



Conway Township Planning Commission

Monday, September 8, 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 September 8, 2025 AGENDA**
5. **APPROVAL OF THE August 11, 2025 MEETING MINUTES**
6. **APPROVAL OF THE August 11, 2025 CLOSED MEETING MINUTES**
7. **APPROVAL OF THE August 25, 2025 SPECIAL MEETING MINUTES**
8. **COMMUNICATIONS**
 - a. Zoning Administrator's Report
 - b. Livingston County Planning Commission Update/Report
 - c. Update from the last board meeting
9. **OLD BUSINESS**
 - a. Headland Solar – Updates/Not present at Aug 25, 2025 Special Meeting
 - b.
10. **NEW BUSINESS**
 - a. Vote on new PC Vice chair
 - b. Elm Street - Rezoning Application (Carried over from August)
 - c. Set Special Meeting - September 15, 2025 @ 7 PM (Special Meeting to Vote on Headland Solar Application)
 - d. Master Plan Update - McKenna
11. **PLANNING COMMISSION MEMBER DISCUSSION**
12. **2nd CALL TO THE PUBLIC**
13. **ADJOURNMENT**

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

Next Meeting will be Monday, October 13, 2025



Conway Township Planning Commission Meeting Minutes

Monday, August 11, 2025 | 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: Lucas Curd- Chair, Tom Parker, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss, Kayla Poissant- Secretary</p> <p>Zoning Administrator: Russ Cesarz (ABSENT)</p> <p>Livingston County Planning Commissioner: Dennis Bowdoin</p> <p>Township Planner: Liz Hart</p> <p>Township Attorney: Michael Homier, Keith Brown</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 11th, 2025. Motion by L. Curd. Support K. Poissant. Motion Approved.	Motion Approved
Approval of July 9th, 2025 Special Meeting Minutes	Motion to accept meeting minutes from July 9th, 2025. Motion by S. Weiss. Support by G. Pushies. Motion Approved.	Motion Approved
Approval of July 14th, 2025 Minutes	Motion to accept meeting minutes from July 14th, 2025. Motion by S. Morrison. Support by L. Curd. Motion Approved.	Motion Approved
Call to the Public	S. Porter- She stated that Cohoctah's PC brought up an Essential Services ordinance, and presented the ordinance to the PC.	None
6a. Closed Session	<p>Motion to adjourn to closed session to consider a written confidential legal opinion with the Township attorney which is exempt from disclosure pursuant to MCL 15.268 (1)(h). Motioned by K. Poissant. Support by G. Pushies. Roll Call.</p> <p>S. Weiss- Yes S. Morrison- Yes K. Poissant- Yes</p>	Motion Approved

	<p>L. Curd- Yes T. Parker- Yes M. Stock- Yes G. Pushies- Yes</p> <p>Closed Session began at 7:07pm.</p> <p>Motion to close the Closed Session at 7:52pm. Motion by L. Curd. Support by G. Pushies. Motion Approved.</p>	Motion Approved
Communications	<p>a. Zoning Administrator Report: None- ABSENT</p> <p>b. Board Ex-Officio Report: G. Pushies stated that the minutes were sent out. No questions or comments.</p> <p>c. Livingston County Planning Commission Report: D. Bowdoin stated that Iosco Township- denied rezoning for west district for solar, but approved south district, approved Deerfield township rezoning, and recognized intern Abby for her farm preservation paper.</p>	<p>None</p> <p>None</p> <p>None</p>
Old Business	<p>a. Headland Solar- Questions/Answer from July 9th Meeting- T. Parker and S. Morrison stated that they had a Conflict of Interest regarding the application, and recused themselves.</p> <p>K. Poissant stated that the questions presented to Ranger/Headland were the public's questions during the public's comment period. The PC reviewed the answers received, and will follow up. It was stated that the answers were received Friday August 8th. K. Poissant asked if the questions not answered by Headland would be answered by Ranger. D. Vielbig stated no, that there could be more discussion on them, but that they felt the questions were answered. K. Poissant asked if the responses that indicated clarification, would they respond if clarified. D. Vielbig stated yes. It was stated that there are more questions to be answered. It was discussed and decided that L. Hart will collect all the questions and make an updated list.</p>	None

	<p>M. Stock asked about the project timeline including start to finish, milestones, etc., and would like to see a completed timeline. D. Vielbig stated sure. G. Pushies asked about PA 233 and alternative sites, D. Vielbig stated that it is included in the application Section A 1.5 in Exhibits.</p> <p>S. Weiss stated that in the application it mentions that Conway does not have a CREO, and asked why the application was written for the MPSC when there is a CREO in place. S. Weiss stated that he doesn't appreciate it, and that per the Township's CREO, they are many missing pieces to the application including manuals, drain tiles maintenance and inspections, indemnification of the Township, agreements, videos, fire suppression, or stray voltage assessments. D. Vielbig was asked if he can provide the responses with ample time prior to the next meeting.</p> <p>K. Poissant asked if Headland would respond to the differences between the Assembly project and this project and not just the similarities. D. Vielbig stated yes. She also asked about the success of the sound barrier walls and the steps of the mortality of vegetation at Assembly, and if they can provide those answers. D. Vielbig stated yes. G. Pushies asked how Headland came to the response that nothing from the steel poles would leach into the ground. D. Vielbig stated that it has not been as issue. G. Pushies asked if they conducted a study to confirm. D. Vielbig stated no.</p>	
New Business	<p>a. Fowlerville Fire Chief Bob Feig- B. Feig stated he had previously met with D. Vielbig earlier in the year at Station 20- Howell. He stated that he brought up a few concerns including shut-offs, access to properties, and water access. He confirmed that the FD will have access to lock boxes when the project is completed, and that the applicant had agreed to put in an 8 inch well that would push 350 gallons of water/per minute on site and the infrastructure and power to the FD. Feig stated that he wanted to make sure that the</p>	None

	<p>Connections were intact- multiple areas responding to local issues. He wants to make sure who will be responsible for maintaining the building and equipment on site. B. Feig stated that Jamel (Howell) and Julie (Fowlerville) would be the hazmat responders if a fire occurred, and that the Township had a plan when built that a couple of bays could be added. He stated that this would not only help the project regarding emergency responses, but the Township as a whole. He stated that D. Vielbig did tell him the money for the project could be used to add the bays. B. Feig also stated that no matter if the emergency happens in Conway or Cohoctah, both Howell and Fowlerville FD will respond.</p> <p>K. Poissant confirmed that B. Feig stated that he would like to know who will be maintaining the equipment including the well. She also asked about how best to get the materials list to the hazmat personnel prior to an emergency, and B. Feig stated that both FDs will want to see access roads, shut-offs, lock boxes, etc. prior to it's start up of operation (preplanning). K. Poissant asked if meeting every 3-years was acceptable to update the emergency response plan, which B. Feig stated that he would like to fine tune it to annually. K. Poissant asked how often should the equipment for the FD be inspected, and he responded that the FD will provide a list of materials needed to the applicant which D. Vielbig stated yes. G. Pushies asked about the rows of panels and access with the trucks. B. Feig stated that he would need to see the plans, which he has not seen as of yet. M. Stock asked about access in the winter, and B. Feig stated that it hasn't been discussed yet, but that the department has four-wheel drive vehicles, and vehicles with a plow on it to get to where they need to go. K. Poissant asked about which departments could respond to an emergency, and he replied that it could be county-wide, but also includes Byron, Perry, Burns, Owosso, etc. (MABAS) B. Feig agreed that the immediate surrounding departments should all receive the appropriate training. He also stated that if it turns into an emergency evacuation situation, they have a manual in each vehicle to follow.</p>	
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	<p>It was asked when the FD would be able to give a full list of supplies needed, in which B. Feig stated that he would know better once he receives blue-prints and a full site plan. It was asked whether one 8-inch well would be enough to cover the project, and B. Feig stated that they can haul a lot of water, and can call for mutual aid.</p> <p>b. McKenna- Master Plan Survey Results L. Hart stated that there were 169 responses to the survey, which is about 5% of the population. $\frac{3}{4}$ of the participates stated that the rural character is the best aspect. Farm preservation was a top topic, and that limited growth was the top option on. There were no comments on specific commercial locations from the survey.</p> <p>L. Hart also went over the SWOT results with the PC, and then stated that the results will be used to create goals and overall plan for the Township. It was asked when a draft of the Master Plan will be available to the PC, in which she replied that she is hoping to have it done by December. She stated that from now until then, there are draft chapters ready, work on land use maps, survey results creating into goals and statement. She stated that she will send out the draft chapters to continue the process.</p> <p>c. Elm Street- Rezoning Application L. Curd stated that R. Cesarz was not in attendance, and did not know the status of the application at this time. The applicant was in attendance. G. Pushies recused himself from the application due to a conflict of interest. M. Stock asked about the debris and other items still on the property. The applicant stated that there is still property from a previous owner still on the property, but was told it should be cleaned up by Sept/Oct. Setbacks were discussed.</p>	<p>None</p>
	<p>Motion to set a Public Hearing for the Elm Street Wholesale Rezoning Application for Oct 13th, 2025 at the Planning Commission Meeting. Motion by M. Stock. Support by S. Weiss. Motion Approved.</p>	<p>Motion Approved</p>

