



Conway Township Planning Commission

Monday, July 14, 2025 | 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 August 11, 2025 AGENDA**
5. **APPROVAL OF THE July 9, 2025 SPECIAL MEETING MINUTES**
6. **APPROVAL OF THE July 14, 2025 MEETING MINUTES**
7. **COMMUNICATIONS**
 - a. Zoning Administrator's Report
 - b. Livingston County Planning Commission Update/Report
 - c. Update from the last board meeting
8. **OLD BUSINESS**
 - a. Headland Solar – Questions/Answer from July 9 meeting
 - b.
9. **NEW BUSINESS**
 - a. Fowlerville Fire Chief Bob Feig – Fire Department needs from Solar Developers, will answer questions from public if we have any
 - b. McKenna – Master plan Survey Results
 - c. Elm Street – Rezoning Application
 - d. SEMCOG Survey
 - e. Special Meeting August 25, 2025 – Further Solar Project Discussion
10. **PLANNING COMMISSION MEMBER DISCUSSION**
11. **2nd CALL TO THE PUBLIC**
12. **ADJOURNMENT**

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

Next Meeting will be Monday, September 8, 2025



Conway Township Planning Commission Meeting Minutes

Wednesday, July 9th | 7:00pm EST

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

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Lucas Curd- Chair, Tom Parker, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss, ABSENT - Kayla Poissant- Secretary Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner: Liz Hart Township Attorney: Mike Homier	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 presented for July 1st, 2025. Motion by G. Pushies. Support M. Stock. Motion Approved.	Motion Approved
Public Hearing	Before starting Public Comment and Public Hearing, L. Curd pointed out the rules and conducts during the comment period. He also stated that there was a court reporter in attendance, and to state and spell your name when speaking. Motion to open the Public Hearing on the Special Land Use Permit. Motioned by G. Pushies. Support by S. Morrison. Motion Approved. Drew Vielbig, Director of Development from Ranger Power LLC, gave a presentation. He stated that he here with a couple of colleagues to present, and that he would be giving some details about his company and the project submitted a couple months ago. Drew stated that Ranger Power works in utility scale renewable energy, and focuses on projects in the mid-west area from 50 to 400 megawatts in size. He stated that the	Motion Approved

	<p>Headland project in about in the middle at about 220 megawatts. He stated that Ranger developed the first utility scale solar project in MI in Shiawassee County, that there was another in Calhoun County, and about 600 megawatts in current constructions. He stated that the Headland project is about 220 megawatts, which would power about 33,000 homes in MI, and covers about 2,100 acres (roughly 1,200 acres covered in solar panels). He stated that they began working on this project about 4 years ago, that they started meeting with land owners and signing leases, and that there are multiple land owners in this project. He stated that they began the environment work, environmental studies and surveys to go through the permitting phase, which is why everyone was here tonight. Drew stated that the application was given to Conway Township in April of 2025, and that prior to the application, representatives from his company met with fish and wildlife, EGLE, state historical preservation, road commission, drain commission, and local FD. For timing on the project, he stated that they projected to break ground in the fall of 2027, and he presented a cover sheet from their project site plan (Conway (55% roughly) and Cohoctah (remainder)). Drew stated that the high voltage lines connection would be located near Flemming and Gannon rd. in Cohoctah. He stated that the projects have panels that run in rows, north to south, and mounted on single access trackers which start in the east in the morning, and track with the sun during the day. The trackers are mounted onto steel I-beams into the ground, and don't require concrete for stabilization which is quicker and cheaper in construction, and less impact on the land. He stated that there will be inverters throughout the project, access roads, as well as combiner boxes on the end of the rows of panels. He stated that there would be an increase in tax revenue, and that this project would be a roughly \$300 million investment, with them subjected to industrial property taxes of the duration of the project. He estimated that the first year would bring in roughly \$3.5 million new tax revenue, and over the 40-year lifetime of the project, that they expect to pay a little over \$42 million in property taxes. Drew stated that the project should create about 300 temp jobs during construction (18-24 months roughly), and then 4-5 full time permanent jobs once operational. He stated that under the rows of panels, they install native grasses and pollinators that are deep rooted and slow growing, and will need to be</p>	
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	<p>mowed once or twice a year. He stated that the site doesn't rely heavily on fertilizers or pesticides. Drew then went into the permitting process. He stated that MI passed in 2023 a new law, PA 233, which allows projects to gain permits through the MPSC rather than townships or counties. He stated that it doesn't take away the local unit ability to permit the projects, but that it requires them to make compatible renewable energy ordinances. Drew stated that the compatible ordinances are spelled out in PA 233, and that it states the ordinances cannot be stricter than what is required in the state level process. He stated that Conway Township adopted an ordinance with an overlay with 136 acres, and that because overlay districts are not included in the definition of a CREO, it is more restrictive than allowed per PA 233. Drew stated that they had reached out to the Township, whom told them they had a compatible renewable energy ordinance, which then requires them to go through the permitting process with the Township. He stated that because the Township has an overlay district that is more restrictive than what Headland is applying for, he said that the project will be denied by the Township, and then they will apply the project with the MPSC. Drew stated again that the application was submitted in April of 2025, and that the commission has 120 days to take action, and that if there is no action by then, they will also then file the application with the MPSC. He stated that the application and process with the MPSC takes roughly a year. Drew thanked everyone for being in attendance, and turned it over to his attorney, Mike Vogt from Dickinson Wright.</p> <p>Mike Vogt stated that he wanted to follow up with the overlay district on the map. He stated that the overlay district is roughly 136 acres, with a project of 1,200 acres, and that the project would not fit into the overlay district. He stated that Headland and Drew Vielbig do not contest this fact, and that it is stated within the application submitted on April 30th. He also stated that Drew has reached out to the Township Supervisor, Mike Brown, twice in writing asking how the project could even be approved with the Township ordinance as it is with the overlay district, and he himself reached out to the Township's attorney with the same question. He stated he has received no response. Mike stated that there isn't really a need for a response due to basic geometry and looking at the map, the solar overlay district can't fit the project, or any other utility scale</p>	
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district because it would need a minimum of 250 acres to provide a 50-megawatt scale project. He stated that it is an unusual request of the Planning Commission tonight to bring the application to a vote and to deny the Special Use Permit, per the zoning ordinance. He stated that if the Planning Commission is not going to take a vote on the application tonight, he believes that the applicant deserves a detailed explanation of good faith of why there needs to be more time to make that vote. Mike stated that if the Planning Commission is considering the application and applying the ordinance in good faith, then a decision should be able to be given tonight as a denial per the ordinance.

L. Curd then asked Drew if he would answer any questions from the public. It was confirmed that during PC discussions, that questions would be answered at that time. L. Curd stated that he had a timer, and would try to give a 30 second warning.

Steve Smith- Robb Rd- Steve stated that this has been talked about before, but that he believes that this is another disappointment from Headland. He has said it publicly and spoken to Drew Vielbig that if they were willing to work with the community, acknowledge the many faults of their projects instead of denying/covering them up, this would have been done two years ago. Steve stated that he came in and looked at the project, and that it is four to five inches thick. He stated that he did take note of a couple of things; Figure 5- it shows a 1000-foot buffer by certain properties, with no explanation of why that is, and he would like an answer to that tonight. He stated that the public is very concerned about this project, and that the Planning Commission has a tough choice to make. He stated that he was sure that the PC has spoken to legal counsel, and that he recommended following Mr. Homier's legal advice.

