage company to get his mortgage. • 6923 Lovejoy Rd. request by auctioneer Bill Sheridan to recognize three land divisions for James Pricipio as follows: track 1 is 16.49 acres, track 2 with a house is on 2.52 acres, and track 3 is on 20.71 acres. There is an easement already there, but a shared driveway agreement is needed. George Pushies moved to recommend the conceptual approval for the land division, second by John Harless. 	

Conway Township Planning Commission Meeting Minutes

August 9, 2010

Agenda	Items Discussed	Actions to be Taken
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	<p>Motion passed with one abstained.</p> <ul style="list-style-type: none"> • The previous Chase Lake land division request sent by the Planning Commission to the Conway Township Board was not approved due to a lack of 150 feet of road frontage. • The Zoning Ordinance Adoption Policy and Procedure as well as the Non-Zoning Ordinance Adoption Policy and Procedure were approved by the Conway Township Board. • The Right to Farm Act was applicable for the Chase Lake Equestrian Center. • The Conway Township Board approved the Cemetery Ordinance to go into effect 8/26/10. 	
<p>Old and New Business</p>	<p>Land Division Application was changed by the attorney to 14 calendar days and 12 copies required was changed. In attachment #6 D. take out "parent" and leave just parcel. Cindy Dickerson to get clarification from Abby prior to a recommendation from the Planning Commission. Also add the 12 copy requirement in the application itself. This item is tabled until next month.</p> <p>Wind Turbine Ordinance – Abby has made the requested changes. This ordinance goes to public hearing on 9/13/10.</p> <p>Home Based Business: Abby still has and she will send back a recommendation.</p> <p>Verizon Wireless has requested the zoning requirements #6.18 to construct a tower at 10930 Sober Rd. Go to www.steelintheair.com to read about contracts.</p> <p>Deer Blinds have been an issue if they are constructed into the ground. Then they are taxable to the landowner.</p> <p>Dumping of two mattresses on Vogt Rd.</p> <p>Construction of a driveway on Sherwood Rd. by Habitat house, on corner of Gregory Rd. Do they have a permit? They are dumping chunks of concrete into water to construct a drive.</p>	<p>Cindy Dickerson to get clarification from Abby prior to a recommendation from the Planning Commission to take out "parent" in Land Division Application. Also add the 12 copy requirement in the application itself.</p> <p>Cindy Dickerson to contact Jeff Judd regarding mattresses dumped.</p> <p>Mike Rife to look into driveway construction.</p>
<p>Adjournment</p>	<p>A motion was made by George Pushies to adjourn, John Harless second. All in favor. Motion passed. Meeting adjourned at 9:00pm.</p> <p>Next meeting is: September 13, 2010.</p>	

Conway Township

Planning Commission Meeting

August 9 2010

1) Call to order & Pledge to Flag

7:30 pledge - all members present

2) Minutes of the July 12 2010 meeting

Scott Ruell motioned accept min & pushed and. ~~to~~ approved min.

3) Call to Public

Mr. Yeast Parker School all day shooting practice & simulates car fire & shooting. CERT were victims. Red Cross involved = 125-150 people.

4) Communications

5) Land Divisions

(2) memorial in paper for cemetery ordinance -

a) Hayner Road easement - update

(3) Sun. 8/8/10 - Livingston County Grave plan -

b) 6923 Lovejoy Road discussion

c)

1) Comm. - Wall St. Journal Article on AT&T on regulatory issues. FCC require more info. than they are willing to disclose.

6) Old and New Business

a) Update from Board

2) Cochran Township's updating master plan - intent to plan. We are required to update

1) Chase Lake Land division

all surrounding comments & utilities & send them copies of our draft.

2) Chase Lake Equestrian Center

Once every 5y. must update

3) Zoning Ordinance Adoption Policy and Procedure

master plan. We reviewed it in 2008.

4) Non-Zoning Ordinance Adoption Policy and Procedure

Ordinances have a yellow

5) Cemetery Ordinance

what's in master plan.

b) Public Hearings

3) MTA has scholarships available

c) Land Division - check list

d) Wind Turbine

e) Special Use - Home Base Business

f) Verizon Wireless Tower

7) General Discussion

8) Adjournment

General Property Information

Parcel: 4701-01-100-020 Data Current As Of: 6:52 PM 7/24/2009

[Back to Non-Printer Friendly Version] [Send To Printer]

Property Address [collapse]

6923 LOVEJOY
BYRON, MI 48418

by Marc Witt & Paul Hill

Owner Information [collapse]

PRICOPIO, JAMES V TRUST
6923 LOVEJOY RD
BYRON, MI 48418

Unit: 4701

Taxpayer Information [collapse]

SEE OWNER INFORMATION

General Information for Tax Year 2008 [collapse]

Property Class:	401	Assessed Value:	\$196,780
School District:	47030 - FOWLERVILLE	Taxable Value:	\$158,989
State Equalized Value:	\$196,780	Map #	
USER NUM IDX	0	Date of Last Name Chg:	05/21/2007

Date Filed:	03/22/1999
Principal Residence Exemption (2008 May 1):	100.0000 %
Principal Residence Exemption (2008 Final):	100.0000 %
Principal Residence Exemption (2009 May 1):	100.0000 %

Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable
2007	\$201,620	\$201,620	\$155,415
2006	\$196,270	\$196,270	\$149,870

Land Information [collapse]

Acreage:	40.01	Frontage:	0.00 Ft.
Zoning Code:		Depth:	0.00 Ft.
Land Value:	\$120,020	Mortgage Code:	
Land Improvements:	\$0	Lot Dimensions/Comments:	
Renaissance Zone:	NO		
ECF Neighborhood Code:	401RU		

Legal Information for 4701-01-100-020 [collapse]

SEC 1 T4N R3E BEG NW COR, TH S89*28'35"E 108.36 FT TO SE COR SEC 35 T5N R3E, TH S89*30'19"E 188.94 FT TO POB, TH S89*30'19"E 66 FT TH S0*09'40"E 1167 FT, TH S89*30'19"E 374 FT, TH N0*09'40"W 457 FT TH S89*30'19"E 614 FT, TH S0*09'40"E 2681.14 FT, TH N87*58'51"W 614 FT, TH N00*10'18"W 2141.93 FT, TH N89*30'19"W 440 FT, TH N00*09'40"W 1233 FT TO POB 40.009 AC PAR 10 SPLIT 1/93 FROM 003

Sales Information

1 sale record(s) found.						
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
07/24/2002	\$0.00	QC	PRICOPIO, JAMES V	PRICOPIO, JAMES V TRUST	QUIT CLAIM DEED	2007R-015305

Building Information

1 building(s) found.			
Description	Floor Area	Yr Built	Est. TCV
<input checked="" type="checkbox"/> Residential Building 1	2108 Sq. Ft.	1997	\$273,524
General Information			
Floor Area:	2108 Sq. Ft.	Estimated TCV:	\$273,524
Garage Area:	2096 Sq. Ft.	Basement Area	2088 Sq. Ft.
Foundation Size:	2088 Sq. Ft.		
Year Built:	1997	Year Remodeled:	0
Occupancy:	Single Family	Class:	BC
		Tri-Level?:	NO
Percent Complete:	100%	Heat:	Heat Pump
AC w/Separate Ducts:	NO	Wood Stove Add-on:	NO
1st Floor Rooms:	5	Water:	Water Well
Bedrooms:	3	Sewer:	Septic
Style:	RANCH		
Area Detail - Basic Building Areas			
Height	Foundation	Exterior	Area
1 Story	Full Bsmnt.	Siding	2088 Sq. Ft.
			Heated
			1 Story
Area Detail - Overhangs			
Height	Exterior	Area	Included in Size for Rates
1 Story	Siding	20 Sq. Ft.	NO
Basement Finish			
Recreation:	522 Sq. Ft.	Percent Good:	0
Living Area:	0 Sq. Ft.	Percent Good:	0
Walk Out Doors:	1	No Concrete Floor Area:	0 Sq. Ft.
Plumbing Information			
3-Fixture Baths:	2		
2-Fixture Baths:	1		
Garage Information			
Garage # 1			
Area:	896 Sq. Ft.	Exterior:	Siding
Foundation:	42 Inch	Common Wall:	1/2 Wall
Year Built:	1997	Finished?:	NO
Auto Doors:	0	Mech Doors:	0
Garage # 2			



Livingston County, Michigan
 Information Technology Department
 G.I.S. Division 517.548.3230



Pricopio Land



Orthophotos Flown Spring 2008
 Printed July 19, 2010
 Parcel lines are a representation only,
 Not intended for survey purposes.