	<p>d. SEMCOG Survey- L. Curd stated that there was an email sent out regarding the SEMCOG survey. He wanted to just inform everyone about it, and that it was voluntary to take.</p>	None
	<p>e. Special Meeting August 25th, 2025- 7pm- L. Curd stated that T. Foote will send out the information regarding the meeting, and that he will get with her to make sure it gets done.</p>	None
	<p>f. Codification- Update M. Stock stated that there have been several amendments added, and they haven't been rolled into the full ordinance list. He is concerned about making decisions with obsolete ordinances, and not having the information is not ok. M. Brown stated that he has been gathering all the information for T. Foote to clean up and add. K. Poissant was asked if she can go back that far in regards to the ordinances. She stated that once the PC sends it to the LCPC, it is not in the PC hands. She stated that once it is sent to the LCPC, it is not good to retain copies of the ordinances as the Township Board could make changes to it based on the LCPC's review, which then would alter the PC version. She said it could create an issue of different versions of the ordinances. K. Poissant brought up the shared drive concerns and that that issue is being worked on currently. M. Brown stated that he has the list of ordinances updated, and that he sent it to T. Foote about 3 weeks ago.</p>	None
	<p>g. Luke Bryant Concert- Compliance- M. Stock asked about whether the PC should have bent sent the application. M. Brown stated that the applicant did not want to send the application to the PC with the 911 concern, and phone lines being operational. M. Brown stated numerous times to the applicant to submit it, but the promoter refused. M. Stock stated that he heard it was more than the 911 concern, to which M. Brown stated that to his knowledge it was the only major concern. It was discussed with the promoter about the new surf lines installed in April, and to try and connect to them.</p>	None

Commission Discussion	None at this time.	None
Last Call to the Public	<p>M. Brown stated that regarding the FD substation, that it would be important to have it installed prior to construction in case of an emergency during that time.</p> <p>S. Porter stated that she hasn't heard anything about the non-participating properties, and how they may be impacted by the solar application. She mentioned screening, new and quieter converters, and the walls added to the Assembly project. She is concerned about the non-participating.</p> <p>Motion to scan and email S. Porter's document to the PC and the Planner, and to add it to the agenda for the next meeting. Motion by G. Pushies. Support by M. Stock. Motion Approved.</p>	Motion Approved
Adjournment	Motion to adjourn at 9:39pm. Motion by S. Weiss. Support by G. Pushies. Motion Approved.	Motion Approved

Respectfully Submitted:

Kayla Poissant,
PC Secretary

Approved:

Lucas Curd,
PC Chair



Conway Township Planning Commission Special Meeting Minutes

Monday, August 25th, 2025 | 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: Lucas Curd- Chair, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss, Kayla Poissant- Secretary</p> <p>Zoning Administrator: Russ Cesarz</p> <p>Livingston County Planning Commissioner: Dennis Bowdoin</p> <p>Township Planner: Liz Hart-McKenna</p> <p>Township Attorney: Michael Homier, Keith Brown</p>	None
Call to Order/Pledge	<p>Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.</p> <p>Following the Pledge of Allegiance, there was a moment of silence to honor and remember the late Tom Parker.</p>	None
Approval of Agenda	Motion to accept the meeting agenda as presented for August 25th, 2025. Motion by G. Pushies. Support M. Stock. Motion Approved.	Motion Approved
Call to the Public	None at this time.	None
Questions/Answers	<p>5. Question/Answer Period about the Headland Solar Project Submittal</p> <p>a. List of Questions and responses submitted McKenna</p> <p>Ranger was not in attendance at the meeting. The PC went over the questions and Ranger's responses to those questions.</p> <p>S. Weiss stated that one question was whether the application was PA 233 compliant, and that he is concerned due to another Ranger application being found non-compliant at the state level.</p>	None

	<p>Discussion continued regarding the questions and answers.</p> <p>K. Poissant stated that she did not see any answers regarding the sound and vegetation issues and mitigation strategies asked at last meeting in regards to the Assembly solar farm in Shiawassee.</p> <p>M. Stock stated that he did not see a production schedule that he had asked for in the answers/response given to the PC.</p> <p>The PC discussed the differences between what has been stated verbally by Ranger in the meetings, and what is presented in the application.</p> <p>The PC read the questions and responses given to the public in attendance.</p> <p>Other concerns that were brought up include Blanding Turtles, endangered and threatened species in Conway Township, flooding/drain commission, etc. It was reiterated that the PC needs to dig into this application to compare the ordinance and PA 233 to ensure compliance.</p> <p>A member of public mentioned having the buyer of project come in to answer questions as they feel the answers are vague or not informative enough.</p> <p>It was mentioned that there were a few responses that did not have complete sentences, and some just referring back to the application but no further information given.</p> <p>Discussion continued.</p> <p>The potential fire substation was discussed.</p> <p>A concern regarding digging the 8-inch well was discussed as there is a lot of sand and clay in the Township. Rock wells and salt water was discussed.</p>	
Commission Discussion	None at this time.	None
Last Call to the Public	The second call to the public resulted in no comment.	None

Adjournment	Motion to adjourn at 7:49pm. Motion by G. Pushies. Support by S. Weiss. Motion Approved.	Motion Approved
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Respectfully Submitted:

Approved:

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair

DRAFT

General Demographic Trends

The purpose of a demographic profile is to understand the past, present, and future population and demographic characteristics. The U.S. Census Bureau, within the U.S. Department of Commerce, conducts census surveys to produce accurate data on such characteristics. The 2020 Decennial Census and the 2023 American Community Survey are the primary source of the demographic data cited in this section.

Conway Township is one of several townships in Livingston County. In order to accurately assess the township's place in the region, demographic data was compiled for Conway Township, the communities surrounding it (Fowlerville, Handy Township, Howell Township, Locke Township, Antrim Township, and Cohoctah Township) and for Livingston County as a whole.