Victor Burren- Victor stated that it was mentioned that the steel was just driven into the soil, and he is wondering if something would leach out from that. He mentioned galvanized steel, and that after 20 years, some of that gets leached into the soil. Victor stated that galvanized steel isn't good to eat, and that it would happen if food was planted their afterwards. He is also wondering about the PFAS that is known to be in the ground in this area, and if any testing has or will be done

	<p>especially with the runoff from the panels. He asked if there are any legal ramifications if the runoff water is contaminated and runs into the other surrounding townships.</p> <p>David Brown- Hayner Rd- David stated that he has been told that this will not affect his property value, but he is stating that it will and already has affected it. He stated that he put his (7) acres east of his house up for sale, and he had to put on the paperwork that there might be a solar project next to property. He stated that everyone wants to know where it's going to be located because they don't want to spend \$700,00 building a home. He stated that he has seen large solar fields, and that they are not pretty. He has put hundreds of thousands of dollars into his house, and he would like to put it up for sale soon, but he will have to disclose that there will be a solar project near it. He said doesn't know how many people stopped looking at the property based on the disclosure of the solar project. He would like to ask if the project is going to power Saginaw and Flint. He stated that none of the power stays here, so why not build more towards Flint. He stated that he worked for GM and that GM had torn down a lot of buildings towards Flint that can't be utilized for anything. He stated that a reason he bought his home was that the VanGilder's owned the property across the road, and thought he would always be that way (he likes to look at the soy bean and corn, not solar panels).</p> <p>Jerry Bougher- Jerry stated that he has dealt with solar projects when he lived in Jackson, and he said he has never heard of a 40-year lifespan on them as they don't last that long. He stated that he is a mechanical engineer, highly educated, has friends in the electric automotive industry, so he knows a little about solar projects. He stated that they leach chemicals into the land, he asked if they are putting a huge escrow account into effect to clean up the project when it is done. He stated that Conway residents have stated multiple times that they do not want this project here, and that if this is a republic, this should end. He stated that a majority do not want this project, and to put the panels on parking lots, big box buildings, schools, GM/Ford/Chrysler empty lots, Swartz Creek racing facility, not on prime farm land. He asked to please stop it, and that the \$3 million a year isn't worth it. He stated that the community is rural, and that the residents love it out here. He loves all the</p>	
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	<p>animals out here, hunts in the area, and he doesn't know what the chemicals are going to do to them. He stated that the panels leech more than galvanized and iron, and that Jackson even decided after discussion not to put it over their waste treatment plant.</p> <p>Kennedy Parker- Kennedy stated that Drew Vielbig is actually Drew VanGilder, for all intense and purposes. She stated that when Drew mentioned his attorney, she wondered if it was Headland's attorney or his, and that she thinks he will need both by the time it is over. She stated that he asked for a detailed understanding of why the commission would turn down the permit, and stated that it was a simple one due to no one wanting it here. She stated that one of her favorite parts of the movie Forest Gump was when the coach's ask "are you stupid or something?", and that she can't understand why these companies don't understand why they are not wanted around here. She said that the elected official entity was voted for to support and here their voices, and that PA 233 wasn't voted and put in MI without corruption, by businesses, and the money going into the pockets of politicians which goes against the wishes of the community. Kennedy stated that the state and businesses took away their voices, and that the community wanted their voices back. She stated that it is corrupt, a fraud, not legit, and that solar is only 22% efficient. She stated that there are multiples studies about the lies they have told. She said the commission needs to represent the people, and that if they don't have that representation, Headland can have all the layers they want, and they will get in line to help.</p> <p>Wes Nakagiri- Wes stated that the project is outside his district, but has followed for quite a while. He wanted to share some finding that he knew. He stated that St. Claire County, in their public health department and their medical director, brought up three issues of concern that could be regulated by the Livingston County Public Health Department. One was the decommission costs, and that it was a public health issues because they want to make sure there is enough funding when the project is done to make sure it doesn't turn into another super fund site. He stated that he may be gone at that time, but he doesn't want future generations stuck with the financial or health costs. He stated that he has read through documentations that the state of MI has stated decommissioning costs, but that the Federal</p>	
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	<p>Government estimated the costs ten times more. He stated that he believes the costs are incumbent with the policy makers in the township to make sure it can be decommissioned. Another concern he stated from St. Claire County was noise, and that the question of what the safe level of noise has been seen at 55 decibels on the high end, and 45 on the lower end. He stated that on the issue of noise, it merits throughout investigation because to expose the homeowners to 55 decibels of constant noise, it should be investigated. He stated that people come out to rural areas for the peace and serenity, and that in St. Claire they brought up the concern of visual pollution. He believes that the people that are currently here, that their rights should supersede those, including business, coming in after them.</p> <p>Brian Williams- Herrington Rd.- Brian stated that if he were talking to the potential land owners thinking of joining this project, he recommends doing a little homework on the companies, and how other homeowners have been treated. He stated that there are a lot of sell offs where the LCC puts in the construction, whom then sells it to another, whom then sells it to another, etc. He then stated that these companies will state what the output of power is originally, but then change it later on due to the type of weather MI has. He said that if the money was actually there, then the companies would force the long-term contracts. He asked that the escrow money be in a "true-escrow" and not for the land owner, but for when the decommissioning begins. He also asked to make sure the escrow was sizeable enough to handle the decommissioning. He is concerned about the soil especially when footings go down 5 ft where there is clay, and he said that once the clay is mixed in food won't grow there anymore. He recommended having a detailed emergency response plan, including fires. He said the township is not equipped to handle fires on within the project.</p> <p>William Shadrick- Hayner Rd.- William stated that everyone has seen the commercials about the water in Camp Lejeune, and he is concerned about what happens to the residents when it happens to them. He believes that there are people that have agreed to the contracts and regret it.</p>	
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	<p>Megan Beach- Megan stated that she has spoken to the PC before, and stated that 18-24 months of trucks on the township's roads will destroy them. She stated that she is concerned about the routes that the trucks and equipment will be using, that the projects are eye sores, and that she is concerned about them contaminating the soil. She is also concerned about the noise pollution, the emergency preparedness plans, and the roads equipped to handle the amount of traffic. She also believes that township is not equipped to handle this type of project, and that 2,100 acres of solar is excessive for the township's use. She doesn't believe that the energy for the state should be coming from just Conway, and that the company isn't going to be around for very long after they sell. She is concerned about the revenue when it is sold, and that the taxes will ultimately be used to fix all the damage done.</p> <p>Darin Smith- Darin stated that he has worked in the heating and cooling business for the last 30 years, and that natural gas is a commodity. He stated that electricity can be generated by geothermal. He said that most in this area is on LP gas, and is a high energy source in this area and that LP gas isn't going anywhere anytime soon. He is concerned about the panel contaminating the ground, and the run-off water. He stated that once it happens, you can't get it back, and stated that it isn't good for Conway Township. He said that solar can go on buildings, GM plants, properties, lots, but not in farm lands. He would like to see more thinking into the project, and not just thinking about the money.</p> <p>Sarah Porter- Sarah stated that she is speaking for four people (this gives her ten minutes to speak per the guidelines). She stated that she has the following questions/thoughts/concerns for the PC...Why does that application say it is prepared for the MPSC and not Conway/Cohoctah? Is this PA 233 compliant? How will this project contribute to the township's energy independence and resilience? She stated that Conway is the only township in Livingston County that drains water into surrounding areas, and that the drain commission department stated that several drains will have to be improved with this project, but no further information was provided. She said she has been reviewing the accelerated solar project, which is a project that Ranger Power has in with the MPSC, and that the information for the drains is almost carboned-copied in this</p>	
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	<p>application except that that project contains two drains, and this one contains ten. She stated that the developer is only going to do what the drain commissioner tells them to do, but she hopes that the Shiawassee drain commissioner is also contacted as the Ranger project there has had multiple drainage issues. She asked how is this project similar to the assembly solar, and how is it different? She stated that at the Ranger Power open house on 2/27/25, one employee stated that “they learned their lesson on the assembly”, and she would like to know what that means. She stated that the minimize, mitigate, and repair approach is more reactionary and being proactive, and that the application has a lot of “boiler plate” terms. She feels that the lack of information in the application with them using “industry standards” feels like lip service. She asked if the developer is willing to build a fire sub station in the township to properly respond to emergencies? She stated that the application says it will provide training annual, but the fire station is comprised of on call volunteers which can make turn over an issue, and she would like to see quarterly training instead. She asked about what sources are there in the township to verify the tax revenue memorandum? She stated that the township should know about the revenue and funds. She stated that the funds presented early are different in the application which is date 5/18/22 with the same bench marks but less in each category. She would like to understand the substantial difference between the two documents, and who can verify the numbers calculated so that it is accurate. She stated that she took time reviewing participation vs non-participating properties (192 properties), and that 71% are non-participating and are adjacent, and that of the 47 participating parcels, 60% of the acreage owed is by tax payers that do not reside in the township. She also stated that of that 60%, 44% of that is owned by a relative of the developer. She stated that the term “large land owner” has been pushed around since moving to the township, she looked at all the acreage; the non-participating adjacent owners own 2,539 acres compared to the participants who have 2,415 which means those not participating have 124 acres more with the project than those that want the project. She stated that Ranger Power has a reputation that precedes them, and that the application has statements like “with respect to the receptiveness of the community, Ranger Power places great importance on community supportive projects, and in order to be a</p>	
