



Conway Township Planning Commission

Monday, September 9, 2024 | 7:00pm

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, Michigan 48836

1. **CALL TO ORDER / PLEDGE**
2. **ROLL CALL**
3. **CALL TO THE PUBLIC**
4. **APPROVAL OF PLANNING COMMISSION MEETING September 9, 2024 AGENDA**
5. **APPROVAL OF THE August 12, 2024 MEETING MINUTES**
6. **COMMUNICATIONS**
 - a. Zoning Administrator's Report
 - b. Livingston County Planning Commission Update/Report
 - c. Update from the last Board Meeting
7. **OLD BUSINESS**
 - a. Master Plan updates
 - i. Workshop meeting on Sept 7
 - ii. Workshop meetings set for Sept 19
 - b. Kreeger Site Plan Discussion
 - c. Planner Discussion
 - d. Lujak land split update
8. **NEW BUSINESS**
 - a.
9. **PLANNING COMMISSION MEMBER DISCUSSION**
10. **2nd CALL TO THE PUBLIC**
11. **ADJOURNMENT**

Any person may speak for up to 3 minutes during the public comment period.

Next Meeting will be Monday, October 14, 2024



Conway Township Planning Commission Meeting Minutes
 Monday, August 12, 2024 | 7:00pm EST
 Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	<p>PC Members Present: George Pushies - Ex-Officio, Shawn Morrison, Sarah Porter, Mike Stock, Lucas Curd-Chair, Mike Brown- Vice Chair, and Kayla Poissant-Secretary</p> <p>Zoning Administrator – Russ Cesarz</p> <p>Livingston County Planning Commissioner: Dennis Bowdoin</p> <p>Township Attorney: Abby Cooper, JD, ABSENT- Michael D. Homier</p>	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for August 12, 2024. Motion by M. Brown. Support S. Porter. Motion Approved.	Motion Approved
Approval of July Minutes	Motion to accept meeting minutes from July 8th, 2024. Motion by M. Brown. Support by L. Curd. Motion Approved.	Motion Approved
1st Call to the Public	None at this time.	None
Communications	<p>a. Zoning Administrator Report: R. Cesarz stated that the ZA report was sent to the PC. This states that there were two new house permits, one new deck permit, one roof top solar array permit, and one addition permit.</p> <p>b. Livingston County Planning Commission Report: D. Bowdoin stated that is haven't been updated on the upcoming meetings agenda.</p> <p>S. Porter stated that the LCPC had a Special Meeting last month. She stated that the ordinances passed at the LCPC level, but they asked for some</p>	<p>None</p> <p>None</p>

	<p>clarifications. S. Porter also stated that the Township Board also passed the ordinances that same night.</p> <p>c. Board Ex-Officio Report: G. Pushies stated that the Township Board meeting minutes were sent out to the PC.</p>	None
<p>Old Business</p>	<p>a. Master Plan Updates:</p> <p>i. Workshop Meetings 9/7 and 9/19 The PC reviewed the dates and times. It was discussed that it should be posted on the website and Facebook site. It was also discussed that the Township Board did not review or discuss these times and they did not. K. Poissant will send an email to the Clerk/Deputy Clerk with the information needed to be posted on the website, Facebook, newspaper, and at the hall. K. Poissant will type up the questions for the preliminary survey for the workshops. The PC discussed having multiple subject tables and one open discussion table. Main subjects include Residential and Commercial Growth, Renewable Energy, Drainage and Roads, and Agriculture. K. Poissant will run the open discussion table to take down additional input. M. Brown, S. Porter, G. Pushies, L. Curd, K. Poissant will make both workshops. M. Stock can make the 7th, and S. Morrison is unsure at this time.</p> <p>ii. Mailer Update- S. Porter discussed the information she found out. The Township stated that they paid regular postage costs with forever stamps at .73 cents. A postcard cost .53 cents. Cohoctah uses a company out of Pinkney to do bulk mailing that prints and mails. There is an issue with mailing as some residents state they are not receiving their mail. S. Porter stated that since the Township pays for non-profit permit through the post office, it will save the Township and the PC about .50 per mailing. She stated that you fill out a form, return the form, get the</p>	None