Population

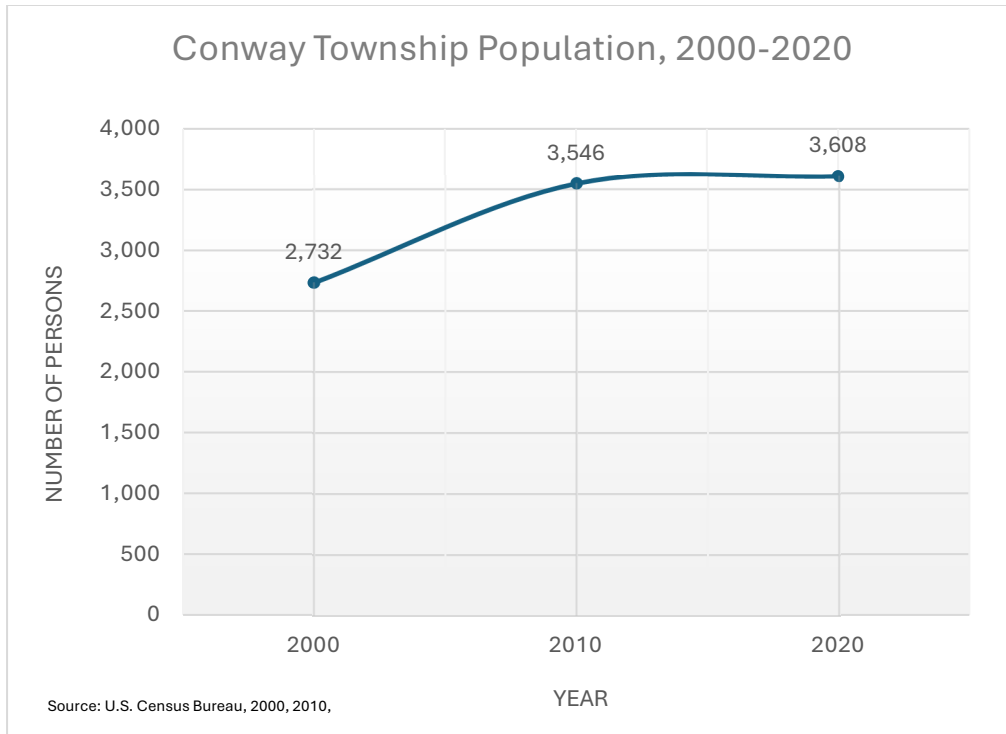
The population, or number of persons with an official address located in the township, of Conway Township was 3,608 as of the 2020 Census.

Conway Township has seen continued growth in population. There was significant change between 2000 and 2010 with an increase of 814 people, a 29.8 percent growth rate. The township experienced a higher rate of population growth during this period (2000-2010) than any of its neighbors and grew almost twice as much as Livingston County as a whole.

The population trend slowed but still had a steady incline between 2010 to 2020 with a 1.7 percent growth. The overall change between these two decades was 32.1%.

Based on the 2020 population count, Conway Township accounts for 1.86 percent of the total population of Livingston County, which stands at 193,866.

Year	Population	Numerical Change	Percent Change: Growth
2000	2,732	-	-
2010	3,546	814	29.8%
2020	3,608	62	1.7%
% change 2000 to 2020			32.1%
<i>Source: U.S. Census Bureau, Decennial Census Estimates 2000-2020</i>			



Municipality	2000	2010	% Change	2020	% Change	% Change 2000 to 2020
Conway Township	2,732	3,546	29.8%	3,608	1.7%	32.1%
Fowlerville	2,972	2,886	-2.9%	2,951	2.3%	-0.7%
Handy Township	7,112	8,006	12.6%	8,602	7.4%	21.0%
Howell Township	5,551	6,702	20.7%	7,893	17.8%	42.2%
Locke Township	1,673	1,791	7.1%	1,809	1.0%	8.1%
Antrim Township	2,066	2,161	4.6%	2,166	0.2%	4.8%
Cohoctah Township	3,514	3,317	-5.6%	3,246	-2.1%	-7.6%
Livingston County	156,951	180,967	15.3%	193,866	7.1%	23.5%
Michigan	9,938,444	9,883,640	-0.6%	10,077,331	2.0%	1.4%
Source: U.S. Census Bureau, Decennial Census Estimates 2000-2020						

Population Characteristics

Age Structure

The table below shows Conway Township's population by age range as compared to Livingston County and Michigan. The township's largest age group composes 8.6 percent of the population, which is 55 to 59 years of age. This age range is also the oldest for

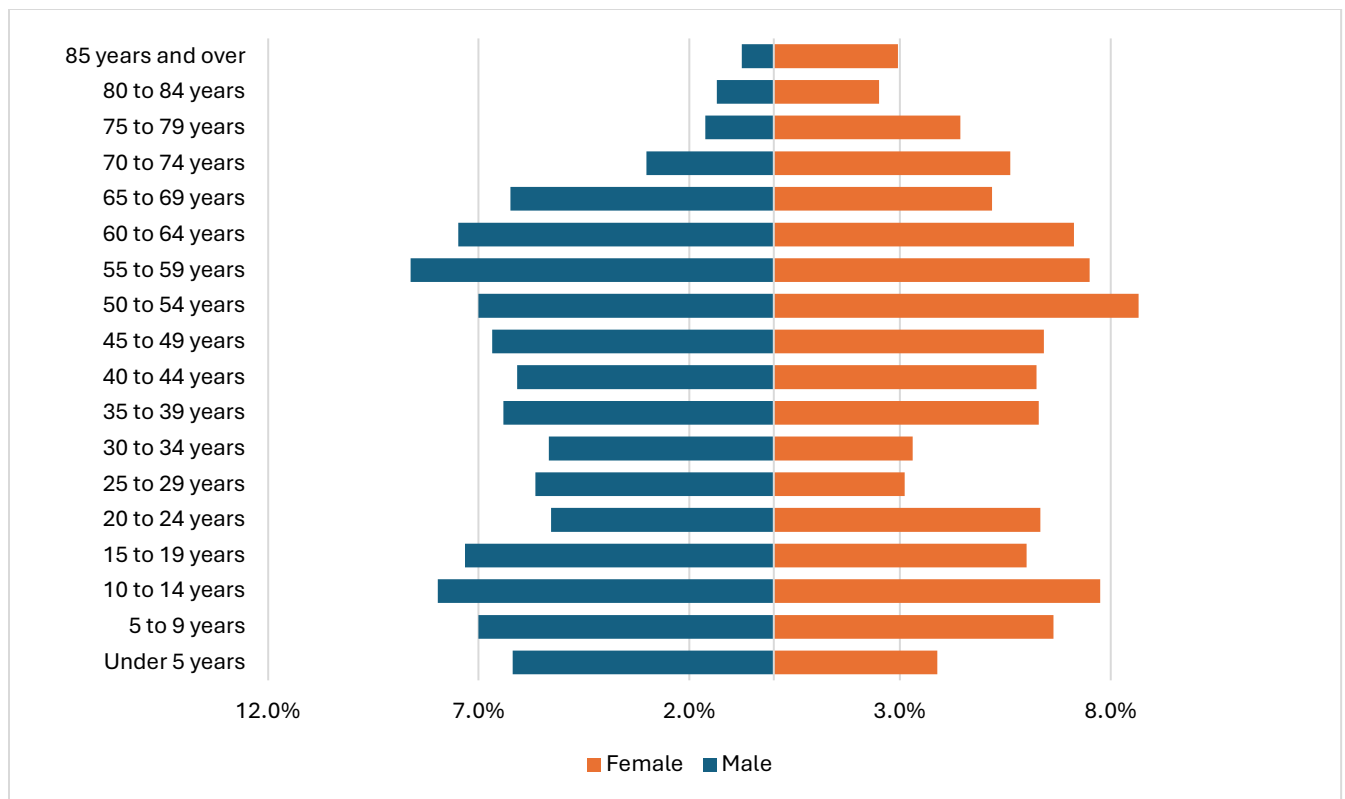
Livingston County. This data is supported by its median age of 44.2, which is 3 years older than the county's and 4.1 years older than Michigan's.