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	<p>good neighbor it is important that the project starts on the right foot by being transparent and in constant communication with the public.” She said the only constant transparent participants in the projects are the residents of Conway/Cohoctah Township, and that on 11/15/22 the PC meeting was cancelled due to the hall being over capacity, and that on 12/12/22 everyone listened to hours of those opposed to the project. She hopes that the community stands up doesn’t let them wear them down.</p> <p>Paul Charron- Fowlerville Rd- Paul stated that he wanted to share his strong opposition to the project, and that he concerns about the pollution. He stated that he came out here to have little noise and be in the country. He stated that the project is going to destroy the country feeling, and it isn’t fair. He stated that it will kill all the animals that are there now, and will destroy the country. He stated that they are going to kill the things that he doesn’t want killed, and will destroy the very thing he tried to create. He stated that the climate people are on the run right now, and that this is inefficient energy. He stated that they are stealing, killing, and destroying which is what the devil does. He wants to know what stops the project, and he is asked the PC for help.</p> <p>Mike Brown- Mike stated that he was there a Conway Township citizen, and that the application states that they have done environmental studies, but is wondering where they are for Conway Township specifically. He stated that the same studies are in other surrounding area projects, and also asked where is the environmental studies for the wildlife for this area. He stated that the township is already overrun by deer, and that concerns him as the deer will be more in the farmers fields with all the blocking and fencing. He brought up that Okemos has to have sharp shooters come in due to the high population of deer in that area, and is concerned about it happening here. He stated that he is confused when the applicant states that the township doesn’t have a CREO when it was updated to include over 300 acres, not the 136 the applicant states. He would like to know that if the applicant needed more area for the project, why they did not research properties around the overlay district as some were and are available. He stated that this area would have a smaller impact than what is proposed.</p>	
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	<p>Richard Allen- Richard stated that he has been in this fight for almost four years now, and that he believes that Ranger Power is a very litigious company. He stated that with about 50 employees, they have about one lawsuit per employee against townships and others. He is concerned that they would rather work the township over, and not work with them. He stated that Sergio Trivino spoke to Port Gratiot area, and that someone questioned him about the Shiawassee site and their construction in which he replied that the standards were not as stringent as they are now. He is concerned that they didn't go back and update based on the new standards. He stated that the issue with the noise from the Shiawassee site has never been resolved, and neither has the flooding. He stated that one of the owners that leased for the project went door-to-door apologizing for all the issues. He said that the vertical trackers are not and have not worked there, and that there was a study done on the pollution aspect called the Robinson-Meindl study from 2019. He said that the study from 2019 stated that selenium was double at 97%, and that the lithium was at 386% above what they are in the fields. He would like to see a new study on this to confirm. He stated that solar draws in developers, and that when someone says yes, their community becomes harassed. He stated that Shiawassee County is up to 8 or 9 developers, and that there is an area in Indiana that has 73% of their land tied up in leases.</p> <p>Joann Haas- Cohoctah- Joann stated that they have asked for three years the following questions; Who is the majority owner for the project, how many years will Ranger Power retain the ownership of the project, who is underwriting the project, has 100% of the funding been secured, are any government subsidies or tax breaks being used, how will Ranger's project contribute to the community's energy independence and resilience, how will Ranger Power address specific concerns from resident if stuff goes bad, how will the storm water and soil erosion be managed, how will property values of houses within 300 ft or a mile change, what is the operational lifespan of the project, where will the energy be used, where will the project connect to the grid, where are the manuals of the panels, how are they going to protect our wildlife, and how are they going to protect the eagles in the area eating and nesting. She stated that Ranger Power has dodged their questions for three years, that they do not know the route of the</p>	
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	<p>construction vehicles, or hours of the construction. She also stated that earlier today that a court in Otsego County ruled that local municipalities do not have to follow PA 233.</p> <p>Tara Foote- Daisy Lane- Tara stated that she is here as a resident and a realtor, and not the clerk. She stated that this definitely does affect property values, and that it already has since people know the project has been proposed. She understands that there are rules and regulations that must be followed, but she wants people to understand that the project does not just affect those around or near the project, but throughout the township.</p> <p>Ken Ciszewski- Sober Rd- Ken stated that he has been listening to all of the concerns mentioned, and he stated that the township will need a fire hall to deal with all of them. He suggested sending an auxiliary to the MPSC asking for the funding to provide the necessary things needed.</p> <p>Dave Brown- Dave stated that he has been listening and that there has been a small mind thinking going on, and that there needs to be thinking of all the townships. He is concerned about using up all the farm land, and that we should be conscious of the wildlife. He stated that there are geese, cranes, swans, and deer, and he is concerned of where they are going to go. He stated that he agrees with a lot of what was said, and that there are a lot of questions with no answers. He stated that the PC was elected to be a voice of the residents and not big business.</p> <p>Kennedy Parker- Kennedy stated that the reason no one is getting the answers are because they are the truth, and that the solar companies don't want anyone to know the truth. She stated that the companies want to come in, destroy the community, have their money, and play politics, and the community doesn't want them here.</p> <p>Steve Smith- Steve stated he appreciated the sound levels questions and info, and he is concerned with the pets in the area as they have different/better hearing than humans. He is wondering how this will impact them. He stated that the drainage issue is a serious concern for this area, and he has seen what happens</p>	
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	<p>when drainage lines are disrupted first hand. He said that it is impossible for the project to not disrupt the drainage lines, and that it isn't just the post, but also the drainage tiles. He said that he reviewed the application, and that it covered only four protected species of wildlife, and that the company doesn't care what happens to the remaining wildlife. He stated that the company's attorney that they bought it to the township in good faith, which he disagrees with.</p> <p>Brian Williams- Brian stated that he is incredibly proud of his township for their rally on this, and to crowd source for the PC. He stated that the points made tonight are not against the PC, and that the PC needs to stand up for the residents. He stated that there should be a legal fund that is part of the escrow so that when property values drop, the community will rally again to sue. He stated that near the thumb region farmers have been told that if solar panels are put there, they will not buy their potatoes because of the dangers of the silica being thrown area from storms. He stated that the companies are doing this because they are using the resident's money and not their own.</p> <p>William Shadrick- William stated that he wanted to reiterate what Ms. Parker and Mr. Smith stated, and that the company doesn't care about the wildlife or residents. The residents here are taught to respect the land, and that the company wants to destroy it.</p> <p>Pamela Koleno- Sherwood Rd.- Pamela stated that she moved her 11 years ago because she needed peace from her stressful job. She likes to go outside and listen to the birds and bugs, and asked to not make her regret moving to this community.</p> <p>Victor Burren- Victor stated that he understands that if the vote doesn't go the company's way, the company can then go to the state. He also stated that it was said the township must vote it down, and that the company can go to the state. He would like answers on if that is true. He suggested approving it and keeping the company in court as it would take them longer, and asked if that was possible. He stated that the biggest thing that the devil does is lie, and that is what they have heard a lot of.</p>	
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	<p>Jerry Bougher- Jerry stated that when he was dealing with this in Jackson, he was only hearing from their self-interest. He stated that they need a third-party facts and data to make sure that it is correct and verified, and that you need more than one quote on a project. He stated that he doesn't blame the farmers when the money is that good, but that everyone needs the food.</p> <p>Joann Haas- Joann stated that this is a meeting for the residents to get answers to their questions and that the company is still sitting stoned faced with no answers. She asked why they can't give the answers, but ask for the residents to work with them.</p> <p>Motion to close the Public Hearing. Motion by G. Pushies. Support by M. Stock. Motion Approved.</p>	Motion Approved
Commission Discussion	<p>L. Curd asked Ranger Power if they were going to answer any of the questions asked tonight. Drew replied that he would answer questions from the PC.</p> <p>G. Pushies asked to hear from the Drain Commission member Ken Recker. Ken stated that he brought two maps that show the open and closed drain systems that may be affected. He said that there is elevation shown (low is green, high is red) and that it is a preliminary, and no detailed information as of yet from the construction phase. G. Pushies asked if the support structures are galvanized, would there be concerned for contamination. Ken stated that he used to do underground environmental clean ups, but stated that his knowledge isn't up to date since being out of that business. He then stated that everyone knows what happens to galvanized steel corrode over time. Ken stated that he would look into the contamination. T. Parker asked if there were any concerns about the water flow. Ken stated that Conway has a density that is higher than the rest of Livingston County, when it comes to surface water, and that is why there are so many drains. He stated the soil is rich, wet, and heavy, but he said that the drains were not built to handle the number of homes currently tied to it. He said that there will be storm water damage, but it would be in how it is managed. Ken was asked if he had a conversation with Ranger Power, in which Ken stated that they had preliminary meetings, but not with layouts and exact plans. He stated that he would need more information to give feedback on how it will impact the area. T. Parker asked that if he had all the</p>	