Parcel Number:
4701-01-100-020

OWNERS ADDRESS:
PRICOPIO, VANESSA ET AL

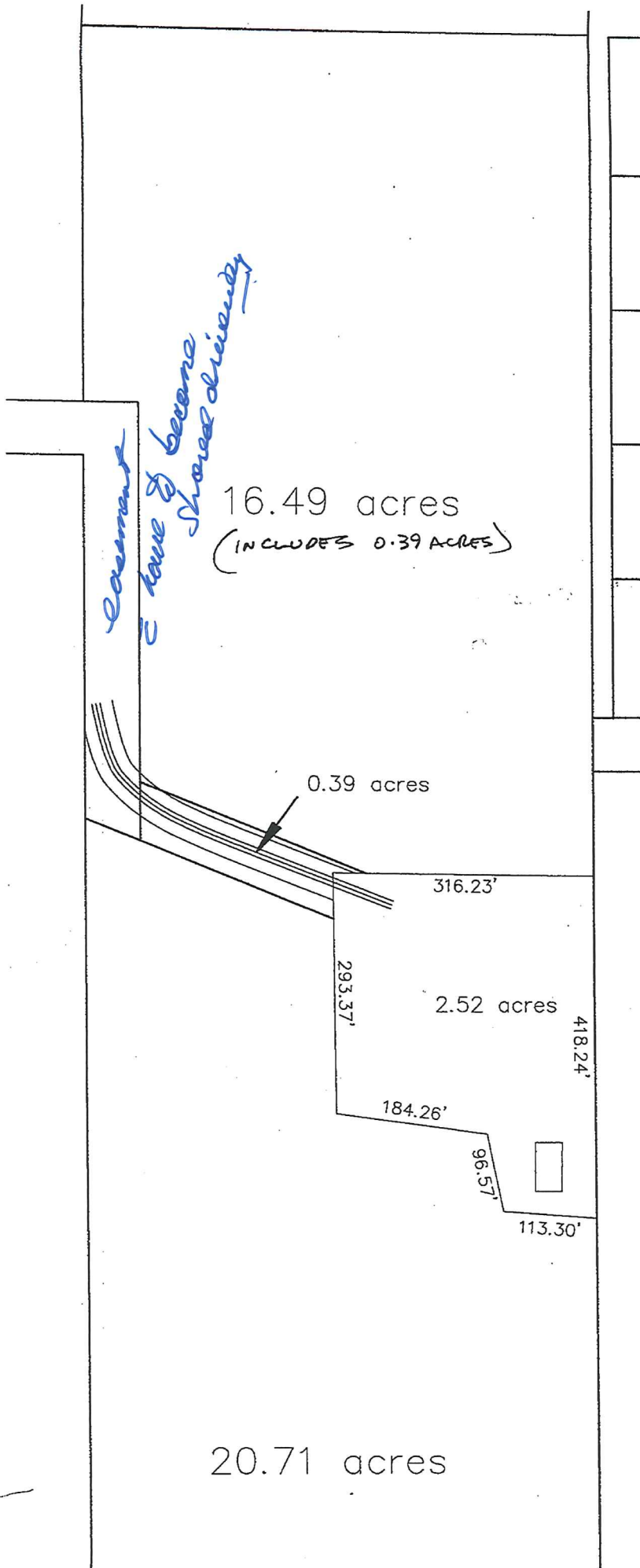
6923 LOVEJOY
BYRON, MI 48418

PROPERTY ADDRESS:
6923 LOVEJOY
BYRON, MI 48418

DATE PRINTED: 08/04/2010

2010 LEGAL DESCRIPTION:

SEC 1 T4N R3E BEG NW COR, TH S89*28'35"E 108.36 FT TO SE COR SEC 35 T5N
R3E, TH S89*30'19"E 188.94 FT TO POB, TH S89*30'19"E 66 FT TH S0*09'40"E
1167 FT, TH S89*30'19"E 374 FT, TH N0*09'40"W 457 FT TH S89*30'19"E 614 FT,
TH S0*09'40"E 2681.14 FT, TH N87*58'51"W 614 FT, TH N00*10'18"W 2141.93 FT,
TH N89*30'19"W 440 FT, TH N00*09'40"W 1233 FT TO POB 40.009 AC PAR 10 SPLIT
1/93 FROM 003



16.49 acres
(INCLUDES 0.39 ACRES)

*Lawman
E Ave & become
shared driveway*

0.39 acres

316.23'

2.52 acres

418.24'

184.26'

96.57'

113.30'

20.71 acres

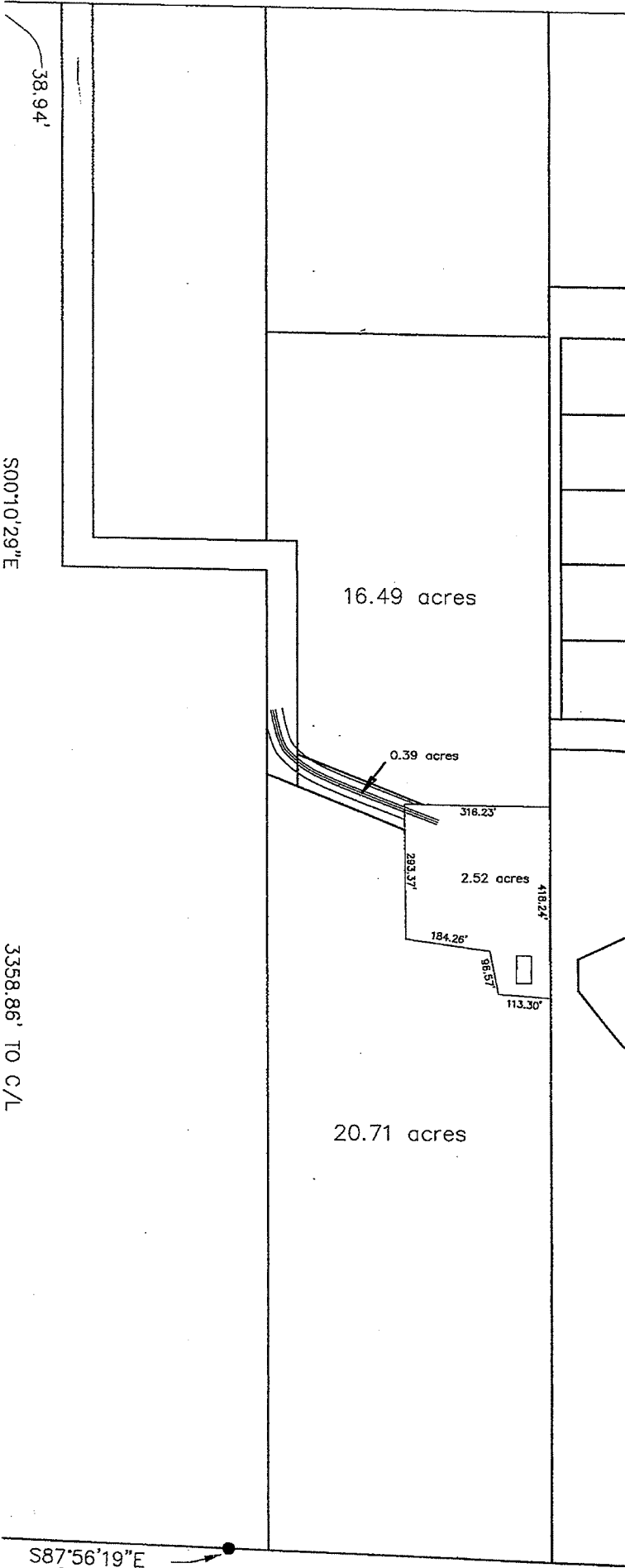
3

3

1

COUNTY LINE

S89°30'19"E 2654.7



38.94'

S00°10'29"E

3358.86' TO C/L

16.49 acres

0.39 acres

316.23'

293.37'

184.26'

56.57'

418.24'