The range following with the second largest age range and 8.1 percent of the total population in the township is 10 to 14 years of age. People 19 years or younger make up 28.5 percent of the population, the high number of children in the township may be a factor in the growing number of persons per household.

	Conway Township		Livingston County		Michigan	
Median Age	44.2		41.2		40.1	
	Count	%	Count	%	Count	%
Total Population	3,608	100%	193,866	100%	10,077,331	100%
Under 5 years	219	6.1%	9,916	5.1%	548,875	5.4%
5 to 9 years	255	7.1%	11,271	5.8%	594,605	5.9%
10 to 14 years	291	8.1%	12,180	6.3%	628,558	6.2%
15 to 19 years	258	7.2%	12,974	6.7%	667,560	6.6%
20 to 24 years	195	5.4%	10,741	5.5%	674,096	6.7%
25 to 29 years	183	5.1%	9,908	5.1%	660,555	6.6%
30 to 34 years	192	5.3%	10,844	5.6%	644,106	6.4%
35 to 39 years	230	6.4%	11,415	5.9%	606,794	6.0%
40 to 44 years	213	5.9%	11,046	5.7%	576,964	5.7%
45 to 49 years	271	7.5%	12,439	6.4%	602,111	6.0%
50 to 54 years	259	7.2%	14,862	7.7%	648,296	6.4%
55 to 59 years	311	8.6%	16,115	8.3%	710,992	7.1%
60 to 64 years	260	7.2%	14,977	7.7%	708,039	7.0%
65 to 69 years	215	6.0%	12,209	6.3%	604,404	6.0%
70 to 74 years	110	3.0%	9,414	4.9%	472,177	4.7%
75 to 79 years	60	1.7%	6,515	3.4%	318,535	3.2%
80 to 84 years	48	1.3%	3,729	1.9%	203,147	2.0%
85 years and over	38	1.1%	3,311	1.7%	207,517	2.1%
Source: U.S. Census Bureau, Decennial Census Estimate 2020						

A population pyramid is a metric for visualizing population by gender and age. This graph shows certain population trends for Conway Township, such as a higher female elderly population.

Figure #: Gender Distribution, Conway Township, 2020



Racial Composition

The population of Conway Township is fairly homogeneous in terms of racial and ethnic composition. The 2020 Census indicated that 93.8 percent of the population composition is Caucasian (white) with a total of 3,386 people. The next largest composition, being the population of two or more races, is 3.9 percent of the population.

This racial structure is cohesive with Livingston County’s population, which was identified as 92.0 percent Caucasian (white) by the 2020 Census. The table below further details the composition of Conway Township and Livingston County.

	Livingston County	Conway Township	
Total:	193,866	3,608	100%
Population of One Race:			
White alone	183,379	3,467	96.1%
Black or African American alone	1,144	9	0.2%
American Indian and Alaska Native alone	620	20	0.6%
Asian alone	1,658	18	0.5%
Native Hawaiian and Other Pacific Island alone	114	0	0.0%
Some Other Race alone	1,435	34	0.9%
Population of two or more races:	10,487	141	3.9%

Source: U.S. Census Bureau, Decennial Census, 2020

Education

Conway's Township residents hold varying levels of education, based on the American Community Census statistics of 2023. The table below breaks down the percentage of educational attainment for people 25 years and older, starting with a high school or equivalent degree and capping at graduate or professional degree. Conway Township has a generally lower educational attainment than Livingston County with 19.3 percent holding a bachelor's degree or higher, compared to 39.4 percent for the county.

Table: Educational Attainment

Education Type (2023)	Percent of Population (25 Years and older)
High School or Equivalent Degree	42.8%
Some College, No Degree	24.0%
Associate's degree	9.3%
Bachelor's Degree	14.6%
Graduate or Professional Degree	4.7%
Source: US Census 2023	

Employment

Conway Township has a strong labor force, employment is high.

The occupational distribution of the workforce within Conway Township is outlined in the tables below. The largest occupation is Management, Business, Science, and Arts occupations that account for 30.8 percent of the population with 557 employed. The second occupation type that Conway Township exceeds is Sales and Office occupations with 27.5% of jobs.

Figure: Employment by Occupation

Occupation	Worker Count	Percent
Total civilian employed population 16 years and over	1,806	100%
Management, business, science and arts occupations	557	30.8%
Service occupations	285	15.8%
Sales and office occupations	496	27.5%

Natural resources, construction, and maintenance occupations	285	15.8%
Production, transportation, and material moving occupations	183	10.1%
<i>Source: US Census, 2023</i>		

The table below further details the type of industry Conway Residents are employed in, which has been provided by the 2023 ACS.

Educational Services, Health Care, and Social Assistance account for 20.4 percent of jobs in the township. Many of the surrounding communities to Conway Township, such as Fowlerville and Perry, have health care facilities and hospitals which may employ many Conway Township residents.

Following this industry, the construction industry holds the second highest number of employed with 16.9 percent of jobs in the township.

Figure: Employment by Industry

Industry	Worker Count	Percent
Civilian employed population 16 years and over	1,806	100%
Agriculture, forestry, fishing and hunting, and mining	40	2.2%
Construction	306	16.9%
Manufacturing	238	13.2%
Wholesale Trade	106	5.9%
Retail Trade	261	14.5%
Transportation and warehousing, utilities	87	4.8%
Information	0	0.0%
Finance and insurance, and real estate and rental and leasing	83	4.6%
Professional, scientific, and management, and administrative and waste management services	78	4.3%
Educational services, and health care and social assistance	368	20.4%
Arts, entertainment, and recreation, and accommodation and food services	96	5.3%
Other services, except public administration	120	6.6%

Public administration	23	1.3%
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Income

A community's median income is a signifier of its economic health. The data, from the 2023 ACS, shows Conway Township's incomes by different housing characteristics, as well as while compared to the county and state.

The township has a generally high-income class with an overall median income of \$98,646. The income is exceptionally high for married-couple families at \$110,521.

These incomes are well above the states, 38.6 percent more than Michigan's median income (\$71,149). Conway Township is also up to par with the Livingston County (\$101,315), which has similar conditions.

Median Income, 2023	Dollar Amount
Conway Township Overall	\$98,646
Families	\$98,906
Married–Couple Families	\$110,521
Nonfamily Households	\$88,516
Livingston County	\$101,315
Michigan	\$71,149
<i>Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023</i>	

Future Population Changes

As Conway Township experiences changes in the coming years, future population trends will typically be determined by variables:

- Physical Parameters
 - Several physical variables will affect future population growth in Conway Township, including the amount of vacant land available for residential development, land use restrictions placed on such land, and the type of housing that is constructed in the future.
 - Vacant land on which new housing units can be constructed is a key variable that determines the absolute maximum population of the Township, along with the regulations placed on development of that land. Other locations for new housing developments may be existing buildings rehabilitated or repurposed from one use to residential.
- Regional Economy

- The regional economy is largely beyond the control of the Township and its individual residents, but it has a tremendous impact on population growth.
 - Particular job industries and occupations can also bring in more employment opportunities and therefore immigration.
- Characteristics of the Existing Population
 - Characteristics of the population, such as age structure, migration, and for families to have children will affect population growth in Conway Township. The earlier review of population data revealed that, as Conway Township has maintained a younger population even with an increase in aging populations, household size (number of persons) has increased. Conway Township may require less growth in housing than its surrounding communities if a large portion of the population is children living with their guardians and the elderly living under the care of special housing or their children, as well.
- Preferences of Residents
 - Existing and prospective residents' preferences in terms of a living environment will have an impact on population growth. The type and affordability of housing, characteristics of the environment, and availability of public facilities and services affect people's desire to live in a community.

