

Conway Township Planning Commission Meeting Minutes

Dec. 9, 2019

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

| Agenda | Items Discussed | Actions to be Taken |
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| Attendees | <ul style="list-style-type: none"> • Public: Three attendees. • Township Board Members: Larry Parsons, Trustee present • Planning Commission Members present: George Pushies, Londa Horton, Mike Stock, Keith Wasilenski, Caleb Jenkins. • Planning Commission Members absent: Chuck Skwirsk • Certified Planner: Chris Atkin, present. • Zoning Administrator, Todd Thomas, present. • Township 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. One absent.</p> <p>The next meeting is January 13, 2020 at 7pm.</p> | |
| Minutes from last meeting | <p>Keith Wasilenski moved to approve the minutes of the October 14, 2019 meeting as the November 11, 2019 meeting was cancelled due to inclement weather. Second by George Pushies. All in favor. Motion passed.</p> | |
| Communications | <ul style="list-style-type: none"> • Reminder of election of officers at next meeting for Mike and Londa. • Reminder to confirm annual meeting schedule for 2020 • January 29, 2020 from 6:30-8:30pm MSU Extension presents <i>Planning Commission roles and responsibilities</i> at Hartland Auditorium, Livingston County Public Safety, 1911 Tooley Road, Howell. There is a fee involved. | <p>Larry Parsons to inform Township Board of upcoming election</p> |
| Call to the Public | -0- | |
| Old Business | <p>Continue reviewing zoning revisions from Abby Cooper's list.</p> <ol style="list-style-type: none"> 1. Chris Atkins, our certified planner is here. He will discuss with Abby Article 17 for signs. Section .07 addresses temporary signs such as public vote signs, real estate signs, etc. It describes them as temporary road signs in residential districts rather than subject type (content specific) signs. For a new development you can allow for a larger sign. Chris will have some language for us next month. 2. Event barns – allow them in a commercial district and regulate them as a special use. It has to be on an improved county road and prescribed distance away from each other. It could be a ten-acre minimum, for example. Chris to bring in a couple of examples. Structural engineers are sometimes called upon regarding weight limits on the structure. | <p>Chris Atkins to provide further information on these zoning revisions.</p> |

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| | <ol style="list-style-type: none"> 3. Livingston County Planning Commission comment in Z-30-18 is completed. 4. Accessory structures maximum coverage allowance. If less than two acres only allowed two accessory buildings. An attached garage counts as one accessory. Size percentage of your lot coverage is stimulated. Chris to provide language. 5. Shared drive – Abby has revised the language. Certifies means (F2 page 9) a written statement to clarify. Remove requirement of a licensed engineer. Zoning Administrator can conduct an examination. Abby will note this is approved and ask for a motion at a later date. 6. Keeping of animals RTFA, ZO 6.22 (A), (B). We are done. 7. Financial responsibility of developer policy regarding performance bonding if they renege (go bankrupt, etc.). Perhaps we put on what protections we can in the site plan review. Chris Atkins, “You can put on percentage complete requirements.” There are assuery bonds. Chris commented, no permits issued or plan will not be finalized contingent upon getting this document. In ZO 3.06 township could require a performance guarantee and in ZO 14.12 a performance guarantee could be required, commented Abby Cooper. We used ‘encouraging a paved road for a subdivision’ as an example. This ZO is done. | |
| New Business | <ul style="list-style-type: none"> • Rob Stanford from Livingston County Planning Commission gave a project update. <ul style="list-style-type: none"> ○ Preservation of wetlands ○ County trail network grant to identify all county wide trails ○ County wide infrastructure development plan – update GIS – where fiber is located, utilities, for example ○ Filmore park – finished phase one ○ Looking for input on Master Plan via a survey regarding how we have used it ○ Planning Commission training – January 2020 • Review Cemetery Master Plan- Liz sent copy of wish list. We will link it to the Master Plan with data on where grave sites are available. Larry Parsons to attach a wish list to the Master Plan, second by Caleb Jenkins. All in favor, motion passed. | <p>Larry Parsons to take this to the Township Board for approval.</p> |

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| Zoning Administrator Report | <ul style="list-style-type: none"> • Update from Zoning Administrator, Todd Thomas. Three land use permits issued for pole barns. He gave an update on the Kreeger Market located at 6995 N. Fowlerville Rd., ID# 4701-34-200-006, regarding Conway Land Company LLC inspection summary. Todd suggested Asa Kreeger could file an amended site plan regarding where he is out of compliance on these issues: <ul style="list-style-type: none"> ○ Landscape – there are three islands of plantings that differ from the approved site plan. ○ Construction of small roof structure on west side of building not on approved site plan. ○ A portion of parking area still remains located on the northeast corner of parking lot. This was to be removed and is still present at this time. ○ No bumper blocks located within the parking area. • We will table this until the January meeting. Todd Thomas will find the 11/10/18 drawings regarding these issues. Planning Commission meeting minutes from 11/12/18 delineate the drawings approved in the site plans. There is not adequate parking for his employees currently. The PC gave him three additional parking spaces, commented Chris Atkins. Removal of the asphalt parking area has not been done. | Todd Thomas will provide 11/10/18 drawings. |
| Update from the Board and Split Committee | <ul style="list-style-type: none"> • Larry Parsons gave an update from the Township Board. • Update from the Land Division Committee given by George Pushies. There was one land division off Robb Rd. with a shared drive approved. | |
| Call to public | Look into Hamburg township for accessory structures for the elderly, noted Dennis Bowdoin. Also, PUD bonus splits for developers can be offered. Bob Carusi commented on need for high speed internet. | Rob Stanford to send Todd Thomas the Hamburg township accessory structures for the elderly |
| General Discussion | -0- | |
| Adjournment | George Pushies made a motion to adjourn at 8:40pm, second by Caleb Jenkins. All in favor. Motion passed. | |