	<p>materials, and the return them for mailing. She also stated that we should mail it to taxpayers and not properties as more than one proper can be owned by one taxpayer. S. Porter is going to be bringing this information to the Township Board at their next meeting.</p> <p>b. Elm Street Wholesale- Given 6 months (1/2025) Special Use Permit with Updated Site Plan- L. Curd just wanted to update the PC on having the updated date for their Special Use Permit. K. Poissant restated the motion made last month.</p>	
<p>New Business</p>	<p>a. Kreeger Site Plan- The PC was provided blueprints of the site. A. Cooper stated that the applicant has a consent judgment, they do need to go through site planning, and does not have to get a Special Land Use Permit. She stated that when reviewing the application, the consent judgement bypasses the zoning requirement of commercial. The ordinances can be enforced as long as they are not in conflict of the consent judgment and she stated Article 13 and 14 in particular. She highly recommended having a planner review the site plan and consent judgment. A. Cooper recommended tabling this review until the Township can hire a planner as well as having the applicant finish the application in whole. A. Cooper stated that at a minimum under the Master Plan, she recommended to reference the consent judgment on the maps.</p> <p>The applicant stated that the plan has been updated and recorded. He also has a letter from the Road Commission regarding the plan, and is in the process of getting everything approved. The applicant answered many specific questions by the PC Board regarding the blueprint.</p> <p>Motion to table the Kreeger Site Plan review until the applicant gives the PC the proper documents including those from the Livingston County Drain Commission. Motion by M. Brown. Support by S. Porter. Motion Approved.</p>	<p>Motion Approved</p>

	<p>Motion to recommend to the Township Board to hire a Planner or have someone competent in the field to review the Site Plan within the 45 days required of receiving a complete application of the Kreeger Site Plan. Motion by M. Brown. Support by G. Pushies. Motion Approved.</p> <p>The PC Board briefly discussed the codification company hired by the Township. A. Cooper said the company should have everything up until April of 2024 in regards to the newer ordinances that passed. She stated that she is going to speak with the Clerk and see if she has spoken to the company and what documents have been sent to them.</p> <p>b.Planner Proposals-</p> <p>L. Curd stated that there are three planner proposals in the packet which include Beckett and Raeder, CIB, and McKenna. M. Brown stated that Locke Township hired Williams and Works and they are pleased with them. The PC Board discussed the proposals. It was also discussed that the proposals in the packet were dated back in 2023. K. Poissant brought up that the Township Board did want to have a joint meeting with the Township Board and interviews and questions could take place at this joint meeting. It was discussed that the PC attending this meeting would be considered a Special Meeting and minutes would need to taken on the actions of the PC.</p> <p>Motion to recommend to the Township Board get RFP's from Beckett and Raeder, Williams and Works, and McKenna. Motion by S. Porter. Support by M. Brown. Motion Approved.</p> <p>c. Lujak Land Split and Easements-</p> <p>G. Pushies excused himself from the Board. A. Cooper stated that there are about six land division applications submitted, and that the PC should review the easements in regards to the land divisions including the proposed shared driveways. She stated that the land divisions themselves are reviewed by the Zoning Administration, and at this time to table the application until further review by the Zoning Administrator and the attorney. The driveway</p>	<p>Motion Approved</p> <p>Motion Approved</p>
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	<p>management agreement was discussed. A. Cooper stated that she and the ZA wasn't comfortable at this point recommending approval at this time. The ZA and the Attorney agreed to speak with the applicant after the meeting.</p> <p>Motion to table the Lujak Development application until the Township Attorney and the Zoning Administrator straighten out the application. Motion by S. Porter. Support by M. Brown. Motion Approved.</p>	Motion Approved
Commission Discussion	<p>K. Poissant reviewed the email to the Township Board with the PC Board.</p> <p>Motion to recommend to the Township Board that within the next 30 days to have three members of the PC Board, George Pushies as Trustee from the Township Board, and one other Township Board member decided by the Township Board, to meet with Beckett Raeder, Williams and Works, and McKenna as potential Township Planners to interview them, and get their updated fee schedules. Motion by L. Curd. Supported by G. Pushies. Motion Approved.</p> <p>The PC Board decided that S. Porter, M. Stock, and M. Brown would be the three PC members to meet with the proposed planners at the interview.</p>	Motion Approved
Last Call to the Public	The second call to the public resulted in no comment.	None
Adjournment	Motion to adjourn at 9:07pm. Motion by G. Pushies. Support by S. Porter. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair