


Conway Township Planning Commission Meeting Minutes

December 12, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> Public: Herm and Shirley Yost, Cindy Dickerson, Jeff Hodge Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Dennis Sommer. Chuck Skwirck, Todd Thomas, Zoning Administrator, absent, Abby Cooper, attorney, present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call.</p> <p>The next meeting is Oct. 10, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>November 14, 15 regular meetings and December 7 – special meeting minutes moved to approve by Larry Parsons, second Dennis Sommer. All in favor. Motion passed.</p>	
Communications	<p>Dennis Bowdoin shared the following communications:</p> <ul style="list-style-type: none"> Dennis approved John Enos access to township maps. Can enforce, December 2016 <i>Township Focus</i>, an ordinance not previously enforced. Londa Horton brought up making the website accessible to all and ADA compliant should be looked into. MSU just hosted an accessibility conference. One in five people in the US has a disability, also consider color blindness. If Conway Township is asking residents to go to the website to get their tax receipt, then we should make the website accessible. This is the ethical thing to do. Tutorials and templates are available at: www.webaccess.msu.edu call for a web consultant 517.355.1855 or contact Phil Deaton. <p>Cc: Pierce, Graham <glpierce@mail.msu.edu> Subject: Londa meet Graham</p> <p>If I don't get a chance to introduce you to Graham, he leads the group who</p> <div style="text-align: center;"></div> <p>helps offer accessibility reviews for MSU and beyond.</p> <p>https://msu.edu/~glpierce/</p> <ul style="list-style-type: none"> Mike Stock brought up that local municipalities would have more leeway in speed limit thresholds, if this bill passes. 	
Call to the Public	<ul style="list-style-type: none"> Herm Yost brought up the incorrect date on top of the agenda, Dec. 12, 2016. 	

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	sight- line to the antennae.	
General Discussion	Larry Parsons gave a brief update on the history of township. The Conway Township was first formed in 1838. The first property was purchased in 1836.	
Adjournment	George Pushies made a motion to adjourn at 9pm, second by Dennis Sommer seconded. All in favor. Motion passed.	

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
Dec. 20th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies, Dennis Sommer

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
3. Township Board reminded us to make sure Fire Hall is in Master Plan
4. Mike Stock and Londa Horton were re-appointed to a 3 year term on the Planning Commission
5. Cindy Dickerson was appointed to the ZBA to replace Eric West

Submitted by Dennis Bowdoin chair

Conway Township Joint Planning Commission & Board of Trustee's Meeting
Dec. 7th, 2016

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies Chuck Skwirck
Dennis Sommer, Londa Horton,

1. Public Workshop pre-planning for our Master Plan update. 41 residence, our Master Planner, Zoning administrator and 2 additional Board members in attendance
2. Took Public comment only and no decision's were made
- 3.

Submitted by Dennis Bowdoin chair

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
November 15, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies Chuck Skwirck
Dennis Sommer

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
3. Discussion about Fiber Optic with Board and residence

Submitted by Dennis Bowdoin chair

Conway Township Planning Commission Meeting Minutes

November 14, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Todd Anderson • Board Members present: George Pushies, Londa Horton, Mike Stock, Dennis Sommer, Larry Parsons, Dennis Bowdoin, Chuck Skwirck. Todd Thomas, Zoning Administrator present, Abby Cooper, attorney, present. 	
Call to Order and Pledge to Flag	Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call. The next meeting is Dec. 10, 2016 at 7:00pm.	
Minutes from last meeting	A motion was made by Dennis Sommer to approve the meeting minutes from October 10 and 18. Second by Mike Stock. All in favor. Motion passed.	
Communications	<ul style="list-style-type: none"> • December 1st there is a Transportation Bonanza 8 at West Stadium Blvd., Ann Arbor for \$70. info@planningmi.org • There is a Stakeholder Summit on November 17 from 9am-3:30pm – the agenda includes the topic of autonomous vehicles. 	
Call to the Public	-0-	
Old Business	<ul style="list-style-type: none"> • Abby Cooper reported that the medical marijuana draft was in good shape, but to put it on the back burner for now. Todd Thomas had some additional ideas to add to the draft. • As the Planning Commission looks to update the Master Plan here is verbiage that needs to be looked at in the current Zoning Ordinance: <ul style="list-style-type: none"> ○ Shared driveway ○ One acre minimum lot size ○ The definition of a structure, e.g. is a cement patio part of a structure ○ Accessory building ○ 25 foot setback requirement ○ 6.06D paragraph 1 is the Ordinance our Zoning Administrator gets numerous calls on. ○ Water shed, parks, recreation and fiber optic ○ Special events • Jeff Thon provided a report on costs for fiber optic installation after the last Township Board meeting. 	

Conway Township Planning Commission Meeting Minutes

November 14, 2016

Agenda	Items Discussed	Actions to be Taken
	<ul style="list-style-type: none"> • The Master Plan – Dec. 7 is the first public meeting on a Wednesday at 7pm at the Conway Township Hall to gather public opinion about the future of Conway Township. One will also be held in January 2017. A notice must go into the paper prior to the meeting. A sign should go on the door also. Londa commented that we need a cross section of the residents and to define success for public participation. We need a Conway Township Facebook page to inform participants and also put it in the <i>News and Views</i>. • Abby recommended we collect resident email addresses during the next tax bill mailing to collect resident survey data. • We have 3200 Conway Township residents approximately. Agenda items to be discussed include: internet, roads, police service, marijuana, lot sizes – hot topics. We will host two meetings. “Conway Township is updating the Master Plan for the township and is hosting a public meeting to garner resident input on a variety of hot topics such as: internet service, roads, police service, marijuana, lot sizes, etc. Join us for a lively conversation. Make your voice heard and shape the future of our township. Dec. 7 at the Conway Township Hall at 7pm.” • Verify our tower ordinance is easy to navigate for cell and internet. In addition, Abby Cooper will ask Robb Standford of the Livingston County Planning Commission if there are any other hot topics Conway Township should consider. 	<p>Cindy to post notice of a public meeting in the News & Views and post on the door and on Facebook page, “Conway Township is updating the Master Plan for the township and is hosting a public meeting to garner resident input on a variety of hot topics such as: internet service, roads, police service, marijuana, lot sizes, etc. Join us for a lively conversation. Make your voice heard and shape the future of our township. Dec. 7 at the Conway Township Hall at 7pm.”</p> <p>Londa to send to clerk to insert Public Meeting in paper and put on Facebook page.</p>
New Business	<p>Zoning Administrator report:</p> <ul style="list-style-type: none"> • 3 land use permits issued this month. • We adopted new enforcement policy. <p>Londa Horton brought up the enforcement of new zoning regulations.</p> <ul style="list-style-type: none"> • A zoning ordinance is a law and can be enforced and violators ticketed, fined, appear before the courts and even go to jail. • A municipality has the responsibility and the duty to enforce its ordinance consistently and fairly. In not doing so, a municipality runs 	

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	<p>the risk of undermining the validity of their ordinance in court if they do not regularly enforce the ordinance or if they selectively enforce it.</p> <ul style="list-style-type: none"> • A zoning administrator must conduct their duties according to the letter of the law, and must do what the zoning ordinance prescribes. They do not have the latitude to deviate from the ordinance. The legislative body must support the zoning administrator in their consistent enforcement of the zoning ordinance. This support extends beyond initial enforcement by the zoning administrator to include financial and legal support if the township needs to go to court to enforce and defend its ordinance. • Non-enforcement is not an option. • The municipality should either review and amend the ordinance or remove it entirely. • Prior to adopting new ordinance language, the municipality must have a serious discussion as to whether, once adopted, they have the will to fully support the consistent enforcement of the ordinance. <i>-MSU Extension</i> 	
Update from the Board	Larry Parsons gave an update from the last Township Board meeting.	Larry to ask public to attend Public Meeting on Master Plan topics on Dec. 7 – at the Conway Township Board meeting.
Last Call to the Public		
General Discussion	-0-	
Adjournment	George Pushies made a motion to adjourn at 8:25pm. Second by Dennis Sommer. Motion passed.	