Housing

Understanding the housing composition and market conditions in the township provides a valuable look into the way of life for Conway Township and allows for an assessment of how much housing will be needed in the future years to come.

Housing Units

A housing unit is one individual place of residence with its own unique address. This may be one single-family house, one side of a duplex, or one apartment in an apartment building. The number of housing units is a helpful metric while analyzing a community.

Conway Township has 1,256 housing units, as of 2023. This is comparable to the other neighboring communities of the same size, though altogether less than most of the surrounding communities. The table below compares these.

The vacancy rate, or the percentage of housing units that are unoccupied, was 0.3 percent in 2023 with only 4 vacant housing units. Vacancy rates are another important measure for evaluating the housing market. Typically, in the United States, vacancy rates should fall between 5 and 8 percent. With Conway Township’s being well under that, if more growth in population is seen, there is a threat of insufficient housing.

Table x: Total Housing Units

Municipality	2020
Conway Township	1,285
Cohoctah Township	1,284
Fowlerville	1,334
Handy Township	3,411
Howell Township	3,114
Locke Township	5,311
Antrim Township	6,035
Livingston County	78,441
Michigan	4,570,173
Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023	

Household Size

Conway Township is leading the number of persons per household between its surrounding communities, as well as Livingston County and the State of Michigan, at 3.06 persons. With a percentage change of 10.9 percent from 2010 to 2020, Conway Township experienced

nearly double the percentage change than Livingston County. These numbers may represent a growth in family sizes in the Township, such as people getting married, having children, or inviting another person to live with them, such as an elderly family-member.

Table x: Average Household Size

Municipality	Number of Persons per Household		
	2010	2020	% Change 2010-2020
Conway Township	2.76	3.06	10.9%
Fowlerville	2.29	2.32	1.3%
Handy Township	2.62	2.76	5.3%
Howell Township	2.48	2.71	9.3%
Locke Township	2.92	2.82	-3.4%
Antrim Township	2.87	2.53	-11.8%
Cohoctah Township	2.77	2.51	-9.4%
Livingston County	2.46	2.60	5.7%
Michigan	2.53	2.45	-3.2%
<i>Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2010 and 2020</i>			

Type of Structure

The type of structure table counts the amount of each type of housing unit in Conway Township, while compared to Livingston County, as of 2023.

Conway Township is 96.5 percent composed of 1-unit, detached, which is most commonly known as a standalone house. Very few other homes in the township fall outside of this category, though the ones that do are 2-unit buildings (duplexes), followed by 5-to-9-unit attached buildings.

Table x: Total Housing Unit Types

	Conway Township		Livingston County	
	Count	%	Count	%
Total Housing Units	1,174	100.0%	77,304	100.0%
1-unit, detached	1,133	96.5%	61,903	80.1%
1-unit, attached	7	0.6%	3,972	5.1%
2 units	20	1.7%	1,120	1.4%
3 or 4 units	0	0.0%	1,042	1.3%
5 to 9 units	8	0.7%	2,350	3.0%
10 units or more	0	0.0%	2,940	3.8%
20 or more units	0	0.0%	0	0.0%
Mobile home	6	0.5%	3,977	5.1%

Boat, RV, van, etc.	0	0.0%	0	0.0%
<i>Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023</i>				

Age of Structures

With the increase in growth within the Township, the housing environment has also grown to supply it. The figure shows that 34 percent of total structures in Conway Township have been built since 2000. This spurt in housing may be associated with the large growth in population that was seen between 2000 and 2010.

Table x: Age of Structures by Decade

	Conway Township		Livingston County	
Year Structure Built	Count	%	Count	%
Total Structures	1,252	100.0%	81,339	100.0%
2020 or later	0	0.0%	3,019	3.7%
2010 to 2019	96	7.7%	7,453	9.2%
2000 to 2009	329	26.3%	17,032	20.9%
1980 to 1999	459	36.7%	7,021	8.6%
1960 to 1979	207	16.5%	4,228	5.2%
1940 to 1959	18	1.4%	4,534	5.6%
1939 or earlier	143	11.4%	4,613	5.7%
<i>Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023</i>				

Household Characteristics

The household characteristics table specifies the different household classifications for Conway Township and Livingston County. In Conway Township, 77.9% of households are families.

Table x: Household Characteristics

	Conway Township		Livingston County	
	Count	%	Count	%
Total Households	1,174		72,905	
Families	915	77.9%	52,171	71.6%
Married-Couple	752	64.1%	44,138	60.5%
Female Household, No Spouse Present	72	6.1%	4,863	6.7%
Male Household, No Spouse Present	91	7.8%	3,170	4.3%
Non-family Households	259	22.1%	20,734	28.4%
Householder Living Alone	192	16.4%	16,768	23.0%

Householder Living alone 65 years and older	82	7.0%	7,218	9.9%
Households with individuals under 18 years old	447	38.1%	21,361	29.3%
Households with individuals 65 years and older	82	7.0%	31,130	42.7%
<i>Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2020</i>				

Housing Occupancy

The housing occupancy table below shows owner-occupied and renter-occupied housing units in the Township by year. As of the 2023 ACS estimate, 99.7 percent of all housing in the Township were occupied, 99.8 percent of them being owner-occupied. The growth in renter-occupied units can be attributed to an increase in rental units and rising housing prices. Only 0.2 percent of the population of Conway Township is renting their home, which is substantially lower than the County and State numbers (10.7 percent and 23.7 percent, respectively).

Table x: Housing Occupancy

	2010		2020		2023	
	Count	%	Count	%	Count	%
Total Occupied Housing Units	1,324	100%	1,202	100%	1,256	100%
Occupied Units	1,266	95.6%	1,174	97.7%	1,252	99.7%
Vacant Units	58	4.4%	28	2.3%	4	0.3%
<i>Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2005-2010, 2015-2020, 2018-2023</i>						

Table x: Total Population in Occupied Housing Units

	Conway Township		Livingston County		Michigan	
	2023		2023		2023	
	Count	%	Count	%	Count	%
Total:	3,613	100%	193,940	100%	9,836,892	100%
Owner-occupied	3,604	99.8%	173,149	89.3%	7,505,873	76.3%
Renter-occupied	9	0.2%	20,791	10.7%	2,331,019	23.7%
<i>Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023</i>						

Housing Values

The values of homes are another powerful indicator of the housing market and local economy. When property values are high, local government and school system revenues are generated in part from property taxes. A home is generally the largest asset and

investment of most homeowners. Knowing the different values of properties in Conway Township provides a further look into the housing supply.

The Census reports on the median housing value of owner-occupied housing, as displayed in the table below. As of 2023, the median home value for the township was \$279,400. Conway Township is well above the state median (\$217,600), though is falling short of Livingston County as a whole (\$347,800).

Table x: Home Values

	Conway Township		Livingston County		Michigan	
	Count	%	Count	%	Count	%
Owner-occupied units	1,248	100.0%	68,559	100.0%	2,946,157	100.0%
Less than \$50,000	10	0.8%	3,120	4.6%	236,388	8.0%
\$50,000 to \$99,999	0	0.0%	1,994	2.9%	299,678	10.2%
\$100,000 to \$149,999	30	2.4%	1,795	2.6%	368,419	12.5%
\$150,000 to \$199,999	125	10.0%	4,677	6.8%	427,871	14.5%
\$200,000 to \$299,999	632	50.6%	14,827	21.6%	716,676	24.3%
\$300,000 to \$499,999	409	32.8%	29,593	43.2%	617,976	21.0%
\$500,000 to \$999,999	27	2.2%	11,133	16.2%	236,374	8.0%
\$1,000,000 or more	15	1.2%	1,420	2.1%	42,775	1.5%
Median (dollars)	\$279,400		\$347,800		\$217,600	
Source: U.S. Census Bureau, American Community Survey 5-year Estimates, 2018-2023						

Housing Affordability

Conway Township's housing stock consists of predominantly single-family detached housing – the most expensive type of housing available. The predominance of one housing type in this area can pose as a disadvantage to those in lower-to-middle social classes.