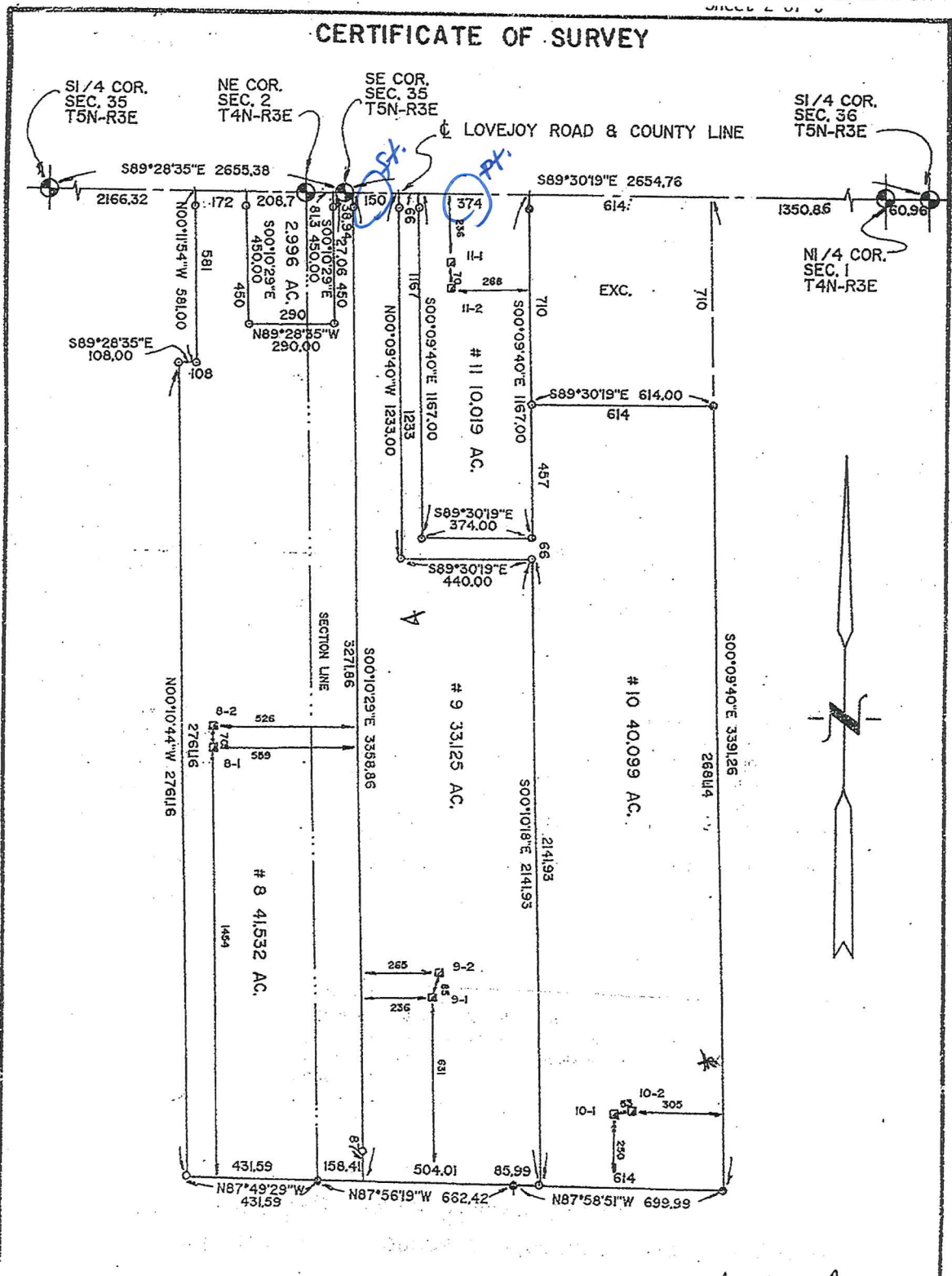
113.30'

2.52 acres

20.71 acres

S87°56'19"E
662.42'

CERTIFICATE OF SURVEY



4. Commercial and Hobby kennels;
5. Veterinary hospital and clinics;
6. Agriculture service establishments;
7. Commercial composting operations and centers;
8. Injection wells;
9. Commercial recreation;
10. Child care centers;
11. Long term care facilities;
12. Foster care group home;
13. Adult foster care group home;
14. Cemeteries;
15. Commercial transmitting and receiving towers and associated facilities;
16. Essential public services of public utilities, municipal departments, and utility boards or commissions;
17. Open Space Community (See Article 12);
18. Small and Medium Wind Energy Turbines (see Section 6.24). (Amended _____, 2010; effective _____, 2010).

Deleted: .

Section 7.04 Area, Height and Bulk Regulations

Area, height and bulk regulations for the AR Agricultural Residential District are set forth in the following Schedule of Area, Height and Bulk Requirements.

SCHEDULE OF AREA, HEIGHT AND BULK REQUIREMENTS

District	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Front Lot Line (feet)	Minimum Yard Setback			Max. Building Height	Floor Area Requirement	
				Front	Side	Rear		Stories	Feet
AR									
Agricultural	20 acres (farm)	150(f)	150(g)	100/110 (a)	25(b)	25	3	45(e)	1,040 (d,e)
Residential	2 acres (non-farm)	150(f)	150(g)	100/110 (a)	25(b)	25	3	40	1,040 (d,e)

Formatted Table

5. Home occupations;
6. Child care centers;
7. Long term care facilities;
8. Cemeteries;
9. Open Space Community (See Article 12); .
10. Essential public services of public utilities, municipal departments, and utility boards of commissions;
11. Small Wind Energy Turbines (See Section 6.24). (Amended 2010; effective _____, 2010).

Deleted: .

Section 8.04 Area, Height and Bulk Regulations

Area, height, and bulk regulations for the R Residential district are set forth in the following Schedule of Area, Height and Bulk Requirements.

SCHEDULE OF AREA, HEIGHT AND BULK REQUIREMENTS

District	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Front Lot Line (feet)	Minimum Yard Setback (feet)			Maximum Building Height		Floor Area Requirement (sq. ft./unit)
				Front	Side	Rear	Stories	Feet	
R Residential	2 acre	150(f)	150(g)	100/110 (a)	25 (b)	25	3	40 (c)	1040 (d,e)

NOTES:

- (a) The front yard setback shall be one hundred (100) feet from the center line of a secondary roadway and one hundred ten (110) feet from the center line of a primary roadway.
- (b) If side yard abuts a roadway, the minimum side yard setback shall follow the same requirements for front yard setbacks
- (c) The maximum building height for an accessory structure shall also be forty (40) feet.
- (d) One story single family and two family structures shall have a minimum floor area requirement of 1,040 square feet per dwelling unit. Multi-level dwelling

- shoe repair, tailor shops, locksmith, taxidermy, and similar establishments;
13. Churches and other places of worship, public schools, public libraries, private schools and education institutions;
 14. Nursery school, day nurseries or day care centers;

Section 10.03 Special Uses

A. The following uses of land and structures may be permitted upon the issuance of a special use permit in accordance with the procedures and standards contained in Article 13 Special Land Uses:

1. Business services such as mailing, copying and data processing;
2. Construction and farm equipment sales and service establishments;
3. Self-storage facility;
4. Contractor's yard;
5. Service stations;
6. Essential public services of public utilities, municipal departments and utility boards or commissions;
7. Adult regulated uses (See Section 13.05(V));
8. ~~Small, Medium, and Large Wind Energy Turbines (See Section 6.24). (Amended _____, 2010; effective _____, 2010.)~~

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Section 10.04 Area, Height and Bulk Regulations

Area, height, and bulk regulations for the C Commercial District are set forth in the following schedule:

SCHEDULE OF AREA, HEIGHT AND BULK REQUIREMENTS.

District	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Minimum Front Lot Line (feet)	Minimum Yard Setback (feet)			Maximum Building Height		Maximum Lot Coverage
				Front	Side	Rear	Stories	Feet	
C Commercial	1 acre	150(c)	150(d)	100/110(a)	35(b)	50	3	40	40%

- E. Airports and heliports.

Section 11.03 Special Approval

- A. The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the Planning Commission pursuant to the standards of Article 13 Special Land Uses.
 - 1. Public Utility Uses. Electric transformer station and substation; electric transmission towers; municipal buildings and uses; gas regulator and municipal utility pumping stations.
 - 2. Retail and Service. The following retail and service establishments may be permitted provided that such establishments are clearly ancillary to the permitted industrial uses and are in keeping with the intent of this district:
 - a. Eating and drinking establishments, when food or beverage is consumed, within a completely enclosed building. Establishments with a character or drive-in or open front store are prohibited.
 - b. Barber and beauty shops.
 - c. Truck, tractor, construction equipment, agricultural implement and trailer sales, rental and repair.
 - d. Motels.
 - e. Service stations and self-service stations.
 - 3. Dog Kennels, Rabbitries and the Raising of Fur-bearing Animals.
 - 4. Drive-in Theaters. Drive in theatres may be permitted provided that any such site is adjacent to a major thoroughfare, that there shall be no vehicular access to any residential street; that suitable screening is provided to insure that there shall be no high light tower or other illumination directed upon any residentially zoned or developed property; and so that the picture is not visible from a major thoroughfare; and that any such drive-in theaters shall be located no closer than five hundred (500) feet to any residentially zoned or developed property.
 - 5. Junkyards.
 - 6. Adult regulated uses (See Section 13.05(V));

7. Small, Medium, and Large Wind Energy Turbines (See Section 6.24).
(Amended _____, 2010; effective _____, 2010.)

Deleted: .

Section 11.04 Industrial Performance Standards

Any use established in the I Industrial District shall not be permitted to carry on any activity, operation, use of land, building or equipment that produces irritants to the sensory perceptions greater than the measures herein established which are hereby determined to be the maximum permissible to humans or human activity.

A. **Noise.** No operation or activity shall be carried out in the I Industrial District which causes or creates measurable noise levels exceeding the maximum sound intensity levels prescribed below, as measured on or beyond the boundary lines of said district.

A sound level meter (that measures decibels or sound levels) and an octave band analyzer (that measures the decibels or sound levels for each of a set of octave bands) shall be used to measure the intensity and frequency of the sound or noise levels encountered. Sounds of very short duration, which cannot be measured accurately with the sound level meter, shall be measured by an impact noise analyzer (that measures decibels or sound levels of sounds with a very sharp attack, such as a hammer or punch press) and the measurements so obtained may be permitted to exceed the maximum levels provided in Table A by no more than five (5) decibels. For purposes of this ordinance, impact noises shall be considered to be those noises whose peak values are more than seven (7) decibels higher than the values indicated on the sound level meter.