Conway Township Planning Commission Meeting Minutes

October 10, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> Public: Bob Carusi, Herm and Shirley Yost, Debbie Moorin, Gary Klein, Adam Bates Board Members present: George Pushies, Londa Horton, Mike Stock, and Dennis Sommer. Larry Parsons, Dennis Bowdoin, Chuck Skwirck - absent. Todd Thomas, Zoning Administrator present, Abby Cooper, attorney, present. John Enos, Master Planner Consultant, present. 	
Call to Order and Pledge to Flag	<p>Mike Stock called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Mike called roll call.</p> <p>The next meeting is Nov. 14, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Dennis Sommer made a motion to approve the Sept. 12, 2016 regular meeting and Sept. 20 joint meeting minutes. Second by Londa Horton. All in favor. Motion passed.</p>	
Communications	<p>Mike Stock shared the following communications:</p> <ul style="list-style-type: none"> MTA – Oct. 26 at Brighton Chamber of Commerce discussing the new marijuana law LESA – Master Plan county review meeting <i>Michigan Focus</i> articles - marijuana law, and Emergency Management <p>Todd Thomas commented that Iosco Township passed a special events ordinance due to mud bogging taking place. Marion Township is passing one too, commented John Enos.</p>	
Call to the Public	<p>Debbie Moorin voiced concern that a neighbor is pouring a large concrete slab within three feet of her property line. Todd Thomas commented that it's a question of "structure" issue. About 85 yards of dirt were pushed onto her property. Zoning Ordinance Section .03A states that a permit shall be issued for excavation of land except for agricultural activity. Todd Thomas asked for the opinion of the Township attorney. If it was a building it would require a 25 foot set back. Abby Cooper suggested they fill out a complaint form from the Township Clerk. It was also noted that the neighbor is adding on to the building without a permit adding on a second level. George Pushies offered to get the dirt off their property once the beans are harvested. George believes the property stake was inadvertently missing which demarcates the property line. The only remaining issue is the cement slab.</p>	
Old Business	<ul style="list-style-type: none"> Abby, Todd and John brought the Medical Marijuana verbiage up at last meeting. It became law. We need to add an additional statement in the ordinance not to allow Medical Marijuana facilities. Add to section E. The recommendation was to continue to discuss this issue and make a draft for now. Todd had ideas to add 	

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October 10, 2016

Agenda	Items Discussed	Actions to be Taken
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	<p>additional permits for growing and lighting for outside growing as a caregiver. Todd recommended adding a land permit regulatory oversight if they were going to grow outside and ask for permission. More discussion needed.</p> <ul style="list-style-type: none"> • John Enos offered that this law will benefit Conway very well. Ann Arbor and Detroit are looking more liberally, e.g. charging a \$5000 permit for example. • Mike Stock suggested making a list of ZBA activities to see about making adjustments as the Master Plan is revised this year. We now have all variances since 1973. Special Events is another topic to consider in updating our ordinances. It was recommended to put it right in the Zoning Ordinance or general law, e.g. corn maze or weddings on your property or Civil War re-enactments. • Fiber Optic update provided by FreedomNets' Adam Bates. With people disconnecting TV satellites and going through the internet for TV, this puts more strain on their infrastructure. Fowlerville Road utility poles are up to code regarding age of poles and neutrals. Utility poles sit more than 25 feet off the road and they would have to destroy crops to get to them. Big towers are now limited. New sites have to be added. Any Bell Oak number can now receive DSL 60 meg service. The orange area on the map is legacy old equipment and Freedom Net will not put more people on these towers. One problem with the newer equipment is that the signal bounces off trees. They are using licensed microwave. They have gigabit service on Lovejoy Road. 'Rain fade' due to rain or snow can occur now on wireless. Fiber would not help with the situation right now. The cost is \$60 charged by DTE to conduct an inspection to tell FreedomNet if a pole can support the internet. From Nicholson Road to Bell Oak is all upgraded to support aerial fiber optics. The cost is \$22,000 to bring fiber optic from Allen Road to the township working with Wow and FreedomNet. The goal within the next two years is to have 95% of the residents delivered broadband. From the towers to the customers is the gap. The cost is \$226,000 from Allen to Lovejoy Road due to infrastructure. Iosco Township cost to do fiber to the home is estimated at \$3.7 million which didn't include pole inspection (with a 50% take rate). Issues include location of poles, poles in swamps, etc. FreedomNet has unlimited data. There is no data cap currently. • Master Plan survey – John Enos gave a resident survey example to the Clerk. The next steps include holding township meetings with residents one in the morning and one at night. Londa Horton commented on the beautiful design of the Howell Township Master Plan would like to simulate that plan with Conway's Plan. John recommended we look at goals and objectives from Handy and Howell Townships' Master Plan. We must have a Capital Improvement Plan and Zoning Plan on how to implement this Master Plan from the language we have created. 	<p>Mike Stock to bring up resident survey at next Board Meeting</p>
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Conway Township Planning Commission Meeting Minutes

October 10, 2016

Agenda	Items Discussed	Actions to be Taken
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New Business	<ul style="list-style-type: none"> • Zoning Administer Report: Todd Thomas reported he had one land use permit, a ZBA application, and a request for a set-back from a wetland this month. • George Pushies made a motion that the public meeting date for the start of the Master Plan be December 7 at 7pm at the Township Hall subject to change with the rest of the commissioners weighing in. John Enos to be present December 7. Dennis Sommer second. All in favor. Motion passed. John will send out a work plan with milestones for completion of the Master Plan. He suggested we use the SWOT strategy for the public meeting having residents define our strengths, weaknesses, opportunities, and threats. We could have different topics addressed per table of each commissioner such as: roads, internet, etc. 	<p>Mike Stock to present to the Board the December 7 public meeting date to initiate the Master Plan.</p>
Update from the Board	Larry Parsons absent.	
Last call to public	-0-	
General Discussion	-0-	
Adjournment	George Pushies made a motion to adjourn at 8:25pm. Second by Dennis Sommer. Motion passed.	

Conway Township Planning Commission Meeting Agenda

Oct. 10th, 2016

Next meeting Nov. 14th, 2016 at 7:00 pm

- 1) Call to order and pledge of allegiance.
- 2) Roll Call and sign in
- 3) Minutes of the Sept., 12th regular meeting and Sept. 20th joint meeting.
- 4) Communications
- 5) Call to public
- 6) Old Business:
 - a. Abby, Todd, and John bringing us a Medical Marijuana ordinance
 - b. Fiber Optic Adam Bates
 - c. Master Plan survey (set 1st public hearing, notice to townships, village, and county, Parks and Recreation, Police, internet, etc) John Enos to discuss plan to accomplish
- 7) New Business
 - a. Zoning Administrator report
 - b. Public Hearing date for start of Master Plan
 - c.
 - d.
 - e.
 - f.
- 8) Update from the Board
- 9) Last call to public
- 10) General discussion
- 11) Adjournment

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
Sept. 20th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
- 3.

