

Conway Township Planning Commission Meeting Minutes

August 9, 2021

Conway Township Hall – 8015 N. Fowlerville Rd., Fowlerville, MI

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: One attendee • Township Board Members: Anthony St. Charles present • Planning Commission Members present: Londa Horton, Kelly Ralko, Meghan Swain-Kuch, Chuck Skwirsk, Keith Wasilenski, Dave Whitt and George Pushies (ex officio member) • Planning Commission Members absent: -0- • Zoning Administrator: Todd Thomas, present • Livingston County Planning Commissioner: Dennis Bowdoin, present • Township Attorney: Abby Cooper, present • Township Planner: Chris Atkin, not in attendance 	
Call to Order and Pledge to Flag	<p>Secretary Londa Horton called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. She called roll call. All present.</p> <p>The next meeting is September 13, 2021, at 7pm.</p>	
Welcome new member	<p>Kelly Ralko introduced herself to the PC.</p>	
Transfer Meeting Leader to Chuck Skwirsk	<p>Vice Chair, Chuck Skwirsk will now lead the meeting.</p>	
Minutes from last meeting	<p>Keith Wasilenski moved to approve the August 9, 2021, meeting agenda with the addition of discussion of the medical marijuana operation under new business including voting on the Special Use and Site Plan permits. Second by Kelly Ralko. All in the favor. Motion passed.</p> <p>Keith Wasilenski made a motion to accept the July 12, 2021, meeting minutes. Second by Dave Whitt. All in favor. Motion passed.</p>	
Communications	<ul style="list-style-type: none"> • At M13 and Flushing Rd. is a huge solar farm. It's operated by Ranger Power and on property that was part of VanGorder's' farm. 	
Call to the Public	<p>-0-</p>	

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Public Hearing	<p>Medical Marijuana Caregiver Operation opened public hearing at 7:08pm.</p> <ul style="list-style-type: none"> • Tracy Hutchinson prepared the plan for the operation at 9112 Robb Road in the Agriculture Residential (AR) district. A breezeway has been constructed from the garage to the barn. It has a security plan. Interior grow lights will be shielded from the outside There will be no customer pickup at the site. • “What would be public record and what is confidential?” asked Londa Horton. • Closed the public hearing at 7:11pm. 	
Old Business	<p>Review Abby Cooper’s list for pending zoning revisions</p> <ul style="list-style-type: none"> • Amendments have been passed by the Conway Township Board and LCPC and effective within 30 days. • Review Abby’s list for pending zoning revisions. A public hearing is scheduled for September. <ul style="list-style-type: none"> ○ Accessory Dwelling Units – Chris Atkin to keep working on and come to the next meeting. The steps for approval include; Public Hearing, goes to LCPC, then to Conway Board. • No outstanding issues with the medical marijuana operation from ZA or attorney. • Luke Bryant site plan application <ul style="list-style-type: none"> ○ Information is coming in steadily. They had a meeting with the applicant last week with Abby Cooper. They discussed timing and who’s happy regarding officials, like the Health Department and the Building Department like electrical issues. ○ It was decided to issue a Conditional Land Use Permit with enumerated items still outstanding. Abby to sit down with Todd Thomas the ZA and the township Supervisor regarding the conditions this week. ○ They submitted a more detailed site plan. Discussions continue on pickup waste after the event a certain distance along the road. ○ Security bond discussion is on-going. ○ An onsite visit will be on August 19, 2021. ○ There will be alcohol. Beer vendors will be present. The Health Department will be in charge of this as well as food vendors. 	<p>Chris Atkins to keep working on ADU and come to next meeting – add a section for attached ADUs and research need for dual address requirement.</p>

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	<ul style="list-style-type: none"> ○ An insurance certificate sample was provided. They will have a binder to us within the next week or two. Indemnification – hold harmless – still in discussion. George Pushies reiterated the need for these documents before we approve. ○ Parking will be on the property. Forty Livingston County deputies are assigned to this event. Meghan Swain-Kuch asked about who calls the event in case of inclement weather, the emergency manager? Rescheduling of the event language is not in the application. ○ There are no plans for camping according to Kubiaks. Richland township did not allow it according to Meghan Swain-Kuch’s research. See attached. 	
New Business	<ul style="list-style-type: none"> ● Preparation for developing the new Master Plan renewal for 2022. Last one was completed in 2017. Meghan Swain-Kuch asked if we should get updates from the state on if any specific changes need to be added to the review, similar to high density housing designations from prior years. ● Discussion of medical marijuana operation <ul style="list-style-type: none"> ● Traffic patterns - all deliveries will be done by the caregiver. Jan Hrant is the caregiver. Ventilation is can filters with no exits from the building. Waste goes in a dumpster for waste management. It’s a fully sealed building. ● Londa Horton asked where they generate their clients. Answer provided: from doctor referrals and dispensaries. Londa asked specifically about clientele in Livingston County. Abby Cooper commented that currently there are no dispensaries in Livingston County, however she believes one is on the agenda for approval in Brighton. ● Vote on: special use permit which is subject to annual review for ZO Section 13.05 required standards. The Planning Commission reviewed each proposal determining that the use envisioned: <ul style="list-style-type: none"> ● Will be harmonious with, and in accordance with, the general objectives of the Conway Township Comprehensive Plan, also known as the Master Plan, and will be consistence with the intent and purpose of this ordinance; ● Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area; ● Will not be hazardous or disturbing to existing or future 	