Where street traffic noises directly adjacent to the property line exceed these maximum permitted levels, the intensity levels permitted may then exceed those levels specified in the table but may not exceed the level of the subject adjacent street traffic noises.

In addition, sound of an intermittent nature or characterized by high frequencies which the building inspector deems to be objectionable in adjacent districts, shall be controlled so as not to generate a nuisance in adjacent districts even if the decibel measurement does not exceed that specified in the table.

TABLE A

MAXIMUM PERMITTED SOUND INTENSITY LEVELS IN DECIBELS

Cycle Frequency (Cycles Per Second)	Decibels
31.5	72
63.0	68
125.0	62
250.0	57

associated conditions may be used and are protected by the Michigan right to farm act.”

- b. A person cannot sell a parcel of unplatted land unless the deed contains a statement regarding whether the right to make further divisions exempt from the LDA’s platting requirements is being conveyed.
- D. The depth to width ratio requirements of (C)(1) do not apply to the remainder of the parent parcel or tract retained by the proprietor, or to any parcel over 10 acres.
- E. Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.
- F. After all Township submittal requirements and review is complete, the applicant shall provide the Township Clerk with documentation of the recording of the land division by the Livingston County Register of Deeds.

Section 19.04 Submittal Requirements

Twelve (12) copies of the land division application plus attachments shall be submitted to the Township Clerk at least fourteen (14) days prior to the Planning Commission meeting at which the request is to be considered. The submittal shall include all of the following, at a minimum, plus any other information requested by the Township Board for review of the application;

- Deleted: Ten
- Deleted: 10
- Deleted: ,
- Deleted: seven
- Deleted: 7

- A. The names and signatures of all owners of any legal or equitable interest in the property.
- B. A legal description of each parcel into which the property is to be divided prepared by a registered land surveyor.
- C. A copy of the most recent tax bill pertaining to the land.
- D. A statement indicating any restriction or covenants which apply to or run with the land, having bearing upon the proposed division
- E. Documentation from the Livingston County Road Commission stating that the proposed lot(s) has adequate sight distance.
- F. A survey and plan of the property to be divided, accurately drawn at a scale of not smaller than one inch equals one hundred feet (1" = 100') prepared by a registered land surveyor or civil engineer licensed to practice in the State of Michigan and showing at least:

1. All existing buildings and structures on the site, and buildings and structures located on abutting property within fifty (50) feet of the lot to be divided.
2. Boundaries of any water body, wetland, or woodlot located on the site.
3. Boundaries of all proposed divisions, with complete dimensions and area of each proposed resultant parcel.
4. Proposed access to all land divisions.
5. Proposed public utility easement locations, with dimensions.
6. Proposed limits within which principal structure and auxiliary buildings shall be confined on such parcel, with dimensions.

(Amended _____, 2010; effective _____, 2010.)

Section 19.05 Standards for Review

In reviewing a requested land division regulated by this Section, the following shall be considered:

- A. The land division will not increase nonconforming situations, unless a variance has been granted by the Board of Appeals.
- B. Outstanding violations of the Conway Township Zoning Ordinance, and the potential for these violations to be remedied prior to land division.
- C. Each parcel resulting from the proposed division shall have exclusive of any area occupied by an access easement, a net area not less than that required for a lot in the zoning district.
- D. Within each parcel shown on the registered land survey or civil engineer drafter survey and plan of the property to be divided, there shall be delineated and fully dimensioned an area with which the principal structure shall be confined (building envelope). The building envelope shall not infringe on any lake, stream, drain, wetland or easements and shall demonstrate compatibility with existing development in the vicinity and be of sufficient size to meet minimum dimensional requirements of the zoning district.

Section 19.06 Land Division Records

- A. Review comments from the Planning Commission meeting shall be transmitted to the petitioner and to the Township board. Each land division application submittal, Planning Commission review comments, and documentation of the recording of the land division and/or the recording of an easement

COOPER & RIESTERER, PLC

Attorneys at Law

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dale@crlaw.biz
Catherine A. Riesterer
cathy@crlaw.biz
Abby H. Cooper
abby@crlaw.biz

Westgate Office Center
7960 Grand River Road, Suite 270
Brighton, MI 48114-7332

Telephone (810) 227-3103
Facsimile (810) 220-5968
Website: *crlaw.biz*

August 5, 2010

VIA REGULAR MAIL & EMAIL

Conway Township Planning Commission
c/o Cindy Dickerson, Clerk
8015 N. Fowlerville Road
P.O. Box 1157
Fowlerville, MI 48836-1157

Re: Wind Energy Ordinance and Land Division Application Changes

Dear Commission Members:

Per the Board's direction, I have incorporated proposed amendments to the Zoning Ordinance for the Wind Energy Turbines (WETs) as new Section 6.24 and have revised sections 7.03(A), 8.03(A), 10.03(A), and 11.03(A) to include WETs as special uses. I am including a copy of the new Section 6.24 and marked revised sections, along with a clean copy of the entire Zoning Ordinance with the proposed amendments incorporated. With respect to these changes, please note the following:

1. The way the proposed ordinance reads, Small WETs are permitted in all zoning districts. I have enumerated them specifically as a special use in the AR, R, C, and I districts. I did not enumerate them specifically in the MHP or OSC districts. A WET could be permitted in an OSC district as if allowed by the underlying zoning district, so I do not believe a specific enumeration here would be necessary. I understand that the Township does not want to unnecessarily revise the MHP district, but without a specific enumeration here in some way, there could be an inconsistent appearance if the Township's intent is to allow WETs in this district.
2. Medium WETs are permitted in the AR, C, and I districts. They would not otherwise be permitted in the MHP district.
3. Large WETs are permitted in the C and I districts. They would not otherwise be permitted in the MHP district.
4. The Livingston County Planner has suggested that the timeframes for decommission (30 days) and useful life (90 days) may be too short. He suggests that 12 months for both may be more reasonable. I have left as is because I have not been directed to change it.
5. Proposed Section 6.24(E)(3)(d) and (F)(2)(f) reference design standards that are not included in the Ordinance. These should be made available at the Township at the time of publication and such availability should be noted in the publication.

COOPER & RIESTERER, PLC

August 9, 2010

Page 2

I am also including a clean copy of the Land Division Application with the changes approved by the Board. These changes necessitate an amendment to Section 19.04. I have included a marked and clean copy (with the above) of the proposed amendment for the Commission's consideration. Please note that the Township has not approved any private road or driveway easement or maintenance agreement, which form is referenced in Section 16.07 of the Zoning Ordinance, and incorporated into the Land Division Application as a requirement for new private roads or driveways.

At this point, I understand that the Planning Commission is looking to initiate the amendment process. Please let me know how I can be of assistance as the process moves forward.

Very truly yours,

Abby H. Cooper

Cc: Mike Rife (via email)
Dennis Bowdoin (via email)

Enclosures:

Zoning Ordinance (clean, with proposed amendment – only via e-mail)
Wind Energy proposed section 6.24
Other changes to 2.0 (marked pages)
Land Division Application

Conway Township Planning Commission Meeting Minutes

September 13, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Numerous residents present • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, John Harless, Dennis Sommer, Scott Buell Londa Horton. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the August 9, 2010 meeting were reviewed. John Harless made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.	
Call To Public	none	
Communications	<p>Dennis Bowdoin reported:</p> <ul style="list-style-type: none"> • Certificate program for Michigan Citizen Planner offered online. • According to recent Court of Appeal rulings, unless something is specified in the ordinance, the Board cannot enforce it. • The Livingston County Road Commission is holding a Public Hearing 9/23/10 regarding driveways, banners, runoffs, etc. Go to www.livingstonroads.com for more information. <p>Londa Horton reported:</p> <ul style="list-style-type: none"> • Ingham County is dealing with residents raising chickens in urban residential areas. <p>Dennis Sommer reported:</p> <ul style="list-style-type: none"> • Pot clinics are criminal according to the LA County Sherriff 	
Land Divisions	none	