Submitted by Dennis Bowdoin chair

Conway Township Planning Commission Meeting Minutes

Sept. 12, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Bob Carusi, Herm and Shirley Yost, Bob Carr from AT&T • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, and Dennis Sommer. Chuck Skwirck – absent. Todd Thomas, Zoning Administrator present, Abby Cooper, attorney, present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call.</p> <p>The next meeting is Oct. 10, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Dennis Sommer made a motion to approve the August 8 regular meeting and August 16 joint meeting minutes. Second by Larry Parsons. All in favor. Motion passed.</p>	
Call to Public	<p>Dennis Bowdoin opened the Public Hearing on the AT&T cell tower to be erected on the Dan Coon property. Steve Carr representing AT&T commented that a 158 ft. monopole cell pole will be used. He requests our approval. The first quarter of 2017 is the timeline. AT&T will lay the fiber optic line. The purpose of this pole is for cell data. No public comment. The Public Hearing was closed.</p>	
Communications	<p>Dennis Bowdoin shared the following communications:</p> <ul style="list-style-type: none"> • Livingston County requested at least two members of each township participate in Oct. 20th Master Plan visioning session at 6:30-9pm at LESA at 1425 W. Grand River in Howell. Dennis Bowdoin and Dennis Sommer may attend. • MTA – medical marijuana House bill – If a township doesn't allow dispensaries then the state cannot issue a license. • The next Brown Bag will address water resources planned September 28 at noon at Green Oak Township Hall. 	
Call to the Public	-0-	

Conway Township Planning Commission Meeting Minutes

Sept. 12, 2016

Agenda	Items Discussed	Actions to be Taken
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Old Business	<ul style="list-style-type: none"> • The AT&T cell tower has an approved easement going south of the barns. Abby Cooper commented that she has been honing up applications to follow up the ordinance. The application and the site plan will each spell out how AT&T met the requirements. Then a motion can be generated. George commented that AT&T will only be able to use the engineers' stamped drawing and not the one previously submitted. Londa Horton made a motion to approve with the Special Use Permit to construct the AT&T cell tower with imposed stated conditions and findings: <ul style="list-style-type: none"> ○ This Special Use permit Section 13.06 A - shall become null and void if the permitted use has not been constructively undertaken within six months of the granting of the permit and a written application for extension of the approval has not been filed. ○ Section 13.05 A through F our findings are that they do comply. ○ Section 13.10 G5 our findings are that they do comply. ○ Larry Parsons seconded the motion. All in favor. Motion passed. The Special Use permit is granted. • Dennis Bowdoin made a motion to approve the Site Plan for the AT&T cell tower for Site #M12274, FA #10146545 at address 9280 N. Fowlerville Rd., Fowlerville, MI 48836 dated 3/30/11, Engineer John Zimmermann, Engineer #42805. This approval is based on the following findings: <ul style="list-style-type: none"> ○ Applicant will provide easement documentation to the attorney subject to township approval, (ingress, egress and utilities included). ○ A post review will be conducted at completion of construction with the Zoning Administrator for final compliance within 15 days. ○ A yearly statement on Radio Frequency from AT&T and all those co-locators that are on the tower would go to the Zoning Administrator. ○ The engineer as provided to the Zoning Administrator, Todd Thomas, on this date 9/12/16. ○ Second by Dennis Sommer. All in favor. Motion passed. • Medical Marijuana Uses – even if the new Senate bill becomes law, our current Section 6.25 ordinance is still good. Dennis Bowdoin commented to include dispensaries, growers, and transporters. Wait until the Governor signs the bill to discuss further. Commissioners are to look at hot topics we have discussed in the last few months. Mike Stock requested a list of all ZBAs provided in the last year. The township clerk would have this list. The state allows us to put 	<p style="text-align: center;">Commissioners are to look at hot topics discussed this year in front of the ZBA.</p>

Conway Township Planning Commission Meeting Minutes

Sept. 12, 2016

Agenda	Items Discussed	Actions to be Taken
	reasonable restrictions on the regulation.	
New Business	<ul style="list-style-type: none"> • Fiber Optic – Mike Rife has met with Wow and FreedomNet to expand operations into the Township Hall. FreedomNet's main antennae is on Lovejoy Road. AT&T commented they will run fiber out to the cell tower on the Coon property. The Township is not in the business of collecting fees nor experts with regard to how to finance the initial installment and secondary installments. We do have a feasibility study completed. Jeff Thon was recommended as an internet advisor. • Master Plan – when to start work? Planning Commission should get with John Enos to work on a resident survey regarding what they want to see in the township, e.g. internet, roads, police, parks and recreation, bridges, etc. The Master Plan must be completed by the end of 2017. It must be reviewed at least. We need public input. Invite township planner, John Enos to October meeting. Suggestion to use format similar to Howell Township Master Plan. Send notice of intent to all surrounding townships; Locke, Antrim, Handy, Cohoctah, Howell, to review Master Plan for Conway Township. • Todd Thomas, Zoning Administrator, gave an update. There were 9 land use permits issued this month including one for a new home. • The County is discussing eliminating L.E.T.S. (Livingston Essential Transportation Service) bus transportation and replacing it with a County Transportation Authority. Dennis recommends Commissioners find out issues with this. Employees may lose benefits, etc. L.E.T.S. is a public service funded by federal, state and local dollars. 	<p>Dennis to invite John Enos to next meeting.</p> <p>Request for Abby to attend next meeting.</p> <p>Londa to send notice of intent.</p>
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	
Last call to public	George Pushies mentioned lots of repeated shooting on Hayner Road.	
General Discussion		
Adjournment	George Pushies made a motion to adjourn at 9:13pm. Second by Dennis Sommer. Motion passed.	

Conway Township Planning Commission Meeting Minutes

August 8, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, Mike Rife, Stephen Carr from PBM Wireless, Pat McClintock • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Larry Parsons, Chuck Skwirck and Dennis Sommer. Todd Thomas, Zoning Administrator present. Mike Stock, absent. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is September 12, 2016 at 7:00pm.</p> <p>Dennis led the roll call of all Planning Commissioners. Mike Stock is on vacation.</p>	
Minutes from last meeting	Larry Parsons made a motion to approve the July 11 regular meeting and July 19 joint meeting minutes. Second by Dennis Sommer. All in favor. Motion passed.	
Communications	Pat McClintock asked about getting a land use permit variance. He wants to put an accessory building in front of the primary residence building. The next step is to file the paperwork with the ZBA.	
Call to the Public	-0-	
Old Business	<p>Dennis Bowdoin shared:</p> <ul style="list-style-type: none"> • The Fiber Optic Feasibility report developed by Chuck Madden was completed. We need to get this in the Master Plan and the Strategic Plan. We need to discuss how we will fund it. It was suggested that we establish easements. We could set our own poles and complete this in stages. We start from the school and run the fiber optic to the Town Hall and go to the first Freedom Net tower to Ives residence and then go east to west. Wow has already run cable through the village. Mike Rife indicated Wow could bring cable to the Hall, no problem. They suggested that we partner with FreedomNet. If we owed it then we have to conduct maintenance. Make sure it's 144 pair, remarks AT&T representative, Stephen Carr. A fiber provider charges a monthly maintenance fee to maintain that fiber line to connectivity. It has to be looped for redundancy. Iosco and Handy are on board for looping. Annual fees paid are about \$35,000. Financing options include: <ul style="list-style-type: none"> ○ A onetime mileage to cover the basic cost ○ Bonding ○ Some grants are available. If we opened the Hall up two days a week for education, then there are some monies available. It will require a splitter on the Wi-Fi. There are 	<p>Planning Commissioners are to develop questions for the resident internet survey – get them to Dennis or Londa prior to the next meeting to give to John Enos for development of the Survey.</p> <p>Commissioners are to bring Feasibility Report to next meeting.</p>

