



**Conway Township Planning Commission Meeting Minutes**  
 Monday, August 14<sup>th</sup>, 2023 | 7:00pm EST  
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
<b>Attendees</b>	PC Members Present: Jeff Klein, Dave Whitt, George Pushies - Ex-Officio, Shawn Morrison, Lucas Curd, and Kayla Poissant  Absent: Meghan Swain-Kuch  Zoning Administrator: Gary Klein  Livingston County Planning Commissioner: Dennis Bowdoin  Township Attorney: Abby Cooper, JD  Absent: Michael D. Homier	None
<b>Call to Order/Pledge</b>	PC Vice Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
<b>Approval of Agenda</b>	Motion to accept the meeting agenda as amended for August 14 <sup>th</sup> , 2023. Motion by D. Whitt. Support G. Pushies. Motion Approved.	Motion Approved
<b>Approval of July 2023 PC Minutes</b>	Motion to accept meeting minutes from July 10 <sup>th</sup> , 2023. Motion by S. Morrison. Support by G. Pushies. Motion Approved.	Motion Approved
<b>Call to the Public</b>	Steve Smith- Robb Rd.- He stated that it wasn't clear on the agenda if the PC was going to address the LCPC meeting notes on the Solar Ordinance, and that several members of the public attended. He said that there was a lot of discussion at the LCPC meeting that was not included in their notes. He encouraged an open discussion tonight so that members of the public that attended that meeting to speak on the issues discussed but not included in the notes. He proceeded to give an example of how the minutes of that meeting reflect something different than what he had spoke about. He is concerned about the wording of the inverters and that it may be interpreted differently. He would also like to see studies and experts hired by the township and not the	None

developer. He also stated that he is concerned on the enforcement of the rules. He stated that has some information about wind projects which he would address in the 2<sup>nd</sup> Call to the Public.

Mike Brown- Sober Rd- He wanted to discuss about why the agenda was not out at the start of the meeting, and why the PC Packet was not posted on the website. L. Curd responded that the packet was sent out to the members of the PC on August 10<sup>th</sup>. Mr. Brown asked about whether the members had enough time to review the packet in time for the meetings.

Steve Weiss- Sober Rd- He was wondering about the agenda, and if the PC was going to discuss the LCPC meeting and information sent to the PC. He wanted to know when the Solar Ordinance was going to be discussed as it wasn't on the agenda. He stated that the Solar Ordinance is a big issue that has been worked on and it needs to be addressed.

Kennedy Parker- Hayner Rd- She stated that she thought that since the LCPC sent their review back that the PC would address their review. L. Curd stated that Solar Ordinance is going to be reviewed and it was under line-item D. Mrs. Parker stated that there was not line-item D, and that there is a communication error between the parties. G. Pushies stated that there were two emails on the same day and that the Solar Ordinance was placed on the second email. Mrs. Parker stated that the PC should know who puts the information out. L. Curd stated that M. Swain-Kuch puts out the information, but he doesn't know who puts the information on the website. Mrs. Parker stated that it is disappointing that the Solar Ordinance wasn't on the agenda.

Sarah Porter- Sober Rd- She stated that the absence of the PC at the LCPC was noticed, and that there was discussion that took place at the LCPC that wasn't not conveyed or mentioned in the review sent to the Conway PC. G. Pushies asked if she was inferencing that there was information not included in the review, and she responded that she wasn't inferencing but verifying that there was missing information. She then mentioned a concern that Mr. Bowdoin brought up in the LCPC meeting, that was never mentioned in the review. She stated she took notes which could verify the missing discussions. She stated that she has emailed numerous

	<p>times and asked about how everyone can work smarter and not harder, and if a sit-down meeting can occur to discuss some important information not included in the original draft. She also stated that she doesn't want to just hear that we have an airport which excludes the wind projects, and that the airport could shut down any day which then would allow them in the township.</p>	
<p><b>Communications</b></p>	<p>a. Zoning Administrator Report: G. Klein stated that there was one reroofing permit, and one land-use permit for a house addition.</p> <p>b. Livingston County Planning Commission Report: D. Bowdoin stated that the LCPC was going to be reviewing Cohoctah's and Genoa's Solar Ordinance at their next meeting, and that there was a Brown Bag Lunch coming up.</p>	<p>None</p> <p>None</p>
<p><b>Old Business</b></p>	<p><b>a. Shipping Containers [Accessory/Principal Use]-</b></p> <p>L. Curd stated that a new draft was provided in the packet, and asked for any discussion. D. Whitt stated that he believed it was well written. G. Pushies stated that he had an issue with number 5 referring to electrical not being allowed. He stated that he disagrees with that portion, and doesn't know how would the township enforce it. D. Whitt mentioned that solar lighting and other lighting types could be used instead of hard-wiring electrical in.</p> <p><b>Motion to remove number 5- No electricity or plumbing may be run or connected to a cargo container. Motion by G. Pushies. Support by J. Klein.</b></p> <p>Discussion- K. Poissant stated that she was fine with removing the electricity part of number 5, but believed that the plumbing should stay. A. Cooper stated that number 5 was regarding all containers, not just permanent ones. There was discussion on the how to enforce it.</p> <p><b>Motion amended to have number 5 state "No plumbing may be run or connected to a cargo container" striking out the word electricity. D. Whitt opposed. Motion Approved.</b></p> <p>K. Poissant asked about whether the number of cargo containers allowed on a property was in the ordinance as she didn't see anything regarding it. It was discussed that</p>	<p>Motion Approved</p>