Conway Township Planning Commission Meeting Minutes

September 13, 2010

Agenda	Items Discussed	Actions to be Taken
<p>Old and New Business</p>	<p><u>Wind Energy Ordinance Public Hearing:</u></p> <ul style="list-style-type: none"> • Herm Yost pointed out errors in the Wind Energy Ordinance as reported in the <i>News and Views</i>. <ul style="list-style-type: none"> ○ F1HI – location - occupied dwelling, define “occupied” ○ B5 definition “to” misspelled ○ F1 “sitting” is okay ○ F1H “sighting” ○ F1HIV – noise, should be 9:00am-9:00pm not am. ○ 4ED commissioning, premises should be plural ○ 4FII – charter, take out “is” ○ 2A –site plan drawing, change to, “scale drawing with dimensions” ○ 2A XIX – site plan documentation – “and that they are being followed” ○ H2 – public inquiries, typo “complaint” <p>Public Hearing closed at 8:00pm.</p> <p><u>Verizon Wireless proposal presented by Ben Meredith</u></p> <ul style="list-style-type: none"> • Verizon Wireless is looking for a location not in line with the airport to erect a cell tower. • They request to erect a 250’ tower • With an aircard, coverage in the township for broadband would be cover a 4 mile radius, 6-8 mile radius for cellphones • Tower is secure for 4” ice and 90 mph winds before hinges collapse • Diameter is 35-40’ triangle • This would be a lease agreement between Verizon Wireless and the landowner. Taxes paid for by Verizon and Verizon would pay for taking down the pole and restoring the site upon non-use. • Limit of 6 co locaters • Commission advised Ben to request a hearing before the ZBA. • Commission advised Ben that a monopole is preferred over a grid tower. <p><u>Update from the Board</u></p> <ul style="list-style-type: none"> • Cindy Dickerson reported that the Conway Township Board approved sharing the payment for the liaison officer at the school. The school pays 60% and three other townships share in the remainder paying up to \$10,000. • Cindy also reported of an issue with the political signs being placed in front of the Hall. Abby is to investigate the legalities. • Special Use Permit for a hobby kennel requested by Marilyn Ballet. George Pushies motioned to table this issue since Marilyn was not in attendance. Second by Scott Buell. Motion passed. 	<p>Cindy Dickerson to take issue to Abby, the Attorney, to see if the ZBA approves this in a residential zoned area. Does it set a precedent and does it destroy our ordinance so we have to redo it?</p> <p>Cindy to ask Abby to investigate the legality of posting political signs in front of Conway Township Hall.</p> <p>Cindy to place special use permit for hobby kennel on next month’s agenda.</p>

Conway Township Planning Commission Meeting Minutes September 13, 2010

Agenda	Items Discussed	Actions to be Taken
	<p><u>Update from the Board - continued</u></p> <ul style="list-style-type: none"> • A deer blind issue was brought to the Commission. John Harless excused himself. Two hunters currently use the property for deer hunting from permission given by the landowner, who does not live on the property. A two story structure was erected on the property with windows, stove and a generator. They have reduced the size down to 96 sq. ft. with no poles holding the structure into the ground. The Commission advised that this is a landowner decision. Issue closed and John Harless returned to the Commission panel. • A letter from Abby was received specifying which items need Special Use Permits. George Pushies moved to request funding for Abby to draft a Home Occupation Ordinance similar to the Marion Township Ordinance. Second by John Harless. Motion approved. 	<p>Cindy to advise Abby to draft a Home Occupation Ordinance similar to that of Marion Township.</p>
Adjournment	<p>A motion was made by George Pushies to adjourn, John Harless second. All in favor. Motion passed. Meeting adjourned at 9:30pm.</p> <p>Next meeting is: October 11, 2010.</p>	

CONWAY TOWNSHIP

8015 N Fowlerville Road

PO Box 1157

Fowlerville MI 48836

Phone 517-223-0358

Fax 517-223-0533

PARCEL DIVISION APPLICATION

Please answer all questions and include all attachments.

Bring or mail to Conway Township at the above address. 12 copies must arrive at least 14 calendar days prior to the next scheduled Planning Committee meeting.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (LDA, Sec. 102 d, e, & f)

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act ("LDA," formerly the Subdivision Control Act P.A. 288 of 1967 as amended particularly by P.A. 591 and P.A 87 of 1997, MCL560.101 et seq.).

(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)

1. LOCATION of PARENT to be split: Address: _____ Road Name _____

PARENT PARCEL IDENTIFICATION NUMER: _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. PROPERTY OWNER INFORMATION:

Name: _____ Address: _____

Phone: (____) _____ Zip code: _____

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- A. Number of new Parcels _____
- B. Intended use (Residential, Commercial, etc.) _____
- C. Each proposed parcel has depth to width ration of 4 to 1 or _____ to _____ as provided by ordinance.
- D. Each parcel has a width of _____ (not less than required by ordinance)
- E. Each parcel has an area of _____ (not less than required by ordinance)
- F. The division of each parcel provided access as follows: (Check one)
 - _____ Each new division has frontage on an existing public road. Road Name _____
 - _____ A new shared driveway with attached easement and maintenance agreements per Conway Township Zoning Ordinance, § 16.07

_____ A new private road with attached easement and maintenance agreements per
Conway Township Zoning Ordinance, § 16.07. Proposed Road Name _____

G. Describe or attach a legal description of proposed new road, easement or shared driveway: _____

H. Describe or attach a legal description for each **proposed new parcel**. _____

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.

Indicate number transferred _____

(See section 109(2) of the LDA, as amended, a copy of which is provided along with this Application. Make sure your deed includes both statements as required in 109(3 & 4) of the Statute.)

5. DEVELOPMENT SITE LIMITS (Check each which represents a condition which exists on the parent parcel:

- _____ Waterfront Property (river, lake, pond, etc.) _____ Includes wetlands
- _____ Is within a flood plain _____ Includes a beach
- _____ Is a muck soils or soils known to have severe limitation for a site sewage system.

6. ATTACHMENTS: All the following attachments **MUST** be included. Letter each attachment as shown:

A. A scale drawing-not smaller than 1" to 100' for the proposed division(s) of the parent parcel showing:

1. Current boundaries (as of March 31, 1997), and
2. All previous divisions made after March 31, 1997 (indicated when made or none), and
3. The proposed division(s) and
4. Dimensions of the proposed divisions, and
5. Existing and proposed road/easement right-of-way(s), and
6. Easements for public utilities from each parcel that is a development site to existing public utility facilities, and
7. Any existing improvements (buildings, wells, septic systems, driveways, etc.) and
8. Any of the feature checked in question number 5.

B. Indication of approval, or permit from the appropriate county road commission, Michigan Department of Transportation or respective city/village street administrator, that a proposed easement provides vehicular access to an existing Road or street meets applicable locations standards.

C. A copy of any reserved division rights (Sec. 109(2) of the LDA) in the parent parcel.

D. A current paid Tax Bill. **(LAND DIVISION WILL NOT HAPPEN UNTIL ALL TAXES ARE PAID ON ANY PARCEL PROPOSED FOR DIVISION.)**

E. A signed statement from the Township Assessor that the resulting parcels can be given a SID number.

7. IMPROVEMENTS- Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none.)

8. ACKNOWLEDGEMENT – The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcel(s). The division should be recorded with the Liber and Page number on the survey.

Property Owner's Signature _____ Date: _____

Co-Owner's Signature _____ Date: _____

For office use only:

Signature: _____ Application Completed Date: _____

Approval Date: _____

Denial Date: _____ Reason for denial: _____

Or please see attached for explanation of denial.

Cindy Dickerson

From: ABBY COOPER [ABBY@crlaw.biz]
Sent: Wednesday, September 08, 2010 5:59 AM
To: Cindy Dickerson
Subject: Land Division Application
Attachments: Land Use Application 09.03.10 clean.doc

Cindy,

Attached is the revised Land Division Application. I made the revisions requested by the PC to the 2nd paragraph at the beginning and to Paragraph 6D regarding the paid taxes. Please let me know if there are any questions. Thanks.

Very truly,

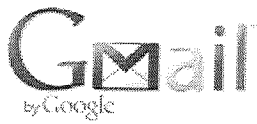
Abby H. Cooper

Cooper & Riesterer, PLC
7960 Grand River Avenue, Suite 270
Brighton, MI 48114-7337
(810) 227-3103, extension 15
abby@crlaw.biz

9/8/2010

Conway Township
Planning Commission Meeting
September 13 2010

- 1) Call to order & Pledge to Flag
- 2) Minutes of the August 9 2010 meeting
- 3) Call to Public
- 4) Communications
- 5) Public Hearing – Wind Energy Ordinance
- 6) Land Divisions
 - a) ~~6~~
 - b)
 - c)
- 7) Old and New Business
 - a) Verizon Wireless – Ben Meredith *SofARC*
 - a) Update from Board
 - 1)
 - 2)
 - 3)
 - 4)
 - 5)
 - b) Special Use Permit discussion Hobby Kennel- Marilyn Ballet
 - c) Deer blind/Camping ordinance
 - d) Home Occupation
 - e)
 - f)
- 7) General Discussion
- 8) Adjournment



Londa Horton <londahorton@gmail.com>

FW: Home Occupations

1 message

Cindy Dickerson <cindy@conwaytownship.com>**Wed, Sep 8, 2010 at 10:03 AM**

To: The Parsons <lparsons@fnwusers.com>, Kathy DeMarais <demkathy@yahoo.com>, Michael Rife <supervisor@conwaytownship.com>
Cc: Helicopter Air Speciality Service <dennisb@cac.net>, Denny Sommer <denny.sommer@live.com>, John Harless <harlessjohnh@yahoo.com>, George Pushies <pgejp@hotmail.com>, Scott Buell <sbuell@livingstonroads.org>, "londahorton@gmail.com" <londahorton@gmail.com>

Please print off Abby's letter and the attached Home occupation Marian. We will be discussing this issue at the next Planning Committee meeting and the next Board Meeting.

This will not be attached to the agenda emails.