Conway Township Planning Commission Meeting Minutes

August 8, 2016

Agenda	Items Discussed	Actions to be Taken
	<p>some industrial grants that are available as well.</p> <ul style="list-style-type: none"> o Dennis recommended that we start public hearings for the Master Plan for October so we have a means of progressing. A resident survey would go out prior to the October date. 	
New Business	<ul style="list-style-type: none"> • Todd Thomas, Zoning Administrator, gave an update. July was slow with only one land use permit for a deck issued. There were inquiries about accessory buildings. A Special Use application and Site Plan review application for a cell AT&T tower on Fowlerville Road was received. The \$400 Special Use and Site Plan application fee was received as well as the \$600 escrow fee. This is number SPR01-2016. Mr. Carr from PMI Wireless is representing AT&T. The fence surrounding the tower is grounded. A Certificate of Occupancy will be issued upon completion of this project. The tower will have a light according to the Conway Township Ordinance. This will have to go to a Public Hearing next. Larry Parsons moved to schedule a public hearing for Sept. 12 for 7pm, second Dennis Sommer. All in favor. Motion passed. 	<p>Cindy Dickerson to put notice of Public Hearing on the AT&T tower in the paper.</p>
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	
Last call to public	Bob Carusi asked about the location of the AT&T cell tower which is at the home of Dan Coon on N. Fowlerville Road.	
General Discussion		
Adjournment	George Pushies made a motion to adjourn at 7:55 pm. Second by Dennis Sommer. Motion passed.	

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
Aug. 16th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies, Chuck Skwirck

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
- 3.

Submitted by Dennis Bowdoin chair

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
July 19th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
3. Internet feasibility report: Chuck for Lapeer gave his feasibility report. It appears his suggestion will be to get it into the Master Plan right away as step one. When doing this make easements wider so if poles have to be set it can be done. Do ordinances to follow. Figure out how it will be funded. Form partnerships with the School, possibly Freedom net and Wide Open West. Cost will be close to \$300.00 per pole and there are apx. 25 poles per mile. If we set our own poles, the cost is about \$2500.00 per pole on a one or two pole set. Price can come as low as \$500.00 per pole on 25 plus poles. Price on poles also depends on what kind of poles are used. Do the build in phases, starting with coming from the School out to the Town Hall or the first Tower that Freedom net has if we partner with them.

Submitted by Dennis Bowdoin chair

Conway Township Planning Commission Meeting Minutes

July 11, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, Cindy Dickerson, Mia Stock. • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck and Dennis Sommer. Todd Thomas, Zoning Administrator present, Abby Cooper, attorney, present and John Enos, Township Planner, present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is August 8, 2016 at 7:00pm.</p>	
4-H Presentation	Mia Stock presented information regarding the Fowlerville Fair buyer's auction which is July 29 at 2pm for large animals and July 30 at 2pm for small animals in the Livestock Arena.	
Minutes from last meeting	Larry Parsons made a motion to approve the June 13 regular meeting and June 18 and June 21 joint meeting minutes. Second by Mike Stock. All in favor. Motion passed.	
Communications	<p>Dennis Bowdoin shared the following communications:</p> <ul style="list-style-type: none"> • Dana Sherwood is taking longer than planned on clearing the drain on Sherwood Road due to huge rocks. • Submit pictures for a contest to the County Master Plan. • There is an MTA class on <i>Hot Topics and Planning</i>: 8/2/16 in Lawrence, 8/10/16 in Frankenmuth, and 8/17/16 in Grayling. <p>Dennis Sommer shared a meeting on the Right to Farm Act on 7/25/16 from 7-9pm at the Washtenaw County Building</p>	
Call to the Public	-0-	

Conway Township Planning Commission Meeting Minutes

July 11, 2016

Agenda	Items Discussed	Actions to be Taken
Old Business	<p>Dennis Bowdoin shared:</p> <ul style="list-style-type: none"> • Medical Marijuana ordinance – MTA recommends that we do nothing at this point. Abby Cooper to continue doing some research and get something in place now. There is some recent case law. Home occupation is one approach for a primary caregiver. This is the only permitted use is to be a primary caregiver. The Supreme Court case in 2014 stated that a township cannot prevent various uses which she outlined that have immunity such as being a primary patient, a doctor, etc. We have to take a holistic approach. We can put reasonable restrictions on it such as a certain distance from a school or day care, time of day, but we cannot limit use to just primary caregivers. Dispensaries are not given ultimate protection as there are no commercial uses. • Abby likes the current Tyrone ordinance. We will add something to our zoning regarding this issue. Abby will work with Todd to get something agreeable that he can enforce and bring it back to the Planning Commission in two months. If you don't allow for it, then you don't want to be challenged for being exclusionary. John Enos will provide some dispensary language that does exist to Abby. • Should we add a Strategic Plan to our Master Plan? John Enos feels it should be included in the Master Plan that focuses on specific strategies such as capital improvements, etc., within timeframes. The Master Plan will be revised beginning in October. This needs to be completed by 2017. Public input will be garnered for input. Notice of intent to plan letters to be sent to area townships in September. The survey could be disseminated online via Survey Monkey. • Fiber Optic update – Chuck Madden to have the feasibility study next week to the township Board. A fiber optic line might be one of our capital improvements in the Strategic Plan. Funding will be the next step. 	<p>Abby to conduct research and recommendations on Medical Marijuana ordinances and bring it back to the Commission at the September meeting.</p>
New Business	<ul style="list-style-type: none"> • Todd Thomas, Zoning Administrator, gave an update. There were four land use permits issued this month including one for a new home. He also worked a little bit on the medical marijuana ordinance and forwarded to Abby. • Bob Carusi reported that the Emergency Preparedness meeting is the third Wednesday of the month. 	
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	

Conway Township Planning Commission Meeting Minutes

July 11, 2016

Agenda	Items Discussed	Actions to be Taken
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Last call to public	<p>Bob Carusi commented regarding the medical marijuana ordinance that we don't have the population to support a dispensary.</p> <p>Cindy Dickerson will have raffle tickets for Dawn Patrol. The Rotary and Conway Township will split proceeds. Our compensation goes into rehabbing the cemetery stones for the Veterans stones.</p> <p>Dennis Bowdoin commented on the Vietnam Memorial Wall display and how it is moved from one location to another and the bikers that support it.</p>	
General Discussion	<p>Londa Horton asked about the incomplete basement without a permit on the corner of Gregory and Allen Roads. A gentleman did contact Todd Thomas about living in the basement and Todd directed him to county officials.</p>	
Adjournment	<p>George Pushies made a motion to adjourn at 8:13pm. Second by Dennis Sommer. Motion passed.</p>	