The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable if housing costs are equal to or less than 30 percent of a household's gross monthly earnings.

The median household income for Conway Township in 2023 was \$98,646 (see Demographics Chapter). Thus, the monthly gross median household income was \$8,221. Thirty percent of this figure equals \$2,466– this is the amount the median income household could afford to pay for housing in the Township.

In 2023, the median monthly housing costs for owner-occupied housing with a mortgage (79.8 percent of the Township) and without a mortgage (20.2 percent of the Township) were

\$1,789 and \$725, respectively. Based on these values, households reaching the median household income and higher should be able to afford their homes.

However, there are very few homes that might suit low-income residents, those being low-housing value and a housing structure besides single-family detached. Along with low-income residents, other groups that may be impacted by the availability and cost of housing include young people, single-person households, and seniors.

Housing Vision

The future of Conway Township's housing is dependent on the values set by its residents. The vision of where new housing should be, the quantity of how much should be added, and the type and size of housing wanted reflects the values of the local community and the Planning Commission.

In the coming years, new housing in the Township should be limited in quantity and location to protect rural character, agriculture, and natural beauty. The existing housing stock tends to be sufficient to support Conway's housing needs. Slow, contained growth in the Township is preferred in order to accommodate the low infrastructure and utility services available. Large growths in population would not be successful without the need for public services, which is not a current vision for the future. The amount of new housing can be managed by the Future Land Use Map.

Since most of the housing in the Township are single-family homes, the residents of Conway would like to see new growth also fit into this category. However, there is some demand for smaller homes and lot sizes, which would support the aging and elderly population, new families, and younger adults. Such housing might still be single-family homes, but could also include different styles of houses, such as cottage court homes. Expanding the options of housing in the Township allows for more affordable housing for these demographics.

Introduction

vision statement

Purpose and Intent of the Master Plan

The Township Master Plan is a comprehensive planning document that lays out the vision for the community's desired future and serves as a decision-making framework by providing valuable information and sound rationale for recommended land uses, public utility extensions and transportation system changes. This document provides important information about the current conditions and trends in the community and presents a plan for accomplishing that vision.

A Master Plan is used for a variety of purposes. A Master Plan is the basis for a community's zoning ordinance. The Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) requires that zoning ordinances are based on a plan.

A fundamental part of the master planning process is the public involvement that identifies the community's desires for its future and its long-term vision for growth and development. The goals and objectives are the heart of the Master Plan and present the vision and the actions in which it will be achieved.

Planning and Process

The Master Plan incorporates a planning process that is inclusive of the input of the community, its stakeholders, and municipal leadership, developed to provide insight into the future of the Township and a road map to achieve its vision. This Plan aims to garner the collective experiences and realities of residents and consolidate the community opinion and observations into a digestible and comprehensive plan to guide Conway Township forward.

This inclusive planning process includes the collection of data from the community, stakeholders, and Township officials by reviewing existing plans and studies, holding community meetings and events, and developing a measurable action plan. This public planning process was necessary to craft a plan that is both representative of the community and where its implementation will be supported in the coming years.

Community Profile

Location and Regional Context

Conway Township is located in the northwest corner of Livingston County in Southeastern Michigan. The Township is bordered by Cohoctah Township in the east, the Village of Fowlerville and Handy Township on its southern boundary, Locke Township and the Village of Webberville in

the west, and Antrim Township in the north. The Township has a total area of 37.8 square miles. Some large communities that are in close proximity are Brighton, Lansing, and Ann Arbor, Michigan.

[Insert location map](#)

History and Evolution

Conway Township's history is representative of its agricultural origins.

The first inhabitants of the land were the Pottawatomie and Saginaw Chippewa Native American tribes. The lands were known as tribal hunting grounds. In 1805, the first White pioneers arrived in Michigan in 1805 and declared ownership of Livingston County by legislature. As communities in the county began to develop and grow, Conway Township (Iona Township at the time) was declared its own land when it separated from Howell Township in 1838. To make room for the rising population, the new White settlers settled in the land Indigenous and Native American tribes inhabited for centuries. Over time, hundreds of Native Americans were relocated from Southeast Michigan to West of the Mississippi River, Canada, or reservations established in Isabella County.

The first American land purchase in Iona Township was in 1836 by Fredrick B. Parsons and Julius I. Parsons, who claimed a total of 360 acres. On their land, they constructed the first building in the Township, which was an 18-foot by 24-foot house. By 1838, the first township meeting was held. The first highways, called "Trail Road" was opened. It followed a Native American trail that ran along the North bank of the Cedar River.

Finally, in 1841, Iona Township was officially renamed Conway Township.

Existing Land Use

The existing land use map provides an inventory of the land uses within the community. It is designed to show the general land use patterns and relationships.

Land Uses

Conway Township has **24,190** acres of land, encompassing approximately **37.7** square miles.

Agriculture and Farmland

Agricultural land uses, including cropland, pasture, confined feeding, orchards, and horticulture, accounts for the most land use in the Township, comprising of about **61 percent (14,757.5 acres)**.

Woodland

Woodlands make up **24.7 percent (5,965) acres** of Conway Township. These areas include deciduous and coniferous wooded areas, which are scattered over the Township. In the northeastern quadrant of the township, there are several large parcels over a hundred acres in size.

Wetlands and Waterways

Conway Township has 178.8 acres, over 0.7 percent, of land that is officially classified as wetlands and waterways.

Insert ELU map

Community Services

Township Office

The Conway Township Office is located at 8015 N. Fowlerville Road, Fowlerville, Michigan.

Public Safety

Though public services and facilities are limited within Conway Township's boundaries, with inter-governmental cooperation from neighboring municipalities, Conway Township is able to access necessary services.

Police

- Livingston County Sheriff's Department
 - o The jurisdictional law enforcement service that is responsible for responding to 80% of the calls for service in the unincorporated areas of Livingston County.
- Michigan State Police
 - o A full-service law enforcement agency with statewide jurisdiction.

Fire and Emergency Response Services (EMS)

- Fowlerville Area Fire Authority
 - o Located in Fowlerville, the FAFD provides fire protection and emergency response services to Hardy, Iosco, and Conway Townships and the Village of Fowlerville.

Healthcare

Hospitals

The closest hospitals and medical centers to Conway Township include facilities in Fowlerville, Howell, and Williamston. There are no healthcare facilities immediately within the Township's borders.

Education

Schools

Conway Township does not have its own school system, so the education system is provided by four surrounding school districts. The majority of township students attend the Fowlerville Community Schools. Students living in Northeast Conway attend the Byron Area Schools, students living in Northwest Conway attend Perry Schools, and students living in the western part of the Township attend Webberville Community Schools.

Utilities

The following utility services are available for access by Conway Township residents:

- Electric: DTE Energy and Consumers Energy Company

- Natural Gas: Consumers Energy Company
- Telephone and Internet: AT&T and Xfinity

Goal: increase cell tower range

Parks

Conway Township's previous Master Plan in 2018 provided four goals for the township's parks and recreation:

- 1. Preserve the township's natural resources through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction and loss of natural resources*
- 2. collaborate with neighboring communities and region to increase access to recreation opportunities for township residents*
- 3. work with developers to ensure that a portion of all new development space is set aside as parkland or open space*
- 4. explore options for recreation areas adjacent to township hall*

Township Parks

Conway Township currently does not have any public parks or recreational facilities within its boundaries.