	<p>information, how long would it take him to give an analysis. Ken stated that initial reviews take 30 days, and follow ups are two weeks to 30 days.</p> <p>S. Weiss asked Ranger Power/applicant a few questions. S. Weiss stated that with the 30 to 60 days for review for the drain commission, he asked about a 120-day extension to review the application in full. The applicant's lawyer stated that the land use approval is the first step, and then there could be other approvals that come in afterward. T. Parker stated that there are some in Shiawassee County using boats to get around at times when it rains, and that it would be prudent to get more information before a decision. He stated that he would like to see that the drain commissioner is satisfied before proceeding due to the health, safety, and welfare of the community. Drew Vielbig stated that the gradient map for the project, and that it is prepared just before the construction phase, and that they meet with the drain commission to learn the requirements for permitting. Drew then said the drain commission would receive the map before the building permit would be issued. T. Parker asked if this was how it was done in Shiawassee County, and Drew stated that this is the typical process for all solar projects.</p> <p>S. Weiss asked who is the underwriter for the project, and if 100% of the funding been secured at this time. Drew stated that the project will seek funding before constructions, and has not gone out to secure funding at this time. Drew also stated that Ranger has partnered with Desri, whom will become the long-term owner and operator of the project. S. Weiss then asked if Ranger was planning on not operating the project, and just is building it and turning it over. Drew replied that the role of Ranger is to develop the projects, and that they partner with Desri who is the largest owner/operator of the projects. Drew stated that Ranger Power is the developer on the project, but Headland Solar is this particular project. S. Morrison asked if all the projects have their own developer and LLC, and Drew responded yes and that Ranger is the developer on all of the projects.</p> <p>G. Pushies asked that in the application USDA soil was sited, but that there wasn't anything in the applicant. He also stated that it was denied doing any soil sampling for any heavy metal testing, etc. to establish a based line</p>	
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	<p>before, during, and after development. He asked if the applicant was dismissing it. Drew stated that it was not a requirement of the project to do soil testing, and stated that the testing has not been done, and they do not plan on doing it at this time. G. Pushies asked if the support structures were galvanized. Drew stated that he would like to follow-up on that question. After clarification, Drew stated that it is typical that galvanized steel is used on these types of projects.</p> <p>S. Weiss asked if Ranger Power has any projects on brownfield areas, or has sought out them, or just on farm land. Drew stated that in the application it includes an analysis of how effective the project would be on a brownfield sites, and that currently none of the projects are on them. S. Weiss asked how many lawsuits is Ranger Power involved with at this time. Drew stated that he was not going to answer that question. G. Pushies asked for a response from counsel. Counsel stated that if anyone could point out a standard in the ordinance or PA 233 that requires an applicant with a special land use to divulge where the company is at, then they will address it, but it has nothing to do with this ordinance.</p> <p>S. Weiss asked about the emergency response plans. Drew stated that they were submitted in the application. S. Weiss stated that it is very generic, and he also asked that if there was an emergency, how would they notify residents in the immediate area to know what to do. Drew responded that it comes down to coordination with EMS and the FD, and that they have had discussion with them including notification. He stated that the coordination is underway, and there is more to come. G. Pushies asked if the actuators were for cold or hot weather. Drew stated that he was not sure on specifics for this project which ones will be used at this time.</p> <p>S. Weiss asked about the maintenance of the project due to the freezing, thawing, and the overall efficiency of the project. Drew responded that in the presentation he stated that there will be about 5 employees, and that a handful of them on maintenance, and someone will be monitoring 24/7 even virtually. He stated that when they receive a notification of an issue, someone would be sent out to look into in. S. Weiss then asked about what that response time would be. Drew responded that it would typically be pretty quick, so that it is up and</p>	
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	<p>operational at full capacity generating the most energy. G. Pushies asked if he could give a specific number of days, and Drew responded that he could not.</p> <p>G. Pushies asked about the decommission section, and how down in depth would they go to get the equipment and other items. He stated that the plan states 3 ft, and asked about whether there would be other debris beyond the 3 ft. Drew stated not necessarily, but could explain the decommissioning section. G. Pushies then asked if the contracts with the land owners are different from the application. Drew stated that the contracts can vary between each land owner, and that all the steel posts are removed completely. Drew stated that the underground cabling could be abandoned in place, but it becomes a preference of the land owner. G. Pushies stated that to clarify that if something was below the 3ft it would remain in place. Drew stated that specifically with the cabling, it was possible.</p> <p>S. Weiss asked if there was a timeline for construction or hours of construction including weekends, evenings, etc. Drew stated that typically it is sun up to sun down, typically 6 days a week, and would vary throughout the year. G. Pushies asked about the support structures, and how they are going to prevent breaking the tile lines and flooding. Drew stated that it comes down to coordination with the land owners to get the drain tile information before construction, and that when going into construction, they have a pretty good idea of where all of them are. He stated that for all of the clay ones, they may not all be operational, but then overall they can plan the project away from the tiles or anticipate where potential damage may occur. They can then repair, replace, rework the tiles to be workable as it is stated in PA 116 to maintain farm water drainage.</p> <p>S. Weiss asked about why there has not been a traffic study to see what the impact of the construction equipment would be on the community. Drew stated that a plan was submitted with the application, but S. Weiss clarified that it was not a traffic study. Drew stated that it would be finalized prior to construction, just like the grading plans. He stated that one requirement is to do a pre and post construction road survey to access what impact happened, and stated that it would be put in writing. M. Stock stated that all of this is part of the site review plan, and that it has not been provided as of</p>	
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	<p>yet. He stated that the applicant needs to be ready to answer questions, and he believes they are not prepared at this time. M. Stock asked how he was able to make a decision on the project without all of the information.</p> <p>S. Weiss asked how they are able to address the incoming concerns, and that it seems to be a reactive approach instead of a proactive approach. Drew stated that it is common to have conditions set with an approval of a project to get all the study's and permits. T. Parker asked about the post situation of flooding in Shiawassee County, and what they have done since then. Drew stated that with regards to the drain tile issue, there is ongoing coordination with the drain commission from that area. He stated that before construction there, they install a lot of new drain tiles because of the existing flooding issues. T. Parker then asked about the surrounding properties that are still flooding because of the issues. Drew stated that Ranger is not currently involved in that project today, but that as part of the project it is typical to set up a complaint resolution process. T. Parker then stated that once it is sold from Ranger, then they are out. Drew responded stating that the new owner would be responsible for the complaints.</p> <p>S. Morrison asked the attorney that with the PA 233, the PC has to fail it. The attorney responded that it is not due to PA 233, it is because of the ordinance. S. Morrison then clarified that by the PC failing it, it allows them to go to the state who would then have the power. The attorney agreed. G. Pushies then asked if the application was made based on the ordinance/CREO or PA 233. The attorney stated that the application was made in compliance with PA 233, and that the application does not meet the township's ordinance especially with the overlay. S. Morrison asked if there was something that is in between the township and what they are presenting as a medium. M. Stock asked if they were going to go through a site review with the PC as this was the first time talking with the applicant. M. Stock stated that part of being a good neighbor is also being transparent, and giving the information needed. T. Parker then asked if there was anything about the loss property values will affect the taxable income. Drew stated that he is not aware of data on that. T. Parker stated that there are hundreds of reports, and that he told him about those reports. Drew stated that he disagrees with T. Parker on this issue, and that were people in the room currently</p>	
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	<p>that heard Drew state in another meeting that property values will be impacted. S. Morrison asked if they owned the assembly solar at this time. Drew stated that it is not under Ranger's control, and that typically when construction starts, the hand-off of ownership occurs. Drew confirmed that Freshwater was under Ranger, Riverfork was not, Heartwood was in construction and not under Ranger, and Whitetail was not under Ranger. S. Morrison then clarified that Ranger only as of now owns two projects, Freshwater and Headland, and Drew confirmed.</p> <p>Motion to set another special meeting to discuss and deliberate. Motion by L. Curd. Support by G. Pushies. Motion Approved.</p> <p>The applicant's attorney asked if they can get an explanation from the PC or the Township attorney on why the project is being tabled if they know it can not be approved based on the overlay district. T. Parker stated that that was their opinion, not the PC's opinion, and that the PC had 120 days to analyze and consider it. Mr. Homier, the township's attorney stated that the applicant is not entitled to a decision tonight, and that the PC can discuss with the planner and experts. He asked if the applicant agrees that the PC has 120 days. The applicant's attorney agreed that the statute states 120 days. The applicant's attorney asked Mr. Homier what his legal opinion was regarding the project having to be turned down based upon the overlay district. Mr. Homier responded that he doesn't owe him a legal opinion and that his client was the township.</p> <p>Mr. Homier stated that August 28th is the deadline to make a decision on the application.</p>	Motion Approved
Adjournment	Motion to adjourn at 9:15pm. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approve