Special Meeting – Livingston County Broadband Rural Initiative
 Planning Commission Meeting Minutes
 June 18, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck. • Broadband Panel present: Chuck Madden from Lapeer ISD, Rudy Rober from Pulse Broadband, Adam Bates from Freedom Net, Dan Manning from Connect Michigan. • Members of the public also attended. 	
Welcome	<p>Conway Township Supervisor, Mike Rife welcomed participants to a discussion on getting broadband internet service into the rural areas of Fowlerville at 7:00pm at the Fowlerville Junior High School. A panel discussion ensued.</p> <ul style="list-style-type: none"> • Chuck Madden shared information regarding the Trig Grant's goal of connecting all 56 Intermediate School Districts across the State of Michigan with a fiber optic network. The State gave this group \$30 million to expand this network. Hurdles include considering Michigan's terrain which has multiple islands, many lakes, hills and hard rock landscape in which to install the fiber. • Rudy Rober from Pulse Broadband spoke about helping small and rural communities with their broadband. They have built 5000 miles of fiber plant. • Adam Bates from Freedom Net shared that as a wireless provider the FCC puts restrictions on them in terms of the number of poles they can erect. They want to partner with townships. • Dan Manning from Connect Michigan which is a nonprofit organization spoke of expanding the use of broadband in business and ecommerce activities such as bringing police, fire and water treatment facilities online. • A fiber-to-the-home network installation would mean investing money in the community to support this initiative. Sebawaing, Michigan did this. • The fiber optic in Lapeer cost \$900,000 in 1995. The construction costs were high. Aerial lines from DTE were used. Considerations include pole lines, river crossing, etc., or going to underground construction. The cheapest way to achieve this goal is through using aerial lines with a partner such as AT&T or Frontier. We could lease space on a pole. Permits are involved. • The USDA has some grants or loans available for broadband expansion. • A feasibility study costs approximately \$10,000-\$15,000. Conway Township has already undertaken a feasibility broadband study which is in progress. <p>Meeting concluded at 9:00pm.</p>	

AGENDA

Fowlerville Junior High School

June 28, 2016

Livingston County Broadband Rural Initiative Panel Discussion

1. Welcome speech
Mike Rife
2. Introduction Panel
Chuck Madden (LISD)
Rudy Tober (Pulse Broadband)
Adam (Freedom Net)
Dan Manning (Connect Michigan)
3. Introduction Sponsors
Senator Joe Hune
Representative Hank Vaupel
Representative Lana Theis
Fowlerville School Superintendent Wayne Roedel
Iosco Township Trustee Joe Parker
4. Ask Elected Officials to introduce themselves

Brief Intermission
5. Panel Discussion / A/Q after
6. Closing

Conway Township Joint Planning Commission & Board of Trustee's Meeting
June 21th, 2016

Attendees: [redacted] s Bow [redacted] in, Larry Parsons, Mike Stock, George Pushies

1. [redacted] in gave the Planning Commission Report
2. [redacted] the [redacted] creation Report
3. [redacted] had [redacted] wate drive requirements that need to be fixed
4. [redacted] g an e [redacted] neer for site plans and roads (probably 2 different firms)
5. [redacted] or acti [redacted] taken on our request to fund a Strategic Plan.

Submitted by [redacted] in: Board [redacted] in chair

Conway Township Planning Commission Meeting Minutes

June 13, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Bob Carusi, Cindy Dickerson, Herm and Shirley Yost • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck and Dennis Sommer. Todd Thomas, Zoning Administrator present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is July 11, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Larry Parsons made a motion to accept the May 9 regular meeting minutes and the May 17 joint meeting minutes. Second by Mike Stock. All in favor. Motion passed.</p>	
Communications	<p>Dennis Bowdoin shared the following upcoming meetings:</p> <ul style="list-style-type: none"> • June 22nd is the last MTA class through the Lansing outreach program in Howell. • A Planning Commissioner can now sit on the Board of Review. <p>Larry Parsons commented on the noise ordinance mentioned in the Okemos law firm newsletter. Explicit standards were not mentioned. Townships should have something in more detail in their ordinances.</p> <p>Handy Township is working on a medical marijuana ordinance according to Dennis Sommer who was speaking with Fred Dillingham.</p> <p>Inclusionary housing and affordable housing were topics in the <i>Michigan Planner newsletter</i> as brought up by George Pushies and Mike Stock.</p>	
Call to the Public	-0-	

Conway Township Planning Commission Meeting Minutes

June 13, 2016

Agenda	Items Discussed	Actions to be Taken
New Business	<ul style="list-style-type: none"> • Todd issued land use permits including: 4 pole barns, 2 decks and 1 new home. One application for the N. Fowlerville Road cell tower was received. No land division applications were received. • Mike Stock questioned trash on a lot on Chase Lake Road. Todd is asking residents to fill out a complaint form for follow-up and then he will act on it. Cindy mentioned there is a form on the website. • Bob Carusi reported on the Emergency Preparedness committee that a resident has a barn with a dirt floor they can meet at. • A Strategic Plan can carry the township to the Master Plan, e.g. goals are set. It may be a good tool such as identifying, for example, that we want fiber optic installed in the township over the next five years. Mike Stock made a motion that we create a Strategic Plan as a companion plan to accompany our Master plan of the future. Second by George Pushies. All in favor. Motion passed. • George Pushies made a motion that the Board fund the Strategic Plan, Master Plan and use of a Planner to do so. Mike Stock second. All in favor. One abstain by Larry Parsons. Motion passed. 	<p>Dennis to take to the Board a motion to fund a Strategic Plan, Master Plan and a Planner.</p>
Update from the Board	Larry Parsons gave the update from the Board.	
Last call to public	Cindy Dickerson cleaned out the back room and found three soil maps of Livingston County.	
General Discussion	Dennis Sommer reported on a recent Brown Bag lunch. Jim McGuire presented on the median age of county residents. 70% of people age 65 stay where they currently are located.	
Adjournment	George Pushies made a motion to adjourn at 8:20pm. Second by Dennis Sommer. Motion passed.	

Conway Township Planning Commission Meeting Agenda

June 13th, 2016

Next meeting July, 11th, 2016 at 7:00 pm

- 1) Call to order and pledge of allegiance.
- 2) Roll Call and sign in
- 3) Minutes of the May, 9th regular meeting and May 17th joint meeting.
- 4) Communications
- 5) Call to public
- 6) Old Business
 - a. Snyder Drain update (June 2nd meeting)
 - b. Medical Marijuana ordinance
 - c. New Planner update
 - d. Fiber Optic update
- 7) New Business
 - a. Zoning Administrator report
 - b. Emergency Preparedness
 - c. Strategic Plan to go with our Master Plan
 - d.
 - e.
 - f.
- 8) Update from the Board
- 9) Last call to public
- 10) General discussion
- 11) Adjournment

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
May 17th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report

Submitted by Dennis Bowdoin chair

Conway Township Planning Commission Meeting Minutes

May 9, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, Cindy Dickerson, Gary Klein. • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck and Dennis Sommer. Todd Thomas, Zoning Administrator absent. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is June 13, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Dennis Sommer moved to accept the April 11 regular meeting minutes. Second by Larry Parsons. All in favor. Motion passed.</p>	
Communications	<p>Dennis Bowdoin shared the following upcoming meetings:</p> <ul style="list-style-type: none"> • May 24 meeting at noon, "Planning for our growing senior population", Brown Bag lunch, Howell City Hall. • Act 77 states that counties can loan money to townships for roads. • PA 78 – the Nonprofit Housing Exemption law will allow a local accessor to grant housing exemptions for seniors or disabled individuals. • The MTA Robinson Scholarship deadline is May 31st. • The Michigan Planner packet for all Commissioners arrived via mail today. 	
Call to the Public	<p>The Townships' internet assessment expert is still researching data and will present to a joint meeting in the near future.</p>	
Old Business	<p>Dennis Bowdoin shared:</p> <ul style="list-style-type: none"> • The Snyder drain special meeting will be at the Township Hall on June 2nd at 6:30pm. • The affected residents of the Conway 4 drain have been contacted by Ken Recker and it looks like that drain may be able to be completed. Maintenance may take care of a majority of the issues which was discovered during a helicopter ride over this drain area. A better idea of a clean-up is now known. 	

Conway Township Planning Commission Meeting Minutes

May 9, 2016

Agenda	Items Discussed	Actions to be Taken
New Business	<ul style="list-style-type: none"> • Todd Thomas, Zoning Administrator was not present. • Bob Carusi reported that the Emergency Preparedness meeting is the third Wednesday of the month. • Dennis Bowdoin brought up that the Township Board proposed hiring a new planning consultant for the Township. This individual would be hired on an as-needed basis. John Enos also works with Handy Township in this capacity. George Pushies made a motion to vacate McKenna and Associates as our master planner. Second by Dennis Sommer. All in favor. Motion passed. Discussion ensued to get multiple bids on the price quoted by John Enos to be the Townships' planner consultant. George Pushies made a motion to recommend to the Board to review two other planners' price quote to assure competitive biddings in review of the Master Plan. Carlisel Wortman Associates, Inc. is the company John Enos works for. Larry Parsons second. All in favor. One opposed. Motion passed. • Discussion ensued of a new Site Plan application developed by Todd Thomas. George Pushies made a motion to recommend the Board go ahead with the new Site Plan application. Second Dennis Sommer. All in favor. Motion passed. • Discussion undertaken of developing a Medical Marijuana Ordinance. We are not required to have one. There is no hurry. Use, distribution and production are the three areas to consider. This Ordinance must get in the Master Plan when it is revised next year. This would be a good item for the Planning Consultant to work on. • Discussion ensued of a Conditional Rezoning Ordinance. This would involve things like: throwing an extra split into a subdivision or allowing small neighborhood communities to develop. 	
Update from the Board	Larry Parsons gave an update from the Conway Township Board. Saturday is Conway Township clean-up day.	
Last call to public	Cindy Dickerson has a desk and two filing cabinets free to whomever will take them.	
General Discussion	<p>Dennis Bowdoin brought up adding the internet/technology plan to the new Master Plan next year. Previously a resident roundtable Master Plan discussion via a public hearing was held, "Asking what would you like to see for this township? What should the Planning Commission be working on?" Dennis proposed having two roundtables in October and November. In January the Planning Commission will begin working on the revised Master Plan.</p> <p>Larry Parsons brought up the housing demographics change predicted when baby boomers retire leaving some 7 million homes unsold on the market.</p>	
Adjournment	George Pushies made a motion to adjourn at 7:58pm. Second by Dennis Sommer. Motion passed.	

Conway Township Planning Commission Meeting Minutes

April 11, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> Public: Herm and Shirley Yost, Cindy Dickerson, Torn St. Charles, and one other resident. Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck and Dennis Sommer. Zoning Administrator Todd Thomas present. Ken Recker of the Livingston County Drain Commission present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is May 9, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Larry Parsons moved to accept the March 14 regular meeting minutes and the March 15 joint meeting minutes, and March 21 training meeting minutes. Second by Mike Stock. All in favor. Motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin shared the following upcoming meetings:</p> <ul style="list-style-type: none"> April 13 meeting on sign regulations at Osceola Township Hall April 26 Adaptive Reuse meeting May 21 meeting on solid waste at 418 S. Highlander Way. ZBA training at the Conway Township Hall on April 21 at 6:30pm with Gary Klein, Eric West, Mike Stock, and attorney Abby Cooper. 	
Land Divisions	<p>Going forward land divisions will be handled by the Zoning Administrator thereby eliminating the need to keep land divisions on this agenda.</p>	
Old Business	<p>Drain update by Ken Recker:</p> <ul style="list-style-type: none"> The Sharp drain is located on Robb and Chase Lake Roads. A map was provided, <i>Sharp Drain & Drainage District</i>. The red dot line is the current drain location, the bright blue line is the area it's draining into Robb and Chase Lake Roads. The objective is to run a suitable drain behind the homes so their sump pumps are not running constantly. This would be a closed drain. Next step is to invite residents affected to a special meeting to discuss the situation. We need the effect on the Township budget which is typically 25% of the cost. The assessment is typically financed over 10-12 years. Easements are needed and work could be performed within one season. 	

Conway Township Planning Commission Meeting Minutes

April 11, 2016

Agenda	Items Discussed	Actions to be Taken
	<ul style="list-style-type: none"> • May would be the proposed date of the special meeting. Ken will contact the affected residents by mail. Dennis Bowdoin will contact the Planning Commission and Cindy Dickerson will contact the Township Board once the date is determined. 	
New Business	<p>Zoning Administrator report by Todd Thomas:</p> <ul style="list-style-type: none"> • Five land use permits were issued for March • Eliminate two special use permits in question from the last meeting <p>Dennis Sommer report on meetings attended:</p> <ul style="list-style-type: none"> • The Livingston County Master Plan meeting discussed Smart Growth which helps shape policies such as protecting open space for a healthier environment. Parts of the population now seek self-contained living environments, driving is minimal, they work on the internet. It generates ten times more tax revenue. Boomers and Millennials' will be 80% of the next generation. • The MTA meeting on March 23 was at the Howell Chamber of Commerce which discussed programs available for lending to lower income people. Conway Township's current population is 35,046 with medium incomes at \$68,000. 	
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	
Last call to public	<p>Herm Yost commented on the talk today about the Chase Lake Road drain project proposal. It would have been nice to notify those people that would be affected that this was a topic for discussion at the Planning Commission today. There is a new Director, Theresa Cremonte, for Emergency Preparedness.</p> <p>A question over restoning over limestone roads was brought up by a resident. It was explained that this was required to keep the road in shape every few years.</p>	
General Discussion		
Adjournment	George Pushies made a motion to adjourn at 8:17pm. Second by Dennis Sommer. Motion passed.	

Conway Township Planning Commission Meeting Minutes

March 14, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Cindy Dickerson • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck and Dennis Sommer. Todd Thomas present. Ken Recker of the Livingston County Drain Commission present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is April 11, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Larry Parsons moved to accept the Feb. 8 regular meeting minutes and the Feb. 16 joint meeting minutes. Second by Mike Stock. All in favor. Motion passed.</p>	
Call to the Public	<p>Cindy Dickerson brought up that session two of the Master Plan on <i>Smart Growth</i> slides will be kept on the website. Webinars on other topics are also available. They are typically \$35.</p>	
Communications	<p>Dennis Bowdoin:</p> <ul style="list-style-type: none"> • Introduced Chuck Skwirck to the Planning Commission. • Mentioned the March 22 session two of the Master Plan on <i>Smart Growth</i>. Participants need to RSVP to Kathleen Kline-Hudson. <p>Larry Parsons brought up a newsletter he received on <i>Drain Code Basics</i> in the February issue from an attorney. Copies are requested.</p>	<p>Larry to send copies of the Drain Code Basics to all.</p>