Some amenities that could be added to Conway in the future include a playground, a sports field, or a basketball court. Another addition to the township might be picnic tables and charcoal grills, supported by a pavilion or gazebo for shade.

Due to Conway Township's rural development pattern with larger lots, most residents find their immediate open space at home. However, the development of new green or recreational spaces could be a regional asset and further draw recreational tourism into the community. As newer developments are proposed, opportunities for land conservation and dedication are encouraged to continue to preserve land in a manner that is both sustainable and recreational.

Opportunities for future parks could be located next to Conway's Township Hall. This open space could be used for a playground, a dog park, or a community gathering space with picnic tables for events.

Nearby Community's Options for Parks and Recreation

Fowlerville

The Village of Fowlerville has two parks that are quite close and attract Conway Township Residents:

Fowlerville Village Park

Fowlerville Village Park is the closest public park accessible to Conway residents. The 33-acre park is located on N Grand Avenue, just over a mile from the Township's southern border. The park features a playground, soccer and baseball fields, and a walking path.

Centennial Park

Centennial Park is a 2.9-acre park located south of Fowlerville Village Park. This smaller park, 1.6 miles away from Conway's southern border, offers a playground, a basketball court, and a pavilion with picnic tables and a barbeque grill.

Deerfield Township

Lutz County Park

Lutz County Park, located just under seven miles from Conway's eastern border, is a 100-acre property. This is a passive recreational park with a trail system, picnic tables, and natural interpretive signage. This park is one to visit to experience the local nature and wildlife.

Howell Area

There are 19 parks, trails, and recreational areas in the Howell area, located around 15 miles from Conway Township.

Potential Partnerships

Partnerships are a great way to support the effort of adding and improving green spaces and recreational areas in the Township. Some potential partnerships could include:

State of Michigan

The State of Michigan offers recreation grants that provide financial assistance to Michigan Communities:

- Natural Resources Trust Fund –

- The NRTF is a funding source for the public acquisition of land for resource protection and outdoor recreation. This fund protects the state's natural beauty through its efforts.
- Spark Grant Program Partnership
 - This grant program was established to equitably guide resources to communities and expand access to healthy indoor and outdoor recreation projects where there has been little or no previous parks and recreation investment. [DNR Spark Grants Program Partnership | Council of Michigan Foundations](#)

Public Participation

Engaging the community in the master plan process is important; this plan is for Conway Township, so it should reflect the wants and needs of its residents.

A survey was conducted and distributed electronically and physically to the township. The survey collected 169 responses, which is around 5% of the population.

Township Relations

- 43 percent of respondents have lived in the Township for over 20 years.
- About 99 percent of respondents own their property, with 22.7 percent of property owners having agricultural land
- 6.2 percent of respondents own a business in the Township

Township Characteristics

- Over 72 percent of respondents value the rural character of the township the most compared to other aspects
- Preserving rural character is the top priority, garnering 123 votes

Farming and Farmland

- The township should manage farmland and open space by protecting farmland through preservation programs, as voted by 68.5 percent of respondents
- For those who currently farm, 12 out of 20 people intend on keeping their land in agricultural production for the next 100 years to come

Housing

- Over 80 percent believe their current housing meets their needs
- While 108 respondents said to “limit new housing development in order to protect rural character, agriculture, and natural beauty,” another 72 want to “focus new housing development in specific areas to protect rural character, agriculture, and natural beauty”
- Nearly 84 percent of respondents want to see large-lot single family homes on lots of two or more acres. Though, suburban single-family homes (15,000 square feet to 2 acre lots) and cottage court (aging-in-place type homes) also received many votes.

Land and Growth

- Approximately 41.4 percent of respondents want planned and limited growth, 34.3 percent think growth should happen naturally, and 16 percent want no growth.
- When asked what land uses are appropriate for the township, respondents answered agricultural and open space preservation the most, followed by small local businesses, and more housing options coming in third.
- Ideas on where to put commercial growth are relatively split.
 - Do not allow, 61 votes
 - Limited to Fowlerville Village, 60 votes
 - Limited to Handy Township, 47 votes
 - Key intersections within Conway, 40 votes

SWOC

A Strengths, Weaknesses, Opportunities, and Challenges (SWOC) analysis exercise was conducted with the Conway Township Planning Commission Members. The following is a summary of the findings:

Strengths

Valuable aspects of Conway, what the Township is doing well in, or what the residents are proud of:

- Rural Character
 - The most appreciated characteristic of Conway of the residents is the rural feel and farmland atmosphere of the township. The residents enjoy a calm, quiet life, and large open lands, and want it to stay this way.
- Quality Land and Natural Resources
 - Conway has prime agricultural land and nutrient-rich soil, allowing for strong growth, providing plentiful crops to the region.
- Strong-knit Community
 - The residents are fond of their neighbors, making note of good friendships and relationships. The community members come together to support one another, and they have strength in their numbers.
- Proximity to Neighboring Communities
 - Many residents commute to work, especially to the Lansing area.

Weaknesses

Aspects of the township that do not meet standards, are unfavorable, or are negatively impacting the area and its residents:

- Road System
 - Many of the roads are unpaved, not developed in particular areas, and have some connectivity issues.
- Services
 - There is limited infrastructure, including water, gas, sewer, electric services, and telecommunications.
 - The public services (police, fire, and emergency medical) are distant from certain areas of the township.
- Employment
 - There are a lack of employment opportunities, especially for young people.

Opportunities

Places for growth, expansion, or improvement in the township:

- Parks and Recreation
 - Since there are no parks in Conway, playgrounds, trails, or a dog park could be added.
- Commercial Development
 - Some small businesses could open, such as grocers or restaurants.
- Housing
 - A small number of new housing may provide different options, such as housing for the elderly, younger adults, and new families.

Challenges

Areas of struggle, creating barriers or roadblocks from achieving the ideal township:

- Solar
 - The solar industry is posing a strong threat to the community by wanting to use land for solar panels. Solar panels can negatively affect farmland and soil. Conway residents want the land to be preserved for farming.
- Population Growth
 - A growing population is a challenge for Conway by the potential of more density, which will increase the need for more housing development, taking

away more land. The infrastructure will not support more development, since most residents have private septic tanks and water wells.