Respectfully Submitted:

Approved:

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair



Conway Township Planning Commission Meeting Minutes

Monday, July 14th, 2025 | 7:00pm EST

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

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Lucas Curd- Chair, Tom Parker, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss, Kayla Poissant- Secretary Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner- Liz Hart- McKenna	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 July 14th, 2025. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved
Approval of June 9th Minutes	Motion to accept meeting minutes from June 9th, 2025. Motion by L. Curd. Support by S. Morrison. Motion Approved.	Motion Approved
Approval of July 1st Minutes	Motion to accept meeting minutes from July 1st, 2025. Motion by S. Weiss. Support by G. Pushies. Motion Approved. M. Stock- Abstained	Motion Approved
Approval of July 1st Closed Minutes	Motion to accept closed meeting minutes from July 1st, 2025. Motion by G. Pushies. Support by S. Morrison. Motion Approved. M. Stock- Abstained	Motion Approved
Call to the Public	M. Brown- Conway Supervisor- Ask if the PC members took the Master Plan Survey. He also stated that the deadline to complete the survey was Friday July 18 th .	None
Communications	a. Zoning Administrator Report: R. Cesarz stated that there were a couple of reroofs, and the two ZBA cases started their projects. Elm Street reached out stating that they will be filing for a conditional rezoning, and he is just waiting on their paperwork.	None

	<p>b. Livingston County Planning Commission Report: D. Bowdoin stated that last month they approved Iosco Townships text amendment on large solar energy system, approved Putnam's rezoning rural residential to R3, approved Howell's text amendment on commercial, and approved and sent the Livingston County Capital Improvement Plan.</p> <p>c. Board Ex-Officio Report: G. Pushies stated the minutes were emailed.</p>	<p>None</p> <p>None</p>
Old Business	<p>a. Master Plan letter style survey – Sent out with taxes, Website is working L. Curd stated that the survey was sent out with the taxes, and that the website is up and working. L. Hart stated that she received 154 responses as of now.</p> <p>b. Residential Overlay district – Review of Overlay District T. Parker stated that the planner had replied that the work is outside of the contract, and that he disagrees with that analysis. It was discussed that it would be rolled into the Master Plan update. L. Hart stated that their recommendation was and is to role this topic into the Master Plan update, and that her understanding of the contract is that she works at the discretion of the Township Supervisor.</p>	<p>None</p> <p>None</p>
New Business	<p>a. Headland – Public Hearing for Solar Project on July 9, 2025 L. Curd stated that there was a presentation from Headland, and that there was a lot of people in attendance. K. Poissant stated that she will create a list of the public's questions and concerns along with the minutes.</p> <p>b. SWOC (Strengths, Weaknesses, Opportunities, and Challenges) Discussion with McKenna The PC conducted a SWOC exercise with McKenna. This went over multiple strengths, weaknesses, opportunities, and challenges within the community. This is meant to help identify what works, what needs improvement on, and challenges now and into the future</p>	<p>None</p> <p>None</p>

	<p>which will help develop the Master Plan. PC Discussion continued. McKenna took notes on answers. The PC Members will conduct a “vision” exercise for the next meeting.</p>	
	<p>c. Discussion of Public Input from Public Hearing S. Weiss stated that the PC will review the public’s comments, and then discuss at the next meeting. It was discussed that K. Poissant will type up a list of questions from the public, and send it to the PC members. It was discussed that there were not a lot of questions answered during the Public Hearing.</p>	None
	<p>d. Discussion of Application Packet S. Weiss stated that he put together a list for the PC which goes over the rules and regulations for the Township, which then can be compared to the application. He stated that it is a part of the PC’s job to review the packet, and he broke down the solar ordinance into sections for PC members to review. He asked the other PC members if they had done their reviews. G. Pushies stated he had done some. M. Stock stated that he done some, and will continue to do more. T. Parker stated that he has reviewed it. L. Curd stated that he completed some, and is doing more. K. Poissant stated that she had gone through all of her sections, and is starting to go through others. S. Morrison stated that he has done very little. S. Weiss asked if he was going to do more, and S. Morrison replied no. S. Morrison stated that the Ranger attorney stated that the Township couldn’t no approve the application based on the ordinance. T. Parker stated that PC members are to look at the health, safety, and welfare, and that the PC needs to do their due diligence. K. Poissant stated that the PC needs to do their homework, and that everyone has a different opinion or viewpoint, and it is important to review it and share those concerns amongst the PC members. It was discussed that an extension was mentioned at the Public Hearing, and that it should be looked into.</p>	None
	<p>e. Set Meeting Dates- Special Meetings Meeting dates were discussed between the PC members. It was decided that one meeting</p>	

	<p>would be towards the end of July, and another in August. L. Curd will reach out to confirm the dates.</p> <p>f. Conflict of Interest- Solar Application T. Parker wanted to review any conflicts of interest that may exists. He stated that he owns property within 300ft of the project, but that he has and will remain objective. S. Morrison stated that he will remain objective, but that he owns property that is adject to the proposal, and that he works part time for VanGilder. G. Pushies stated that he will remain objective. L. Hart read the conflicts of interested that are listed in the PC Bylaws.</p> <p>Motion that T. Parker does not have a conflict of interest regarding the solar application. Motion by G. Pushies. Support by L. Curd. Roll call vote. Motion Approved.</p> <p>Pushies- Yes Stock- Yes Curd- Yes Poissant- Yes Morrison- Yes Weiss- Yes</p> <p>Motion that S. Morrison does not have a conflict of interest regarding the solar application. Motion by M. Stock. Support by L. Curd. Roll call vote. Motion Approved.</p> <p>Pushies- Yes Stock- Yes Curd- Yes Poissant- Yes Morrison- Yes Weiss- Yes</p> <p>Motion that G. Pushies does not have a conflict of interest regarding the solar application. Motion by L. Curd. Support by S. Morrison. Roll call vote. Motion Approved.</p> <p>Pushies- Yes Stock- Yes Curd- Yes Poissant- Yes Morrison- Yes Weiss- Yes</p>	<p>None</p> <p>Motion Approved</p> <p>Motion Approved</p> <p>Motion Approved</p>
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Commission Discussion	None at this time.	None
Last Call to the Public	<p>S. Parker stated that a lot of information was learned at the Public Hearing because of the questions that were asked at that time.</p> <p>M. Brown stated that it is the PC member's statutory duty to read and review the application.</p>	None
Adjournment	Motion to adjourn at 9:23pm. Motion by G. Pushies. Support by S. Weiss. Motion Approved.	Motion Approved

Respectfully Submitted:

Kayla Poissant,
PC Secretary

Approved:

Lucas Curd,
PC Chair

Conway Township

8015 N. Fowlerville Road
PO Box 1157
Fowlerville MI 48836

Phone 517-223-0358

Fax 517-223-0533

zoningadmin@ConwayMI.gov



Application for Amendment to the Official Zoning Map

Section 1: Applicant's Information

Date: 7-1-2025	Fee Paid (nonrefundable): \$800
Applicant Name: Elm Street Wholesale	
Address: 7398 Hayner Rd.	Zip Code: 48836
Phone: 517-214-8535	Fax:
Email: Elmstreetwholesale@gmail.com	
Interest in Property to be Rezoned (e.g., owner, lessee): Owner	

Section 2: Information on Owner of Property to be Rezoned (if different than Applicant)

Property Owner Name: Kevin Plunkett	
Address: 5913 Hay Rake Hollow Ct.	Zip Code: 48137
Phone: 517-214-8535	Fax:
Email: Elmstreetwholesale@gmail.com	

Section 3: Information on Property to be Rezoned

Legal Description:	4701-14-200-005 SEC 14 T4N R3E BEG 2402.92 FT W FROM E 1/4 COR, TH W 247.5 FT, TH N02°14'16"W 352.27 FT, TH E 247.5 FT, TH S02°14'16"E 352.27 FT TO POB 2 AC M/L PAR 1 SPLIT 9/95 FROM 002
	4701-14-200-006 SEC 14 T4N R3E BEG 2003.66 FT W FROM E 1/4 COR, TH W 399.26 FT, TH N02°14'16"W 352.27 FT, . TH E 399.26 FT, TH S2°14'16"E 352.27 FT TO POB 3.23 AC M/L PAR 2 SPLIT 9/95 FROM 002
Address: 7398 Hayner Rd.	Zip Code: 48836
Parcel Identification Number: 4701-14-200-005 & 4701-14-200-006	
Total Acreage: 5.3	
Current Zoning Classification (District): Agriculture Residential	

Section 4: Supporting Documents (to be Submitted with Application)

- ☒ Proof of Ownership of the Property (such as a deed)
- ☒ A scaled map of the Property (drawn to a readable and accurate scale – no less than 1" = 100'), correlated with the legal description (Section 3), and clearly showing the Property's location
- ☒ A vicinity map showing the location of the Property and adjacent land uses and zoning classifications

Applicant must provide 15 copies of the completed Application and Supporting Documents. The Application will not be set for hearing until all of the required information has been received.