Conway Township Planning Commission Meeting Minutes

March 14, 2016

Agenda	Items Discussed	Actions to be Taken
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Old Business	<p>Ken Recker gave Planning Commissioners one colored copy of drainage expenditures per acre in Conway Township from 1995-2015. He recommends looking at a tile drain at Chase Lake Rd. and Robb Rd. known as the Sharp drain, (8-10 inch farm tile), and Conway 11. This would involve an engineer working around 8-10 houses on the Sharp drain to lay out the houses, layout the survey and current drain location, and make estimates as to level of service. This drain was designed to serve one home and 100 acres of tilled crop land. The estimate to fix this drain was \$116K back in 2009. Kreeger's expressed interest in fixing the Conway 11 drain at Horn Rd.</p> <p>Ken recommended inviting area residents into a meeting to describe the intent to fix these drains and gather their feedback to garner support for a petition. Typically the cost is distributed: 35% county, 25% township, 40% landowner.</p> <p>Dennis Bowdoin suggested we have another line item on our split committee to make everyone aware of the drain situation at that time. He also suggested that Ken come back with a detailed profile of the Snyder - Sherwood drain (this is already out to bid), the Sharp drain and Conway 11 and 22 drains complete with a cost analysis. Then if the Board wanted to hold a public hearing, we would be ready. George Pushies recommended that this should coordinate with road improvements in the future.</p> <p>The Allen and Stow Rd. drain for Ken Donal could be worked on this summer.</p> <p>Dennis Bowdoin brought up the issue of tiny homes noting that in the U.S. people adopting them as second homes on a primary home property are having the problem of moving them. They are not built to code. They have an issue getting rid of them as they are already falling apart and are only five years old. Todd Thomas offered that we could do a: plan unit development, open space ordinance, or create a zoning district for that type of use. There was a session on tiny homes at the recent MTA conference.</p> <p>Dennis mentioned that the Special Use Permits per Abby Cooper for the Raymond Bird permit was for Raymond not his heirs. Todd to send letters for Keith Roberts on Owosso Rd. for a machine shop permit and P & D antenna on Sherwood Rd. permit to see if they are still active.</p>	<p>Larry to bring up the Ray Bird issue at the Board meeting.</p>
Zoning Administrator Report	<ul style="list-style-type: none"> • Todd Thomas issued zero Land Use Permits. • There are some site plan review applications. • The Zoning Board of Appeals application needs to be updated. • During a land split it was discovered that the road easement application needs to be updated. • There was a request for a front yard accessory building. He suggested to take a look at the "impossibility" term in the ordinance 6.06d3. A suggestion was made to eliminate the term. 	<p>Todd to send letters regarding Special use permits.</p>

Conway Township Planning Commission Meeting Minutes

March 14, 2016

Agenda	Items Discussed	Actions to be Taken
New Business	<ul style="list-style-type: none"> • The Emergency Preparedness report was not given as Bob Carusi was absent. • There is a mandatory meeting next Monday, March 21 at 6pm at Conway Hall for Planning Commission training. 	
Update from the Board	Larry Parsons gave an update report from the Township Board.	
Call to Public	-0-	
General Discussion	<p>Chuck Skwirck brought up that he received a call from Jennifer Embridge from <i>the Press</i> regarding his internet service.</p> <p>Dennis Sommer attended the last Emergency Preparedness Committee. Cindy Dickerson offered that the generator is still in need of repair.</p>	
Adjournment	George Pushies made a motion to adjourn at 8:50pm. Second by Dennis Bowdoin. Motion passed.	

Conway Township Planning Commission Special Training

Meeting Minutes

March 21, 2016

Agenda

Items Discussed

Actions to be Taken

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> Conway Township Board present: Cindy Dickerson. Planning Commissioners present: Dennis Bowdoin, Londa Horton, Mike Stock, Larry Parsons, Chuck Skwirck and Dennis Sommer. Todd Thomas and Gary Klein present. George Pushies absent. 	
John Enos training – Conway Township Roles and Responsibilities	<p>John Enos presented a two hour training session from 6-8pm at the Conway Township Hall on Conway Township Roles and Responsibilities.</p> <ul style="list-style-type: none"> Slide handouts were provided. He recommended that the Planning Commission take a look at the Master Plan yearly and plan for things such as; rural preservation, parkland, roads, any capital improvements. In addition, future land use should be mapped out such as where trailer parks will be located. Mixed uses include things such as having a senior assistive living home next to a residential home. For Special Land Use Permits area residents will be notified if a neighbor applied for the permit, e.g. a dog kennel. Text amendments for changes to the Zoning Ordinance process includes: <ol style="list-style-type: none"> 1. Planning Commission makes the recommendation 2. The recommendation goes to the Livingston County Planning Commission 3. Then it goes to the Township Board for approval Variances have to be allowed if the resident experiences “a practical difficulty.” General Zoning Principles – the Planning Commission cannot be exclusionary. Things to consider adding to the Planning Commission agenda: <ol style="list-style-type: none"> 1. Asking the public if there is anything not on the agenda they would like to hear. 2. If many citizens are in attendance, announce that public comments will be limited to 3 minutes per speaker. “Try not to be redundant.” 3. The condition upon which the motion passed or why the Planning Commission approved the motion, e.g. it’s in accordance with our zoning. A roll call vote must be taken if it involves salary, policy, or ordinance amendments. Consider having site plans signed by the Chair. <p>Dennis Bowdoin expressed that ZBA rulings should come back to the Planning Commission so the outcome is discussed, trends recognized and action taken if need be on changing the current ordinance.</p>	<p>Cindy Dickerson to make copies of Regional Planning Act 281 of 1994, Planning Enabling Act – Public Act 33 of 2008 and Zoning Enabling Act – Public Act 110 of 2006 for all Planning Commissioners</p>

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
March 15th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies, Chuck Skwirck

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
- 3.

Submitted by Dennis Bowdoin chair

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
Feb. 16th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
3. Chuck Skwirsk owner of the Olden Days Restaurant up town was appointed to serve out the rest of Brian's term

Submitted by Dennis Bowdoin chair

(His name is Charles Skwirsk his current email is crskwirsk@gmail.com but he might to getting a new one.)

Conway Township Planning Commission Meeting Minutes

February 8, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, John Enos, Cindy Dickerson • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, and Dennis Sommer. Todd Thomas present. Brian Williams absent. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is March 14, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Dennis Sommer made a motion to accept the minutes of the Jan. 11 regular meeting and January 12 and 19, 2016 joint meeting. Second by Larry Parsons. All in favor. Motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin brought up:</p> <ul style="list-style-type: none"> • PA 269 that prohibits governments from most forms of communication about ballot proposals within 60 days of an election is being contested. • The Master Plan Education Series is Feb. 23 from 7-8:30pm at 1911 Tooley Rd., Howell. RSVP. • Communication received by Dennis Bowdoin from the Sheriff Department reveals that in Conway Township in 2015 there were 451 calls answered including December calls for: an alarm, animal, fire department assist, deer/car accidents, cardiac arrest, citizen assist, lock out, malicious destruction of property, suspicious persons, welfare checks, etc. 	<p>Dennis Bowdoin to send out flyer reminder on Master Plan Ed Series.</p>
Old Business	<ul style="list-style-type: none"> • Drains – a hardcopy from Ken Recker shows drains that need to be worked on. Next month Ken will give us a list the drains and their last maintenance. Dennis Bowdoin offered to fly Ken over the drains to see them from a different perspective. • Special Use Permits: review dates were not put on the calendar last year. Close the following: Martin Wise, Roy Miles, Alden & Patricia Killinger, Edward Thomas. Send letter to the Raymond Bird residence regarding Special Use Permits, P & D Antenna Service, Edward Thomas, Keith Roberts, Denise & Dave James. Karen Hughes still has a beauty salon, but no longer a rehab business. This needs to be investigated. 	