Thank you

Cindy Dickerson, Clerk

Conway Township
PO Box 1157
8015 N Fowlerville Road
Fowlerville MI 48836

From: ABBY COOPER [mailto:ABBY@crlaw.biz]
Sent: Wednesday, September 08, 2010 6:46 AM
To: Cindy Dickerson
Cc: Mike Rife
Subject: Home Occupations

Dear Board Members,

I wanted to clear up some confusion regarding what I need to move forward on the Board's proposed changes to how certain Home Occupations are

treated. It is my understanding that the Board wants to create a streamlined administrative process to approve home-based businesses that have zero impact on their neighbors. The intent is to encourage these businesses to register with the Township so that these businesses will be known to the Township and perhaps utilized as resources by the Township and community members. The problem, however, is that the current Zoning Ordinance requires all home occupations to obtain a Special Use Permit and go through Site Plan review per Sections 13.10(I), 7.06(C), and 8.06(C). This could be a time-consuming and costly endeavor that is perhaps inappropriate for certain home based businesses.

If the Board wants to exempt certain businesses from these more stringent review and oversight, then the Zoning Ordinance will need to be amended to carve out these certain businesses from the Special Use and Site Plan requirements. Objective standards will have to be articulated to identify which businesses should be permitted through an administrative process and which require more oversight. The following are considerations that I have heard discussed by the Board: no additional employees other than household members, no increased traffic or deliveries, no customer visits to the home, no impact on neighbors. These standards are fairly similar to the standards in the current Section 13.01(I), which again requires full Special Use and Site Plan approval. Marian Township is a good example of a two-class system approach. The first class of home businesses is approved administratively and the second is approved through the Special Use and Site Plan review processes. See attached. There may be other good approaches out there, but this is one that I know of locally.

To move forward with this issue, I need the Board to authorize me to draft proposed amendments to the current Zoning Ordinance to incorporate the above discussed changes. Any further direction on this summary, the sample attached, and other approaches and standards will be helpful. I would anticipate having a draft ready for your initial review and discussion in October.

Please let me know any questions you may have and how you would like me to proceed.

Very truly,

Abby H. Cooper
Cooper & Riesterer, PLC

7960 Grand River Avenue, Suite 270
Brighton, MI 48114-7337
(810) 227-3103, extension 15
abby@crlaw.biz

 **Home occupations Marian.doc**
45K

Conway Township Planning Commission Meeting Minutes

October 11, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Herm Yost and Marilyn Bailey and daughter • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, Dennis Sommer, Scott Buell Londa Horton. Absent – John Harless. 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the September 13, 2010 meeting were reviewed. Cindy Dickerson made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.	
Call To Public	none	
Communications	Dennis Bowdoin reported: <ul style="list-style-type: none"> • Enbridge gas pipeline safety letter was received regarding Sharp and Hogsback pipelines. Cindy Dickerson reported: <ul style="list-style-type: none"> • November 2, 2011 is the election • Proposal 10-1 allows for a Constitutional Convention. Research this website: www.crcmich.org. 	
Land Divisions	The Chase Lake Road Equestrian Center land division was corrected to include 150 feet frontage. George Pushies moved to accept the revised survey of the approved division 470128400014 and to send it to the Board, Dennis Sommer second. One abstain. All in favor, motion passed.	

Conway Township Planning Commission Meeting Minutes

October 11, 2010

Agenda	Items Discussed	Actions to be Taken
Call to the Public	Herm Yost attended a presentation by the Attorney General's Office on mail and phone fraud.	
General Discussion	<ul style="list-style-type: none"> • Dennis Bowdoin will go through the Cochoctah Township master plan. • Dan from Losco Township remarked on fighting a trailer park issue which went to the Michigan Supreme Court and the Township Board won the issue. • Noted that Rick's Portables are not being kept inside the barn. • Noted that Ott's fuel tanker trucks are numerous and are not being parked in the garage. • Trailer on Grant Rd. removed due to bankruptcy. 	<p>Cindy Dickerson to call Pete for more details.</p> <p>Cindy Dickerson to check on verbiage in Special Use Permit.</p>
Adjournment	<p>A motion was made by George Pushies to adjourn, Scott Buell second. All in favor. Motion passed. Meeting adjourned at 8:40pm.</p> <p>Next meeting is: November 8, 2010.</p>	

Conway Township Planning Commission Meeting Minutes

November 8, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Three residents • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, Dennis Sommer, Scott Buell. Absent – John Harless, Londa Horton 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the October 11, 2010 meeting were reviewed. Scott Buell made a motion to accept the minutes, Cindy Dickerson second. All in favor, motion passed.	
Call To Public	Herm Yost reported that 19 people from the country attended the winter weather spotter training. December 23 we may have 12 inches of snow.	
Communications	<p>Dennis Bowdoin reported:</p> <ul style="list-style-type: none"> • Glenn Pape seminar at the Conway Township Hall on December 1 at 7:00pm on <i>Are you Ready for Form-Based Codes</i>. George Pushies made a motion to notify community of the meeting, Scott Buell second. All in favor, motion passed. • Michigan Township – Wireless Revolution – need to have a good ordinance to cover this. • Outdoor burning in township of trash is legal if it's contained in a burn barrel. • Cohoctah Township – proposal on Master Plan changes: they are looking into screening changes, the number of curb cuts, requiring traffic impact study for commercial and industrial sites, to include newest citation survey. <p>Cindy Dickerson reported:</p> <ul style="list-style-type: none"> • There was 48% voter turnout for the elections with 1642 voters. • She will contact John Harless and Londa Horton for status on reappointment 	
Land Divisions	none	

Conway Township Planning Commission Meeting Minutes

November 8, 2010

Agenda	Items Discussed	Actions to be Taken
Old and New Business	<u>Update from Board</u> <ul style="list-style-type: none"> • Land Division approval – Board wants to set up a Public Hearing • Board sent Home Occupation Proposal Amendment back to us <ul style="list-style-type: none"> ○ They suggest adding 13-23 #4 ○ 13-20 “B” Right to Farm Act ○ 13-21 3-a, delete “not in” ○ Move “2 in front of 1” on first page ○ Discussion on m=number of parking spaces 	
General Discussion	<ul style="list-style-type: none"> • Christmas Tree Farm – Resident asked for 8236 Gregory Rd. for U-cut for 10:00am-5:00pm on weekends by Ellis Sutfin. Dennis Bowdoin excused himself due to conflict. • Remodels – if we happen to see some work going on, then give Karen the address so she can adjust the assessment on the home. • ZBA for Verizon cell tower construction needs to follow our ordinance • AT&T cell tower update by Dennis Bowdoin: they are working behind the scene doing soil boring and other things to get ready for their application. • Verizon needs to go through ZBA. We can require if they are the first, then everyone else has to co-locate. The first one to have a formal application to the Planning Commission will get priority. The rest will have to co-locate. • Herm Yost recommended that people pay attention to where the storm is coming from for more accurate warnings. 	All Commissioners are to verify valid businesses under Special Use Permits in their section of the Township
Adjournment	<p>A motion was made by George Pushies to adjourn, Scott Buell second. All in favor. Motion passed. Meeting adjourned at 8:53pm.</p> <p>Next meeting is: December 13, 2010.</p>	

Conway Township Planning Commission Meeting Minutes

December 13, 2010

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost • Board Members present: Dennis Bowdoin, Cindy Dickerson, George Pushies, Dennis Sommer, Scott Buell, John Harless, Londa Horton 	
Call to Order and Pledge to Flag	Chairperson Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the November 8, 2010 meeting were reviewed. Dennis Sommer made a motion to accept the minutes, Cindy Dickerson second. All in favor, motion passed. One abstain.	
Call To Public	<p>Herm Yost reported on newspaper article in which Dennis Bowdoin further elaborated as reported in the <i>Michigan Township News</i>. Townships are attacking the medical marijuana law. They are allowing either the existence of a smoke shop or taking the stance that the State law doesn't comply with the Federal law.</p> <p>Herm also has attended three meetings on the County Strategic Plan spearheaded by the MSU Extension and posted on the Howell Chamber website.</p>	
Communications	<p>Dennis Bowdoin reported:</p> <ul style="list-style-type: none"> • Cohoctah Township has approached us regarding how their Master Plan proposal impacts Conway Township. Letter to be written stating "No impact on Conway Township." • We can develop our master plan within the next 24 months. Dennis recommended that we take our Ordinance Book and incorporate it into the Plan. Send out a newsletter prior to spring cleanup announcing three meetings/public hearings with the Commissioners and the public. We will capture a list of questions/ideas from the public via roundtable discussions during the hearings. <p>Cindy Dickerson reported:</p> <ul style="list-style-type: none"> • Lovejoy Rd. auction did sell one parcel to an adjoining property owner. He will just conduct a boundary change. 	<p>John Harless to write letter to Cohoctah Township expressing no negative impact on our township is found via their Master Plan.</p> <p>Cindy Dickerson to get a copy of the previous survey from Kathy and send to Commissioners.</p>
Land Divisions	none	