Applicant may be requested to provide additional information by the Zoning Administrator, Planning Commission, or the Township Board. Application may also include any other information that Applicant believes will assist reaching a decision; however, any decision by the Township will be based on the appropriateness of the proposed zoning change in relation to the Township Master Plan as well as surrounding land zoning and uses.

Section 5: Affidavit and Signature

The undersigned affirms that they are the Owner of the Property and/or Applicant as designated below and that the foregoing answers, statements, and information are true and accurate to the best of their knowledge, information, and belief. By making this Application, the undersigned grants all officials and staff of Conway Township access to the Property as may be deemed helpful by Conway Township in its consideration of this Application.



Signature of Applicant

7-1-25

Date

Signature of Owner (if different than Applicant)

Date

BELOW THIS LINE IS FOR TOWNSHIP USE ONLY

To be completed by Zoning Administrator:

1. Date Application Received: _____
2. Has fee been paid? _____
3. Escrow? _____ If so, what amount? _____
4. Have 15 copies of the Application been submitted along with 15 copies of Supporting Documents?

Signature of Zoning Administrator

Date

Administration Fee: \$800

Escrow: \$2500.00

Site Plan for Elm Street Wholesale
Parcel Numbers 4701-14-200-005, 4701-14-200-006

Kevin Plunkett
5913 Hay Rake Hollow Ct.
Gregory, MI 48137
(517)214-8535

Property Address:
7398 Hayner Rd.
Fowlerville, MI 48836

Self Prepared Site Plan
6/8/2025

4701-14-200-005 – Currently Zoned as Vacant Residential

SEC 14 T4N R3E BEG 2402.92 FT W FROM E 1/4 COR, TH W 247.5 FT, TH N02°14'16"W 352.27 FT, TH E 247.5 FT, TH S02°14'16"E 352.27 FT TO POB 2 AC M/L PAR 1 SPLIT 9/95 FROM 002

4701-14-200-006 – Currently Zoned as Residential

SEC 14 T4N R3E BEG 2003.66 FT W FROM E 1/4 COR, TH W 399.26 FT, TH N02°14'16"W 352.27 FT, TH E 399.26 FT, TH S2°14'16"E 352.27 FT TO POB 3.23 AC M/L PAR 2 SPLIT 9/95 FROM 002

This site plan includes a request to rezone Parcels from AG (Agricultural) to Light Industrial. The property currently consists of two contiguous parcels totaling approximately 2.6 acres, with an existing 80x120 ft building intended for commercial use.

Justification for Rezoning:

- The proposed zoning aligns with the **Township Master Plan** goals for corridor development and commercial use along Hayner Road.
- The existing structure and parcel size are more compatible with **LI permitted uses** than with AG zoning restrictions.
- Rezoning will support **local economic growth** and create a viable use for the existing building without requiring structural modification.
- No significant impact is anticipated on surrounding properties due to existing road access, parcel separation, and low-intensity use.

Zoning Map Amendment Request – Conditional Rezoning Justification

Parcels:

- Parcel 1: 247 ft × 352 ft
 - Parcel 2: 399 ft × 352 ft
- Total Area:** ~5.2 acres
Current Zoning: AG – Agricultural
Proposed Zoning: LI – Light Industrial (**Conditional**)
Existing Structure: 80 ft × 120 ft (9,600 sq ft) building
Proposed Use:
- **Primary:** Wholesale and warehousing
 - **Secondary:** Limited on-site retail/showroom
- Condition:** Upon transfer of ownership, zoning reverts back to AG (Agricultural)
-

Section 4.06 Criteria – Responses (with Conditional Rezoning)

Criterion	Response
A. Change in conditions or error in original ordinance	The structure has been previously used for non-agricultural purposes. The AG designation no longer reflects the property's physical development or viable economic use. The conditional rezoning ensures temporary alignment with actual use while preserving long-term agricultural intent.
B. Precedent and effects	This request does not establish a blanket precedent because it is conditional : the rezoning applies only while the applicant owns the property and operates a specified use. Future owners would require re-review. This provides both flexibility and zoning stability.
C. Capacity to serve	The proposed light industrial use does not require additional public infrastructure.

- **Access:** Hayner Rd supports moderate truck and customer traffic
 - **Utilities:** Existing well/septic are adequate
 - **Emergency services:** Within response range of local agencies
- No expansion of public services is needed. |
- | **D. Effect on property values** | Conditional rezoning allows legal use of the structure in a way that improves utility and appearance, boosting property value. The reversion clause ensures surrounding property owners that long-term character will not be altered permanently. |
- | **E. Environmental compatibility** | Site is flat, well-drained, and free of wetlands or floodplain encumbrance.
- The proposed use is contained within an existing structure with no additional land disturbance or runoff impacts anticipated. |
- | **F. Compatibility with surrounding uses** | Adjacent land includes agriculture, residential acreage, and contractor/light industrial use.

The limited retail component is low-intensity and tied directly to wholesale operations. The conditional nature of the rezoning prevents future owners from converting the site to unrelated or higher-intensity industrial uses. |

| **G. Consistency with Master Plan** | The Master Plan encourages flexibility in corridor development. Conditional rezoning supports that by enabling transitional, low-impact economic activity without permanently altering land use patterns. It also honors the Plan's emphasis on protecting agriculture. |

| **H. Appropriateness of LI with conditions** | LI zoning — applied conditionally — allows appropriate use of the structure while limiting long-term impact. It avoids weakening AG zoning with special use creep and prevents open-ended industrial entitlements. This targeted approach gives the Township both oversight and flexibility. |

Conditional Language for Site Plan or Supporting Letter

"This rezoning is requested under a conditional zoning agreement. The Light Industrial designation shall remain in effect only so long as the property remains under the applicant's ownership and is used for the proposed wholesale, warehousing, and accessory retail operation. Upon sale or transfer of ownership, the zoning shall automatically revert to AG (Agricultural), and any future use shall require re-application and Township review."

of piece



91-14-100-022

Residential- House

91-14-100-022

Residential- House

Residential- House

91-14-100-023

Residential- House

91-14-200-012

Agricultural

Residential
Home and Garage

Conway
Township

Future Industrial - Warehouse

Agriculture - Barns

Residential
Home and Barn

To Whom It May Concern,

My name is Kevin Plunkett, and I own Elm Street Wholesale here in Fowlerville, Michigan. I wanted to take a moment to tell you a little about myself, my business, and what we stand for; especially as we ask for your support to continue operating at our current location.

Elm Street Wholesale was officially formed in 2021, though the idea behind it had been building in my heart for a while. When I started the business, I had three big goals in mind:

1. help people save money,
2. teach others an opportunity on how to make extra money, and
3. give back to those in need.

I'm proud (and honestly still a bit amazed) at how quickly those goals became reality. In 2023-2024, we were able to give back over **\$60,000** in cash and products to local nonprofits, schools, individuals, and other amazing causes throughout the area. And we're just getting started.

