

Conway Township Planning Commission Meeting Minutes

February 11, 2019

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

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, Dennis Bowdoin • Township Board Members: Larry Parsons, Trustee present • Planning Commission Members present: George Pushies, Londa Horton, Mike Stock, Chuck Skwirsk, Keith Wasilenski, Caleb Jenkins. • Planning Commission Members absent: -0- • Zoning Administrator, Todd Thomas, present • Attorney, Abby Cooper, present 	
Call to Order and Pledge to Flag	<p>Chairperson Mike Stock called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. He called roll call. All present.</p> <p>The next meeting is March 11, 2019 at 7:00pm.</p>	
Minutes from last meeting	Larry Parsons moved to approve the minutes of the January 14, 2019 meeting, second by Caleb Jenkins. All in favor. Motion passed.	
Communications	<ul style="list-style-type: none"> • Invitation to review Open Space plan sent out by Kathleen Kline-Hudson. 	
Call to the Public	-0-	
Old Business	<p>It has been proposed to make all changes to zoning ordinances at the same time. Below are items to address:</p> <ul style="list-style-type: none"> • Status of Master Plan – Mike Stock to contact Chris Atkins to get a timeline of completing the Cemetery Plan. • Article 14, Section 14.05 – site plan application discussed Site Plan Review procedures from Locke, Deerfield, Hamburg, and Iosco Townships. Request made of Todd Thomas to record the steps of the process. Todd Thomas to receive the applications and is the single point of contact. Special Use Permit applications to go to Todd Thomas, Zoning Administrator, also. • Article 17 for signs – need guidance from MTA on content-based sign provisions per Abby Cooper. Discussion ensued regarding elections signs for example. Content-neutral, Content-based – if you allow certain signs during certain periods of time you are saying during election season, for example, it's okay to have them. Abby can do a mini-analysis and revamp this Zoning Ordinance. • Marijuana establishments – non-issue now. 	<p>Mike Stock to contact Chris Atkins regarding Cemetery Plan and the size solar panels he is seeing in his work.</p> <p>Todd Thomas to record steps of site plan application process.</p> <p>Abby Cooper to revamp content-based sign ordinance.</p>

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	<ul style="list-style-type: none"> • Article 6, Section 6.22 A-D – Keeping of animals. Discussion of MSU Extension response to RTFA/animal units per acre and GAAMPS. Todd Thomas get calls on this for new residents. Farmers have different criteria to follow under Right to Farm Act. Our ZO 6.22A is affected. We can regulate number of animal units per acre if the animals have no commercial value. Suggestion made to reference Farm animals – “see RTFA/GAMPS” vs. hobby non-commercial animals. • Article 3, Section 3.03 C2b – update number of copies to support requirements for building department and Zoning Administrator – change to 3 copies needed. • Article 10, Section 10.06D – Site Review Plan is required. • Article 7, Section 7.02A11 – and Article 8, Section 8.02A11 – allows Home Occupation I as a permitted principal use. In the Special Use area, we have Home Occupation I and II, per Todd Thomas. Who approves these permits? Request moving Home Occupation I and II in same area. Move into Section 6 so this is not so confusing or keep in article 13.10i with who is going to approve (page 38 in ZO). Abby to determine simplest way to handle this. Dennis Bowdoin asked, “Do we want to give up the right to give final approval on home occupations and give it all to the Zoning Administrator?” • Change 10 copies to 12 copies for Site Plan Review applications, ZA receives the applications for Article 14. • Mike to ask Chris size of solar panels ground mounted that he is seeing. <p>Review Special Use Report – Diana sent out letter to those with permits. Update on new ZBA members - one member resigned. Mike must send in letter of resignation.</p>	<p>Mike Stock to send letter of resignation from ZBA</p>
New Business	<p>Review Special Use Permit S.U.P 01-019 and Site Review Plan S.R.P 01-019.</p> <ul style="list-style-type: none"> • Discussed Abby Coopers’ Review of Power Home Solar installation <ul style="list-style-type: none"> ○ © SOLAR PANEL – Underwriters Laboratories for testing is in the electrical notes on page PV4 ○ (d) no screening or fencing listed. In ZO page 85, 14.03B4 – if no adjoining structures screening may be waived. We are considering these findings until after the public hearing. ○ (e) confirm color and glare with applicant – PV7 spec sheet ○ (f) is good ○ (g) references rooftop. This is to be ground mounted. 	

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	<ul style="list-style-type: none"> ○ (h) page PV7, 25-year warranty • In annual review – 6-month removal comes up • Larry Parsons noted that on page PV1 they show the location. If approved and they move it so many feet it must comply with the drawing. Area map showing relationship for 500 feet of surrounding area. <ul style="list-style-type: none"> ○ Page 4 of Abby's letter of Site Plan (a) Area map showing the relationship of the parcel to the surrounding area within one-half mile. Todd Thomas to direct applicant to provide this. <p>Mike Stock made a motion to move The Site Plan and Special Use forward for public hearing on March 11. Second by George Pushies. All in favor. Motion passed.</p> <p>Review of new Special Use and Application for solar panels – Abby developed these to make the Zoning Administrator's review easier. Included is a General Application for Solar Energy and another application for either ground mounted or building mounted.</p> <p>Zoning Administrator Report - 2 land use permits issued this month, one for the Kreeger convenience store, and one for rooftop solar panels.</p>	<p>Todd Thomas to direct solar applicant to provide area map</p> <p>Deputy Clerk to ensure Public Hearing is posted in newspaper.</p>
Update from the Board	Larry Parsons gave an update from the Township Board.	
Call to public	Dennis Bowdoin mentioned that the Livingston County Building Department issued a permit to Dana Sherwood and Fred Watson for a distillery.	
General Discussion	<p>Mike Stock mentioned that on the Township website on the Zoning Area there is an old list of ordinances on the top. The new ones are a link. Larry to bring this up to the Board and Mike will make the changes to the website.</p> <hr/> <p>Keith Wasilenski suggested putting revision numbers on approved documents. Abby Cooper suggested putting footnotes with a date for applications.</p> <hr/>	
Adjournment	George Pushies made a motion to adjourn at 9:00pm. Second by Larry Parsons. All in favor. Motion passed.	