Conway Township Planning Commission Meeting Minutes

December 13, 2010

Agenda	Items Discussed	Actions to be Taken
Old and New Business	<p><u>Update from Board</u></p> <ul style="list-style-type: none"> • John Harless and Londa Horton reappointed to the Planning Commission. • Go ahead with the Public Hearing for Home Occupation and Land Division Application 	Cindy Dickerson to post public hearing
General Discussion	<p><u>Annual Special Use Review</u></p> <ul style="list-style-type: none"> • Officer Soli to check on the following Special Use Permits: <ul style="list-style-type: none"> ○ Dawn Wenderski, 8614 Allen Rd., dog kennel, no permit ○ Rick and Mary Fraley, 10625 Chase Lake, put portables inside barn ○ Keith Roberts, 11767 Owosso, Machine Shop ○ Adam Kreeger, 9152 Vogt Rd., auto wholesaler ○ Mr. Body on Fowlerville Rd., junk collection • Cindy Dickerson to call: <ul style="list-style-type: none"> ○ Jack Martin, 8200 Fowlerville, Martin Packaging ○ Anthony & Cheryl St. Charles, 7317 Gregory, Small Engine Repair <p><u>AT&T Tower</u></p> <ul style="list-style-type: none"> • AT&T engineer has packet of information to show Board he has complied with all township ordinances including: tall structures, aeronautics, airport, permits, etc. • He must present information in front of the Planning Commission not just send in the information. 	<p>Officer Soli to check on Special Use Permits</p> <p>Cindy Dickerson to verify existence of businesses which previously held Special Use Permits</p> <p>All Commissioners to read cell tower ordinances page 6-28 to 6-38 prior to January meeting</p>
Adjournment	<p>A motion was made by George Pushies to adjourn, Scott Buell second. All in favor. Motion passed. Meeting adjourned at 9:00pm.</p> <p>Next meeting is: January 10, 2011.</p> <p>Agenda for January meeting is election of officers.</p>	

SPECIAL USE PERMITS

NAME	ADDRESS	BUSINESS Type or Name	DATE APPLIED	DATE APPROVED	REVIEW DATE
Raymond & Sheryl LaForest	7960 Allen Road ✓	Antique Shop LaForest	5/21/96	6/10/96	
David & Robin Roddy Jr.	8106 Allen Road ✓	Tree/Flower Farm	3/10/06	4/18/06	Yearly ?
Dawn Wenderski	8614 Allen Road	Dog Kennel	No special use permit		investigate
William & Kimberley Kennedy	8160 Chase Lake	Foster Family Group	5/5/04	7/12/04 ?	STATE controlled
Rick & Mary Fraley <i>CARBARY</i>	10625 Chase Lake <i>STORE INSIDE</i>	Rick's Portables	7/3/02	7/16/02	
Karen Hughes	6443 Fowlerville ✓	Mobil Home to Rehab	7/30/96	8/19/96	
Jack Martin	8200 Fowlerville ✓	Martin Packaging/Shipping	7/2/77	8/16/77	
Frank & Carol Geer	7200 Fowlerville ✓	Geer Adult Foster Care	9/4/85	10/15/85	
Mark & Cindy Foldenauer	8711 Gregory Road ✓	Concrete/Excavat	9/8/98	10/20/98	
Fredomnet	11819 Fowlerville ✓	Internet Tower	9/13/06	11/21/06	Yearly ?
Matthew Raymond II	9750 Grant ✓	Raymond Landscaping	1/30/02	2/19/02	
Martine Courant	7805 Gregory ✓	Home office	4/24/99	5/18/99	every 2 years
Anthony & Cheryl St. Charles	7317 Gregory ✓	Small Engine Repair	8/22/01	9/18/01	
Elton Copeland	6375 Hayner ✓	Copeland Dairy Equip Sales	6/15/78	7/18/78	
Jenell & Tim Stage	7650 Hayner ✓	General Repair & Stage	4/11/96	5/21/96	
Raymond Bird	3836 Herrington Road ✓	Scrap/Auto Recycling	2/6/78	2/23/78	
Leo & Ken Deschepper	7653 Lovejoy ✓	Wireless Tower <i>MUSTANG</i>	3/13/06	4/18/06	Yearly ?
Jon & Dawn Demerly	7415 Lovejoy ✓	Storage Demerly	10/2/00	11/21/00	
Carl Ives	8051 Mohrle ✓	Mobil Home - Hired Help	6/9/00	6/20/00	
Jackilyn Ives	8224 Mohrle ✓	Beauty Salon	2/9/00	2/15/00	
Alden & Patricia Killinger	8565 Mohrle ✓	Mobil Home-Elderly Parent	4/26/05	5/17/05	Yearly ?
William & Christine Miller	9181 Mohrle ✓	Poultry Processing	12/14/05	12/20/05	
Harry Kreger	9181 Mohrle ✓	Shooting Preserve	4/6/95	5/8/95	
Harry Kreger	Mohrle ✓	Produce Stand	Temp Land Use		
Allen Marsh	11900 Moyer ✓	Auto Repair	11/14/91	12/17/91	
Adam Bates	7991 Nicholson ✓	Internet Tower	5/9/06	6/20/06	Yearly ?
Roy Miles	6355 Nicholson ✓	Warehouse & Office	8/3/95	8/15/95	
Tammy Clayton	11909 Nicholson ✓	Landscape/Plant Center	6/6/01	6/19/01	
Barbara & Dennis Helwig	7556 Nicholson ✓	Quilting Service	8/2/00	8/15/00	
Keith Roberts	11767 Owosso	Machine Shop	11/1/01	12/8/01	

county at road have animals they permit they permit do a permit

NO tower visible

Soli -
Soli -
Cindy -

Cindy -

Soli -

John & Eulalia Ort	9650 Pierson	Layer Chicken	9/1/81	9/15/91
Edward Kubiak	4965 Sherwood ✓	Mobil Home-Hired Help	9/16/98	10/20/98
P & D Antenna Service	9753 Sherwood ✓	Storage of Maint. Antennas	11/6/01	12/18/01
Adam Kreeger	9152 Vogt Rd ✓	Auto Wholesaler	12/16/95	1/8/96
Lawrence Wise	7930 Hayner Rd ✓	Auto Repair	10/7/09	
Lenny Wise		Gun Shop		
Body	Fowlerville Rd. ✓	lots of junk		
OH	Chapel Lake ✓			

Soli

Soli

SUPPLEMENTARY APPLICATION FOR HOME OCCUPATIONS

The **Conway Township** Zoning Ordinance permits residents a broad choice in the use of their residences as places of livelihood and the ability to produce a supplementary form of personal and family income. Criteria for the conduct of home occupations in building units in a residential district however is enforced to protect neighboring property owners from any adverse impacts of activities associated with a home occupation. The Ordinance is designed to maintain and protect the character of residential neighborhoods while permitting home occupations compatible to residential districts. Please answer the following questions as it relates to your home occupation. Conway Township reserves the right to request additional information and supportive documentation.

1. Give a brief description of the type of business you would like to operate at your home:

2. State the number of employees that do not reside in the residence who will be involved in the business at this site: _____

3. Does your business involve retail sales? Yes or No
Does your business involve mail order sales? Yes or No
Is merchandise delivered directly to your home? Yes or No
If yes to any, explain in detail _____

4. Do customers come to the business at this site? Yes or No. If yes, how many per day? _____

5. Does your business receive deliveries to the home? Yes or No. If yes, how many per day? _____

6. If your business is a service business, is it conducted at the residence or offsite? _____
If at the residence, please explain _____

7. Does the business require more than two off-street parking spaces? Yes or No
If yes, please explain _____

8. What type of vehicles will be used for the business? _____

9. Will the home occupation be performed entirely inside the buildings on site? Yes or No
If no, please explain _____

10. Will the home occupation use any outbuildings? Yes or No
If yes, identify the outbuildings _____

11. What is the gross floor area of the home including basement? _____ square feet
What is the floor area of the home being utilized for the occupation? _____ square feet
What is the gross floor area of any outbuildings being used? _____ square feet

* Any home occupation shall be operated entirely within the buildings. Storage of goods, material, equipment, or products associated with a home occupation shall be permitted in any building, structure, attached or detached garage.

** If your business changes, you will need to come in for re-evaluation. Subject to annual review. **

Signature: _____ Date: _____

hundred eighty (180) days shall be deemed abandoned. Failure to remove an abandoned antenna or tower within sixty (60) days of receipt of a notice from Conway Township requesting such removal shall be grounds for Conway Township to remove the tower or antenna at the owner's expense. If there are two (2) or more users of a single tower, this provision shall not take effect until all users cease using the tower.

- f. All other applicable standards, including but not limited to site or performance requirements, as stated in the Tall Structures Act, 1959PA 259, MCL 259.481, et seq, as amended, and Section 6.18 of this ordinance shall apply. If any conflict exists, the more restrictive requirements shall apply.

H. Essential Public Service Structures.

1. Location Requirements: Essential public service structures are permitted as a special use in all districts.
2. Site Requirements:
 - a. The minimum lot size shall be two (2) acres
 - b. All yard area requirements and spacing requirements of the district shall be met.
3. Performance Standards:
 - a. All structures shall be fenced or screened or both at the discretion of the Planning Commission.
 - b. The structure shall display a sign on the building, not to exceed two (2) square feet in area, containing an address and telephone number to contact in the event of damage or lack of service of the structure.