	<p>cargo containers weren't a taxable outbuilding, and not affixed to the property. G. Klein stated that on a two acres parcel, homeowners could have 150% of the square footage, or about two accessory buildings in the Accessory Building ordinance.</p> <p><b>Motion to accept the Shipping Container ordinance as amended and to set a Public Hearing for September 11<sup>th</sup>, 2023. Motion by L. Curd. Support by K. Poissant. Motion Approved.</b></p> <p>Roll Call Vote-</p> <p style="padding-left: 40px;">J. Klein- Yes D. Whitt- Yes S. Morrison- Yes K. Poissant- Yes G. Pushies- No L. Curd- Yes</p> <p><b>b. Zoning Ordinance on Windmills Update</b></p> <p>L. Curd stated that the Wind Ordinance was included in the packet. D. Whitt stated that the Wind Ordinance was not included in his packet. G. Pushies asked about whether an overlay district was feasible with how they are set-up. D. Bowdoin stated that an overlay would be difficult, but not impossible as the wind turbines are spread out. K. Poissant stated that she would like to see the FAA be added to the list of organizational rules to follow. G. Pushies agreed.</p> <p><b>Motion to open the floor on wind energy to the public on. Motion by G. Pushies. Support by J. Klein. Motion Approved.</b></p> <p>It was discussed that the packet wasn't posted on the website so the general public didn't have access to the wind ordinance. K. Poissant asked about whether an open meeting could be set to allow the public to comment and review the ordinance. Sarah Porter mentioned a lot of particular situations missing in the wind ordinance.</p> <p><b>Motion to set an Open Meeting/Public Hearing on Wind Energy between August 28<sup>th</sup> to September 10<sup>th</sup> with the attendance of the Foster Swift law firm. Motion by G. Pushies. Supported by J. Klein. Motion Approved.</b></p>	<p>Motion Approved</p> <p>Motion Approved</p> <p>Motion Approved</p>
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	<p><b>c. 2022 Proposed Zoning Ordinances- Event Barns, Accessory Dwelling Units</b></p> <p>Event Barns- K. Poissant stated that she comments on the 20 acres required and that there is only a 500 ft buffer, and whether the buffer was enough. She also mentioned access drives to the accessory building and allowing access drives between the principal building and the accessory building. It was clarified that the access drives are just not allowed on private easements. K. Poissant brought up the definition of a solid surface and whether that could be misinterpreted. G. Pushies brought up the ADA requirements, and whether the ordinance should state paved rather than solid surface. A. Cooper stated that solid surface is mentioned in another portion of the ordinance referring to public road access. She also stated that if it is not defined in the ordinance, it would take on the ordinary meaning of the term. K. Poissant stated that she would like to remove the “dancing” portion relating to only allowing dancing in the building. G. Pushies brought up the noise ordinance, and that was a way to control the noise level. K. Poissant referred to the capacity of the buildings is the allowable number of people on the property. K. Poissant also stated to allow portable restrooms and tents on the property. D. Whitt stated that tents are allowed at the event, and K. Poissant stated that it stated that tents were only allowed during the “wedding ceremony” which could be viewed differently. K. Poissant mentioned changing the word ceremony to the word event. A. Cooper brought up the current noise ordinance, and that there are hours of operation which may need to be worked on. She stated that there is no decibel rating in the ordinance, and G. Klein stated that he can not enforce that ordinance with no equipment to measure it. The LCPC comments were discussed in reference to the noise.</p> <p><b>Motion to remove the word “dancing” from letter m, to allow portable restroom on the premises under letter n, and change the word “ceremonies” under letter p to “event”. Motion by K. Poissant. Support by L. Curd. Motion Denied.</b></p> <p><b>Motion to recommend approval of ordinances LCPC #Z-07-22, LCPC #Z-08-22, and LCPC #Z-10-22 regarding Event Barns as drafted to the Township Board. Motion by D. Whitt. Support by G. Pushies. S. Morrison and K. Poissant Dissent. Motion Approved.</b></p>	<p>Motion Denied</p> <p>Motion Approved</p>
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	<p>Accessory Dwelling Units- No Discussion.</p> <p><b>Motion to recommend approval of LCPC #Z-18-22 regarding Accessory Dwelling Units as drafted to the Township Board. Motion by G. Pushies. Support by J. Klein. Motion Approved.</b></p> <p><b>d. 2023 Solar Ordinance for the Solar Amendment-</b></p> <p><b>Motion to open the floor to the Public. Motion by G. Pushies. Support by S. Morrison. Motion Approved.</b></p> <p>L. Curd stated that the PC received feedback from the LCPC. A public member asked on how difficult it would be to make an amendment if something were to come up. Another member of the public stated that there were things discussed at the LCPC that should be reviewed and discussed by Mr. Homier before approval. The special meeting voted on was in reference to wind energy, not solar. It was discussed that it wasn't decided to have Mr. Homier review the LCPC comments, but that it could be decided. It was again discussed that the PC should attend the LCPC to hear the discussion their discussion as not all of that information is included in their findings. It was discussed whether a special meeting was needed to review the findings, or whether everything could be done at the next scheduled PC meeting.</p> <p><b>Motion to send the draft Solar Ordinance with the LCPC comments and including Mr. Steve Smith's and Mrs. Sarah Porter's notes to Mr. Homier or a Foster Swift associate for commentary and feedback at the next scheduled PC meeting. Motion by G. Pushies. Support by K. Poissant. Motion Approved.</b></p> <p>A member of the public stated that he is concerned about information not being communicated properly between the chain of command. He brought up the PC meeting agenda being the wrong agenda. He also mentioned that the LCPC minutes are a fraction of what was actual discussed. He would like to see the flow of communication get better.</p>	<p>Motion Approved</p> <p>Motion Approved</p> <p>Motion Approved</p>
<b>New Business</b>	None at this time.	None
<b>Commission Discussion</b>	G. Pushies asked who would make sure the information gets to the proper people. It was discussed that the	None