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<p>Zoning Administrator Report</p>	<p>neighboring uses or detrimental to the economic welfare of the community;</p> <ul style="list-style-type: none"> • Will be compatible with the natural environment and existing and future land uses in the vicinity; • Will be served adequately by essential public facilities and services, such as streets, police and fire protection, drainage structures, refuse disposal, or that persons or agencies responsible for the establishment of the proposed use(s) shall be able to provide them and that such proposed use(s) will not create excessive additional requirements at public cost for public facilities and services; • Will not involve uses, activities, processes, materials, equipment, or conditions of operation which will be detrimental to any persons, property or the general welfare by reason of excessive smoke, noise, fumes, glare, vibration, odor, or handling or storage of hazardous materials and supplies. • Special Use Application – ZO section 13.05. The Planning Commission did not receive a Building Permit for plumbing or electrical permits from the County Building Department. This is a condition for approval for the Special Use Permit. <ul style="list-style-type: none"> • Chuck Skwirsk made a motion to accept the Special Use Application with the one condition above from the Building Department for SU-01-021 for 9121 N. Robb Rd., Fowlerville, MI. Kelly Ralko inquired on septic and Department of Health may ask for modifications. Dave Whitt second. All in favor. Motion passed. • Site Plan Application SPR 01-021 for 9112 N. Robb, Fowlerville, MI. <ul style="list-style-type: none"> • ZA and attorney believes everything is in order. The latest revision is July 28, 2021. The 4 pages include; <ol style="list-style-type: none"> 1. G-001, Title Sheet 2. C-101, Site Plan 3. Ex-100, Security Plan 4. EX101, Parcel Boundary Sheet • Chuck Skwirsk moved to approved Site Plan Application. Londa Horton second. All in favor. Motion passed. 	
<p>Zoning Administrator Report</p>	<p>Todd Thomas granted two Use Permits for July 2021. He also reviewed a boundary line adjustment.</p>	

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Update from the Board	George Pushies gave an update from the Township Board.	
New Chair	Motion for a new PC Chair. Chuck Skwirsk asked if Keith Wasilenski would take the Chair position. Chuck Skwirsk made a motion for Keith Wasilenski to be the new PC Chair. Second, Meghan Swain-Kuch. All in favor. Motion passed. This is effective immediately to serve out the rest of Mike Stocks' term.	
Call to Public	Resident commented about the increase in truck traffic in front of his house for deliveries going to the Party Store. Let County Road Commission know about this. Todd Thomas will send Jan Hrant approvals packet. They still need to apply for a Land Use Permit.	
General Discussion	-0-	
Adjournment	Chuck Skwirsk made a motion to adjourn. Second Dave Whitt. All in favor. Motion passed. Adjourned at 8:12 pm.	

I was tasked with contacting **Richland Village (Township)** regarding the Luke Bryan concert in 2019. I spoke with Bear Priest (clerk/zoning). He was very friendly and helpful with his information. He said that Freeman Enterprises (Dennis) was very accommodating.

Meghan Swain-Kuch's notes

What ordinances do we have regarding mass gatherings?

Freeman Enterprises is cooperative and pay for everything.

Driveway permits may be needed.

Authorities: township, county, sheriff (mounted police division), fire department, county emergency management. Sheriff and MSP assisted in directing traffic. Freeman Enterprises provided radios.

Had an irrevocable temporary bond letter of credit of \$10K (it's required in the ordinance). All \$10K was paid back. Pass it quick if we do not have it.

There were too many chiefs. Their first show had to be canceled at the last minute due to severe weather. It was decided that emergency management made the decision.

Traffic was worse than imagined, there were only two ways, traffic back up was up to 8.5 miles. He recommended one way in and one way out.

They required an appropriate amount of porta-johns, handwashing stations, and temp lights. There were generators (up to 150) to run the lights. Men's and women's porta-johns were separated. There were 4-sided (open) urinals...I do not recommend as children (yes, children) may be present.

Two ATVs were purchased and given to fire department.

Borrowed equipment to manage traffic from neighboring counties like signs.

They had AT&T for cell network for first responders.

Red Cross fed staff/volunteers.

Food trucks were required to have fire and health department inspections.

There was a temporary hospital, two ambulances, and helicopter on site.

Issued a temporary "no parking" order on the roads (food trucks may will try to park there).

Stayed in contact with local media, everyone had everyone's cell number (media and key people). (Came in handy when they had to cancel at the last minute.) There were press releases, updates, information, etc.

There was no pre-camping (against the law – need a permit).

There were lots of buses for crew, there was a tent for the crew, brought their own showers/bathrooms.

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Meghan Swain-Kuch's notes

There was an electrical inspector to ensure all equipment was grounded according to Michigan Building Code.

They provided a full site plan but when the township required changes, they made them. They did end up requiring extra parking.

Temp workers got stuck in traffic and did not have their "passes". He recommended wrist bands in a certain color, different from the 21+.

He said that 20K people attended, but 10K will be from the local community. There is an obligation to ensure people are safe.