Conway Township Planning Commission Meeting Minutes

February 8, 2016

Agenda

Items Discussed

Actions to be Taken

Agenda	Items Discussed	Actions to be Taken
Zoning Administrator Report	<ul style="list-style-type: none"> Todd Thomas issued zero Land Use Permits. Todd included Zoning Ordinances 13.03a up to 13.04 in the Site Plan Review Application. 	
New Business	<ul style="list-style-type: none"> Emergency Preparedness next meeting is Wednesday, February 17 at 7pm. Annual review of contacts to take place. An evening training meeting will take place between the Commission and Board to go over duties and responsibilities of the Planning Commissioners. John Enos will conduct the training. Cindy Dickerson will confirm the details. Brian Williams will no longer be able to participate as part of the Planning Commission due to his job. Mike Rife has to make the appointment and the Board will have to approve. Those interested should send something to Cindy Dickerson expressing their interest and come to next meeting. Need three more ZBA members, one to replace Ty and two alternates. 	<p>Cindy Dickerson to confirm training logistics for Planning Commissioners.</p> <p>Londa to contact Jim VanWynen and Dennis Bowdin contacted John Enos regarding open Planning Commission position.</p>
Update from the Board	Larry Parsons gave an update report from the Township Board.	
Call to Public	<ul style="list-style-type: none"> Herm Yost recommended publicizing the need for a new Planning Commissioner in the <i>News and Views</i>. Dennis Bowdoin to send out next months' agenda early due to his training schedule. Corner of 5495 Herrington and Mohrle Roads and 5298 Herrington Road have junk cars and a junk bus sitting by the road. 	Todd Thomas to take action.
General Discussion	<ul style="list-style-type: none"> Dennis Sommer mentioned Rover pipeline update. Maps available at the library. 	
Adjournment	George Pushies made a motion to adjourn at 7:55pm. Second by Dennis Bowdoin. Motion passed.	

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
Jan. 19th, 2016**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies

1. Dennis Bowdoin gave the Planning Commission Report
2. Mike Stock gave the Recreation Report
3. The Board of Trustee's voted to accept the Annual Report from the Planning Commission
4. George Spoke to the Board in favor of a Feasibility Study on Fiber Optic.
5. The Board voted to spend up to 40 hours at \$150.00 per hour to have a Feasibility Study done by Chuck Madden from Lapeer.

Submitted by Dennis Bowdoin chair

**Conway Township Joint Planning Commission & Board of Trustee's Meeting
Dec. 12th, 2015**

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, George Pushies

1. A Presentation was made by Mr. Chuck Madden about how Conway Township might be able to Add High Speed Internet by way of Fiber Optic Cable. He explained that there is a Fiber Optic line as far as the High School to the south and in Morrice to the north. He explained that the way Lapeer Intermediate School district did it, was on a 10 year Municipal Bond they installed their own cable and they own it. They paid the Bond off in 7 years. There are several steps that must be taken. Permission from DTE (there is a cost per pole (apx. \$4.72 cents per pole per year) to install on their poles, and permission to attach to an existing line, plus permits. There are old laws in place already dating back to when the U.S. become wired for electricity. Once the Line is run there are educational grants as well as grants under the Rural Farm act. He advised that we should try to partner with the neighboring townships on all 4 sides of us as well as Iosco township. Definitely include the County and the School. Mr. Madden advised that once the trunk line is installed then suppliers will come out of the wood work to make internet available for sale to residents and business.

A resident asked how we get started and Mr. Madden advised to start with a Feasibility Study. When we hire someone to do that study, his recommendation is to do it by the hour and recommends no more than 50 hours per township to start.

2.

3.

Submitted by Dennis Bowdoin chair

Conway Township Planning Commission Meeting Minutes

January 11, 2016

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, Dana Sherwood, Mike Rife, Ken Recker. • Board Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, and Dennis Sommer. Zoning Administrator Todd Thomas present. Brian Williams absent. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance.</p> <p>The next meeting is February 8, 2016 at 7:00pm.</p>	
Minutes from last meeting	<p>Larry Parsons made a motion to accept the minutes of the Dec. 14 regular meeting and the Dec. 15, 2015 joint meeting. Second by Mike Stock. All in favor. Motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin brought up:</p> <ul style="list-style-type: none"> • <i>Planning Connection</i> – Glenn Papp will do a basic training on Master Plans on Feb. 23 at 7pm. Conway Township will have to look forward to 2017 for the next update in their Master Plan. • PA 269 states that no one can talk about a ballot issue 60 days prior to the vote. This applies to the Board or the Commission. <p>Dennis Sommer brought up the Annual Pipeline Safety dinner is Feb. 16 at the Ramada Inn at 6:30pm. In addition, on the <i>Township Insights</i>, there is no longer a need to notify the township when cutting down a fence.</p> <p>There was a motion by George Pushies and a second by Larry Parsons to leave the present officers in their current positions for the Planning Commission. All in favor. Motion passed. Discussion regarding having a Secretary Assistant and it was felt it was not needed at this time.</p> <p>A motion to approve the meeting dates and times for the Planning Commission for the second Monday of every month at 7pm by Larry Parsons and second by George Pushies. All in favor. Motion passed.</p>	
Old Business	<p>There was a request for follow-up with applications and Special Use Permits. Dennis Bowdoin asked Todd Thomas to review how others do this. Todd will meet with Attorney Abby Cooper as well.</p> <p>6232 N. Fowlerville Road follow-up – Todd reported that the individual applied for a Home Occupation Waiver and met the criteria. The accessory building was compliant. He will get with Abby Cooper to see what the correct approval process is.</p>	

Conway Township Planning Commission Meeting Minutes

January 11, 2016

Agenda	Items Discussed	Actions to be Taken
Zoning Administrator Report	<ul style="list-style-type: none"> Todd Thomas is holding office hours Wednesday's from 12:30-3:30pm. Todd Thomas issued four Land Use Permits. 	
New Business	<ul style="list-style-type: none"> The Emergency Preparedness next meeting is the third Wednesday in February at 7pm. Ken Recker from the County Drain Commission discussed setting up a 5 and 10 year plan on drains. The Snyder-Sherwood drain will be bid out in the future. They plan to replace about ½ mile of the drain and increase the size of the 18" to 24" drain field. Also, he is trying to get an easement valued on the Allen and Stow Roads drain. Conway Township is a 100% exporter in terms of water through our drains. We have more residents now. We've been aggressive on debris management on the Red Cedar. The water depth must be maintained. Drains in Conway are over 100 years old. Land use for farmers deals with trying to manage subservice water and when planting homes they try to manage the service water. The maintenance cost is \$5000 per mile that is the maximum he can spend without a Board resolution. The repair or replacement of drains was discussed. The old clay pipes are replaced with plastic tube drains. Having a fund for improvements would help. Dennis offered to take Ken in his helicopter to get a birds eye view of the township drains that have collapsed. In the case of obstruction of a drain, the land owner is notified and Ken's office tries to work it out. The Civilian Conservation Corps funds were used in this township during WWII to dig some drains. Ken will return in a couple of months for further discussion. George Pushies made a motion to approve the Annual Report, second by Larry Parsons. All in favor. Motion passed. The Annual Report will now go to the Township Board for approval. There is an internet meeting tomorrow night at 7pm. at the Township Hall. Anyone have any news to include in the annual Township newsletter? Write the item and give to the Clerk. 	<p>Dennis Bowdoin to invite Ken Recker to return to the Commission in April.</p> <p>Dennis Bowdoin to take Annual Planning Commission Report to the Board for approval.</p>
Update from the Board	Larry Parsons gave an update report from the Township Board.	
Call to Public	<p>Bob Carusi asked, "Do we need guidelines or to identify which drains to work on in the 5 or 10 year plan?"</p> <p>Corner of 5495 Herrington and Mohrle Roads and 5298 Herrington Road</p>	

Conway Township Planning Commission Meeting Minutes

January 11, 2016

Agenda	Items Discussed	Actions to be Taken
	have junk cars and a junk bus sitting by the road.	Todd Thomas to take action.
General Discussion	The next meeting we will go over the list of Special Use Permits as well as clarify the Home Occupation Use Permit and a Special Use Permits as requested by Todd Thomas.	
Adjournment	George Pushies made a motion to adjourn at 8:35pm. Second by Dennis Bowdoin. Motion passed.	