	<p>meeting packet needed to be done the Monday the week before the meeting. K. Poissant mentioned that all she could say was that the information she received was given to her on August 10<sup>th</sup>. K. Poissant mentioned that Mr. Homier stated he was not going to be in attendance at this meeting, and G. Pushies asked when an email or text came in regarding his absence. K. Poissant stated the email was posted the Thursday before. D. Whitt also mentioned M. Swain-Kuch's text stating that she had just received the information included.</p>	
<p><b>Last Call to the Public</b></p>	<p>Steve Smith- Robb Rd- He explained a situation when MDOT was spraying an X in his barn driveway. He said that the man was measuring the ground elevation there because that was the distance from the airport necessary for wind mills, and the man gave him some advice. The man stated that he has seen a lot of wind mills being built and then not used, as well as planes, mostly crop dusters, flying into weather monitoring stations being used for the wind mills. Mr. Smith stated that if he had received a warning letter with a \$500 fine, he would be shocked, but a company like DTE wouldn't be shocked.</p> <p>Don Smith- Hidden Circle- He stated that he lived in a condo, and was concerned about the shipping containers. He was concerned about them being around his house, and that although there were bylaws for his area. K. Poissant and G. Pushies both stated that the township's ordinance would not override the bylaws of his condo. K. Poissant went on to state that the bylaws state that the outbuildings allowed in the Association must be in harmony with the principal building, and that a shipping container could not meet that standard. Mr. Smith then brought up portable restrooms and how they are not helpful for someone with a disability, as well as a gravel driveway isn't easy for someone in a wheel chair. He would like to see some work on this area to make sure things are suitable for those with disabilities. He then stated it isn't easy to change a baby in a portable restroom. He mentioned his time in the military, and how getting around in a wheelchair isn't easy.</p> <p>Jim Dannemiller- Chase Lake Rd- He stated that while golf one day he ran into a DTE worker, and the worker stated that a couple of solar farms are costing more to run them than the profit they are receiving out of it. He stated to keep this in mind going forward.</p>	<p>None</p>

	<p>Sarah Porter- Sober Rd- She stated that she apologized for snapping earlier in the meeting. She mentioned that the whole situation is a lot to deal with. She asked if the PC could email her when the meeting is scheduled for wind energy. G. Pushies asked if L. Curd or K. Poissant could make sure the information gets posted and passed to the PC Board. L. Curd also apologized for his joke, and didn't mean to offend her. It stated that these matters are important to the PC.</p> <p>There was a brief discussion regarding a projector, and projector screen for the next meeting.</p>	
<b>Adjournment</b>	<p>Motion to adjourn at 8:48pm. Motion by G. Pushies. Support by J. Klein. Motion Approved.</p>	Motion Approved

Respectfully Submitted:

Approved:

*Kayla Poissant*

Kayla Poissant,  
PC Secretary

Meghan Swain-Kuch,  
PC Chair