At the beginning of 2025, we made a commitment to do even more. We put it simply in one of our social media posts:

"At Elm Street Wholesale, we're all in on supporting local. We're doubling down on spending our money with other small businesses around here, donating as much as we can to local nonprofits and organizations. It's about giving back and building a stronger community, together. Local's where it's at - let's make it count."

And we meant every word.

We've worked with so many wonderful groups over the years, including:

- Fowlerville Community Schools
- The Giving Barn
- Fowlerville Police and Fire Departments
- Torch 180
- The Salvation Army
- Katie Pikkarainen - State Farm Insurance, TL Seamless Gutters, Bob Maxey Ford
- Local churches, veterans groups, 4-H, LACASA, and many more

Each year, we provide Thanksgiving meals for families in need, donate hundreds of toys to Toys for Tots, support youth in the Fowlerville Ag Society and Livingston County 4H, raise money through fundraisers, and pitch in wherever we can. We've even made it a point to shop local and support other small businesses in our area. This community means everything to us, and it's our honor to give back however we can. We have also attached a letter we received last year from our neighbors at The Giving Barn Community Outreach.

As for what we do, Elm Street Wholesale has two sides. Our retail store offers all kinds of discounted products, from toys to home goods to furniture. In a time where inflation makes everything harder, we're proud to give people a way to stretch their dollar a little further. Besides, who doesn't love a good deal? On the wholesale side, we sell liquidation pallets of returns, overstock, discontinued items and seasonal products that people can resell to make extra income. We've helped stay-at-home parents, retirees, and young entrepreneurs get started, and we hear constantly from customers about how much the opportunity has helped them.

On a more personal note, I'm a husband and a dad to five awesome kids. My wife owns a photography studio right in downtown Fowlerville, and she also works at a hospital in labor and delivery. She's one of the hardest working people I know and has donated countless photo shoots and time to families going through tough times. My youngest will graduate from Fowlerville Schools in 2027, and our other four kids are all in colleges nearby. We're a blended family that came together in 2016, and we've poured our hearts into this community ever since.

With all of this in mind, we're simply asking for your support. We're requesting approval to continue running Elm Street Wholesale from our current location, under new conditional zoning. This would allow us to keep growing and giving back even more to the people and organizations around us. We truly believe we're an asset to the community, and we'd love nothing more than to stay rooted right where we are.

Thank you for taking the time to read our story. I appreciate your consideration and your support, and I look forward to continuing to serve this community for many years to come.

Sincerely,
Kevin Plunkett
Elm Street Wholesale
Fowlerville, MI



Kevin Plunkett <elmstreetwholesale@gmail.com>

Gratitude

1 message

Giving Barn Community Outreach <infothegivingbarn@gmail.com>
To: elmstreetwholesale@gmail.com

Tue, Jun 18, 2024 at 2:00 PM

Dear Elmstreet and Kevin.

Over the last couple of years, the Giving Barn has grown so much because the needs in our community have grown so much.

We have so many community members that contribute to helping others be successful, but not everyone has the ability to support our community and work with us the unique and generous way that Elmstreet does.

Working as a non-profit in Livingston for the last six years, we cannot overstate our gratitude for the literal thousands of dollars in cash and merchandise that you have contributed to those in need and or crisis. We have watched you grow but most importantly, your generosity and integrity are exactly what people in this community cannot have enough of.

Among the many many families you have helped support are: Fire victims, Domestic violence victims, Families devastated by illness, and families trying to recover from crisis and poverty. You AND your customers are some of the most generous people we know.

There are very good reasons why we chose you Co-Business Support of the Year.

Our gratitude and an award really aren't enough, but we know that you are humble and this will be hard enough for you to accept this thanks. We are so happy to continue to be the change in the world alongside of you and your team.

--
Love Always Wins,
Amanda Hart- Executive Director/Co-Founder
Tonya Defever- President/Co-Founder
Heather Hodge- Vice President/Co-Founder

**Giving Barn Community Outreach and
Linsey's Llama Promise Youth Center**

810-300-5123
www.thegivingbarn.com

Find us on Facebook- Giving Barn Community Outreach and/or Linsey's Llama Promise Youth Center

Lucas Curd

From: PC Chair <PCChair@conwaymi.gov>
Sent: Friday, August 1, 2025 10:57 AM
To: Lucas Curd
Subject: FW: SEMCOG "Pulse of the Region" Economic Survey

External Email: Use caution when clicking on links, replying, or opening attachments.

Lucas J. Curd, PE
Conway Township Planning Commission Chair

From: Rob Stanford <RStanford@livgov.com>
Sent: Tuesday, July 29, 2025 3:51 PM
Subject: SEMCOG "Pulse of the Region" Economic Survey

Dear Livingston County Planning Partners:

SEMCOG, the Southeast Michigan Council of Governments, and its partner organization, the Metropolitan Affairs Coalition (MAC), are conducting an online Pulse of the Region survey to gather residents' perceptions on Southeast Michigan's economy. Responses will help guide our planning efforts as we work on Southeast Michigan's next Comprehensive Economic Development Strategy (CEDS). SEMCOG's economic development work is driven by the CEDS, which is updated every five years in concert with MAC.

All interested community members are invited to share input regarding the regional economy and where they think it's heading in the coming years. Your responses will be anonymous, and the survey should take only a few minutes to complete.

A CEDS is a strategic plan that helps guide regional economic development efforts and serves as a conduit for federal and state grants, as well as other resources. The plan centers on a collective vision built through a great deal of input from our member communities, regional partners, and, importantly, our residents. SEMCOG is the designated Economic Development District (EDD) by the U.S. Economic Development Administration, covering Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne counties.

How to Participate

The survey is will close on Tuesday, September 16, 2025, at midnight. Survey results will help shape Southeast Michigan's next five-year economic development strategy. The draft CEDS document is expected to be shared for public review in January 2026, with final adoption expected in March 2026.

Please share the survey link with residents. Your outreach will make the difference in your community being heard.

Use this flyer (below) with QR code to distribute the survey link in your community. A few ways to share:

- Include it in your monthly newsletters
- Post it on your website or community bulletin board
- Mention and distribute it during public meetings or events

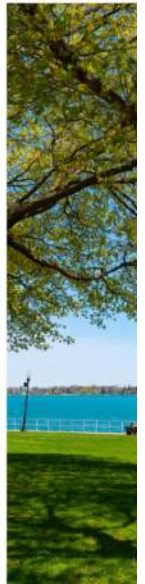
Take "Pulse of the Region" Economic Survey

Support economic development planning that works for all of Southeast Michigan!

SEMCOG, the Southeast Michigan Council of Governments, and its partner organization, the Metropolitan Affairs Coalition (MAC), have launched a survey to gather residents' perceptions on Southeast Michigan's economy.

All interested community members are invited to share input regarding the regional economy and where they think it's heading in the coming years.

Responses are anonymous and help guide planning efforts for Southeast Michigan's next comprehensive economic development strategy. The survey should take only a few minutes to complete.



Thank you for your participation!

Best Regards,

Rob Stanford

Robert Stanford

Principal Planner AICP | Livingston County Department of Planning

A: 304 E. Grand River Avenue Suite 206 Howell, MI 48843

P: 517-540-8735 E: robs@livgov.com

W: <https://milivcounty.gov/planning>



Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty. Think big.

— **Daniel Burnham, Chicago architect (1864-1912)**