I. Home Occupations.

1. Location Requirements. Home occupations which are clearly incidental to the principal residential use may be permitted in both the Agricultural Residential (AR) District and the Residential (R) District. Home occupations which meet the requirements of Home Occupation Class I shall be exempt from the requirement of obtaining a special use permit. Home occupations that meet the requirements for Home Occupation Class II may be permitted as a special use and must obtain a special use permit as specified herein.

2. **Home Occupation Class I.** The regulation of Home Occupation Class I is intended to secure flexibility in the application of the requirements of this Ordinance. Home Occupation Class I is permitted as an accessory use to the principal residential use of a lot without the requirement of a special use permit. Such flexibility is not intended to allow the essential residential character of residential districts, in terms of use and appearance, to be changed by the occurrence of non-residential activities. Home Occupation Class I shall satisfy the following conditions. These regulations do not apply to occupations protected by Michigan's Right to Farm Act, 1981 PA 93, MCL 286.472, et seq, as amended.
- a. The Home Occupation Class I shall be clearly secondary and incidental to the use of the dwelling as a place of residence, and shall not result in a change to the essential character of the premises including both the dwelling and yard areas.
 - b. Home Occupation Class I shall not result in the creation of conditions that would constitute a nuisance to neighboring property owners and the Township as a whole. Any machinery, mechanical devices, or equipment employed in the conduct of a Home Occupation Class I based business shall not generate noise, vibration, radiation, odor, glare, smoke, steam, or other conditions not typically associated with the use of the dwelling for residential purposes.
 - c. A resident of the dwelling on the lot shall be actively and personally engaged in and responsible for all Home Occupation operations. No employees shall be permitted, other than members of the immediate family residing in the dwelling unit.
 - d. All of the activities on the property related to the occupation, except those occupations that are protected by Michigan's Right to Farm Act, 1981 PA 93, MCL 286.472, et seq, as amended, shall be carried on indoors including the storage of materials, goods, supplies, refuse and waste materials, equipment or products related to the occupation.
 - e. Traffic generated by the combined home and Home Occupation Class I shall be no greater in volumes than would normally be expected in a residential district, and such traffic shall be limited to passenger vehicles and similarly sized vehicles. Any need for parking used by such Home Occupation Class I shall be met off the street and motor vehicles may be parked in an existing driveway if it is of sufficient size. No additional off-street parking demand shall be created. Home Occupation Class I shall not generate any traffic from customers coming to or from the residence.

- f. A Home Occupation Class I may be permitted in both the dwelling unit and accessory structure. The Home Occupation Class I shall not occupy more than twenty-five (25%) percent of the total gross floor area of said dwelling including the basement, but may encompass the entire accessory structure. Accessory structures shall conform to the requirements of Section 6.06, Supplemental Regulations Pertaining to Accessory Buildings and Structures.
- g. No hazardous chemicals shall be stored on site. No process, chemicals, or materials shall be used which are contrary to any applicable state or federal laws. Refuse generated by the Home Occupation Class I shall be safely and properly disposed of.
- h. The Home Occupation Class I shall comply with all applicable federal, state and local laws, including, but not limited to, laws regarding licensing, occupational health and safety, and the environment.
- i. Home Occupation Class I approval is not transferable with the sale, rental or lease of the dwelling unit.
- j. Signage shall be permitted in accordance with Article 17.

3. **Home Occupations Class II**

- a. Site Requirements.
 - i. The Home Occupation Class II shall be clearly secondary and incidental to the use of the dwelling as a place of residence, and shall not result in a change to the essential character of the premises including both the dwelling and yard areas.
 - ii. All of the activities on the property, except those performed pursuant to Michigan's Right to Farm Act, 1981 PA 93, MCL 286.472, et seq, as amended, related to the occupation shall be carried on indoors including the storage of materials, goods, supplies, refuse and waste materials, equipment or products related to the occupation.
 - iii. Refuse generated by the occupation shall be safely and properly disposed of.
 - iv. No equipment or process shall be used in such Home Occupation Class II, which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal human senses off the subject site. In addition, in

regard to electrical interference, no equipment or process shall be used that creates visual, audible, or noticeable interference in any radio or television receivers off the site or that causes fluctuation in line voltage off the site.

- v. A resident of the dwelling on the lot shall be actively and personally engaged in and responsible for all home occupation operations. The home occupation shall employ no more than three (3) persons on the premises during the ordinary course of business, excluding the resident owner, other employees residing in the dwelling, and employees who do not physically report to the site or perform occupational duties on the site.
- vi. The Home Occupation Class II shall comply with all applicable federal, state and local laws, including, but not limited to, laws regarding licensing, occupational health and safety, and the environment.
- vii. A. Home Occupation Class II approval is not transferable with the sale, rental or lease of the dwelling unit.
- viii. Signage shall be permitted in accordance with Article 17.
- ix. A Home Occupation Class II may be permitted in both the dwelling unit and accessory structure. The Home Occupation Class II shall not occupy more than twenty-five (25%) percent of the total gross floor area of said dwelling including the basement, but may encompass the entire accessory structure. Accessory structures shall conform to the requirements of Section 6.06, Supplemental Regulations Pertaining to Accessory Buildings and Structures.
- x. Visitors, customers and deliveries shall not exceed a cumulative total of twelve (12) during a single day. The Township Board may modify this standard in the case where the Township Board determines that the operation of the Home Occupation Class II will not unreasonably interfere with the use and enjoyment of nearby properties and/or undermine the intended character of the area. No traffic shall be generated by the Home Occupation Class II in volumes in excess of that which is normally associated with a single family dwelling, and such traffic shall be limited to passenger vehicles, delivery vans, and similarly sized vehicles. The Township Board may relax this requirement upon a finding that the allowance of a specified increase in traffic, including truck traffic, will not undermine the public safety and welfare based on such factors as the size of the lot, the proximity of nearby residences, and road and dust conditions, nor

unreasonably interfere with the use and enjoyment of nearby properties and/or undermine the intended character of the area. Nothing in this subsection shall be interpreted to allow outdoor parking in excess of that regulated by the subsection below.

- xi. All parking needs of the Home Occupation Class II shall conform to the requirements of Article 15, Off Street Parking and Loading-Unloading Standards. The Township Board may require screening of parking areas to minimize negative impacts on neighboring properties.

b. Performance Standards.

- i. Prior to making an approval recommendation to the Board, the Planning Commission shall determine that the proposed Home Occupation Class II is compatible with existing land uses in the area and would not be detrimental to the safety or convenience of vehicular or pedestrian traffic.
- ii. For a Home Occupation Class II, an informal site plan or plot plan must be submitted for review and recommendation by the Conway Township Planning Commission. The site plan does not need to comply with the strict requirements found in Article 14, Site Plan Review. The site plan or plot plan shall be to scale and need only illustrate the following:
 - 1. Owner's name, parcel identification (tax ID#) and address.
 - 2. Property lines with dimensions.
 - 3. Existing and proposed structures with dimensions indicating the location(s) and square footages to be occupied by the Home Occupation Class II.
 - 4. Location of driveways, off-street parking areas & delivery and storage areas.
 - 5. Proposed landscaping/screening in association with any parking to minimize negative impacts on nearby properties.
 - 6. The location, character, and dimensions of any structural additions or modifications to an existing dwelling or accessory structure to accommodate the Home Occupation Class II.
 - 7. Lot or parcel identification (address and tax ID#), size of lot or parcel dimension of lot lines, location of structures on adjacent lots or parcels within two hundred feet, abutting streets or roads.

- iii. In addition to the information above, the applicant shall

submit a detailed description of the nature of the Home Occupation Class II, which shall clearly specify the following minimum features:

1. A detailed description of the character of the Home Occupation Class II including but not limited to the service or product offered and the typical daily schedule of activities of such business.
 2. The type and frequency of vehicular traffic to be generated by the Home Occupation Class II. The maximum number of vehicles to be parked or otherwise located outdoors including vehicles owned or used by residents of the dwelling and employees of the Home Occupation Class II.
 3. The number of full-time and part-time employees of the business and the frequency at which such employees will be present at the site.
- iv. The Planning Commission may require additional information if it determines the character of the project, site or surrounding conditions necessitates further investigation, allowing it to make a sound decision on the application.
- v. Any approval of a Home Occupation Class II, and any permit issued for such occupation, shall clearly delineate any conditions upon which such approval is granted including any conditions pertaining to the number of employees, outdoor parking of vehicles, and related operational features.

As amended by the Conway Township Board on _____, 2010, this revised Section 13(I) is effective _____, 2010.

J. Injection Wells.

1. Location Requirements. Injection wells may be permitted as a special use in the AR Agricultural Residential District.
2. Site Requirements. Minimum lot size shall be two (2) acres. All other area, height and bulk requirements shall be in conformance with Article 7 provisions for the AR Agricultural Residential District.
3. Performance Standards.
 - a. Applicants shall submit documentation showing either approval or tentative approval for any permits necessary from the U.S. Environmental Protection Agency, Michigan Department of Environmental Quality or any other federal, state or local agency from which approval is necessary for the installation and