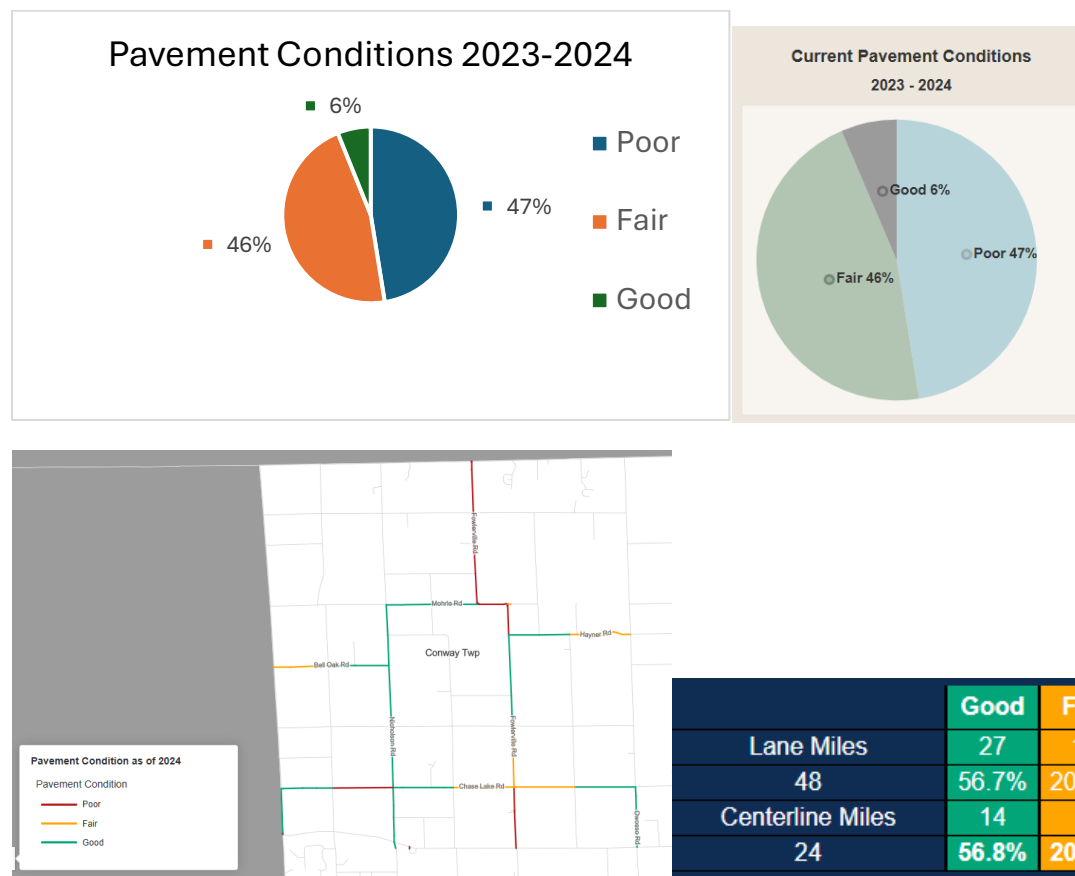
- Affordability
 - Factors such as the cost of housing and Township taxes are expensive, more than residents are willing to pay.

Transportation

Conway Township's Road system is responsible for the travel of residents and visitors throughout the township and to outside communities. Local and regional traffic flow are dependent on the operation of the thoroughfare system.

The Livingston County Road Commission is responsible for establishing and maintaining the public road network in Conway Township. The Livingston County Road Commission is funded directly by state gas and vehicle registration fees.

Conway Township has **68.25** miles of roadway with **13.07 miles (19.2%)** of paved surface. Gravel surface makes up the remaining **55.18 miles** of the township municipal roadway network. Unpaved roads have created challenges in the community. The township has many areas of road that are undeveloped, which causes connectivity issues. Gravel roads are more difficult to travel on, during the winter and rainy season, the roads can become wet, muddy, and icy. Improving the road network with higher-quality paved roads is important to Conway Township residents and travelers.



The majority of traffic flow carried by county roads is attributed to rural residents commuting to and from work and nearby communities for goods and services. The road network is in close proximity to Interstate 96 (I-96), which is frequently traveled by Conway residents to the Lansing area for work.

County Roads

The designation of primary roads is based on traffic volumes and the connections between service centers. In Conway township, county primary roads function as the main routes for regional travel, with access to local activity centers being a secondary role.

The following roads are three of the six roads classified as county primary roads included here:

Fowlerville Road

Fowlerville Road is a public road that spans through multiple townships of Livingston County. The road extends approximately six- and one-half miles through the township and is the only north-south continuous paved roadway in the township. In addition, this rural major collector thoroughfare is the most heavily traveled roadway in the community. Traffic volumes for the road segment in Conway Township were at an average of 5,640 vehicles per day, as of 2024.

Chase Lake Road

Chase Lake Road is classified as a rural minor collector road, expanding just under six miles, east to west, through the township. This road is another highly trafficked road, with a daily average of 1,040 vehicles in 2024.

Hayner Road

Hayner Road is classified as a rural major collector road, extending for two miles into Conway Township. It averaged 820 vehicles traveled per day in 2024.

County Secondary Roads

All other county roads in Conway Township are considered secondary or local roads. These roads serve as connector routes that connect parts of the township and provide access to individual residential properties. Road improvements are funded by the township road millage.

Private Roads

There are approximately six miles of private roads in Conway Township which are typically owned by property owners or are shared by subdivisions.

In total, there are 36 access roads maintained by LCRC:

- | | | |
|--------------------|---------------------|---------------------|
| - Brimley | - Klienway Dr | - Rustic Way Rr |
| - Daisey Ln | - Knoll Ct | - Saddle Dr |
| - Eva Ln | - Maplefield Dr | - Secluded Ridge Rr |
| - Finlan | - Marsh | - Sherwood |
| - Glen-Mary Dr | - Miller | - Sober |
| - Grant | - Mohrle | - Spencer Dr |
| - Hanna Ct | - Moyer | - Turkey tr |
| - Heatherwood Tr | - Neyland Dr | - Vogt |
| - Hidden circle Dr | - Pheasant ridge dr | - Woodway Ln |
| - Hidden knoll Ct | - Plerson | |
| - Horn | - Redhawk Rr (hold) | |
| - Julie Ct | - Robb Rd | |
| - Killinger | - Ruger Ridge | |

Water Sources

Wetlands

A substantial portion of Conway Township can be characterized as wetlands. A wetland is an area of land where water covers the soil or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season.

The wetland conditions may be favorable in particular farmlands where wet soil yields more crops. Wetlands are an important community resource for several reasons, such as providing habitat for wildlife populations, sedimentation control, water quality, and flood control. Though, wetlands can be a fragile ecosystem when they are affected by high water levels and flooding due to rain events.

The U.S.D.A Soil Conservation Service (SCS) has identified soils in which are sufficiently wet to support wetland vegetation. These soils are termed “hydric,” meaning they are saturated, flooded, or ponded long enough during the growing season to develop conditions that favor the growth and regeneration of wetland vegetation

There are three major types of wetlands present in Conway Township: marshes, swamps, and bogs. These wetland areas are primarily associated with the river channels and

drainage ways within the township. Many of the township's wetlands exist in relatively large, contiguous areas rather than in small fragments. Most of these areas are seasonally flooded, usually in the spring and fall, and in summer they are often without standing water. Conway Township is covered by three watersheds: The Red Cedar Watershed in the southwest, the Looking Glass Watershed in the north and the Shiawassee Watershed in the east. All wetlands and drainage areas are components of these watersheds.

Potable Water Services

There is no public water service provided to Conway Township. All water supply is available through private wells. There are nearly 1,200 water wells in the township.

Conway Township is part of a geologic area in northwestern Livingston County, which is characterized by local groundwater recharge, widespread confined aquifers and relatively high groundwater quality. The availability of groundwater in the glacial sediments varies from location to location, based on the character of the material. Wells of six inches or more in diameter can be expected to yield from 10 to 100 gallons per minute. In areas of sand and gravel deposits along streams, yields may increase to several hundred gallons per minute.

The depth of a well must be drilled to encounter the bedrock varies according to the thickness of the overlying glacially- deposited material. In Conway Township the glacial sediment ranges from 78 to 182 feet in thickness. In summary, there is a potential for groundwater availability for most residential and light commercial uses. Large users of water might experience difficulty finding an adequate supply unless a well is drilled through bedrock in an appropriate location.

Groundwater contamination from agricultural or residential runoff occurs within Conway Township. Contaminants in drinking water can harm the public health. The Livingston County Health Department encourages property owners to sample their well water on their own behalf.

The Michigan Department of Health and Human Services (MDHHS) recommends the following routine well testing schedule:

- Every Year:
 - o Coliform Bacteria
 - o Nitrate
 - o Nitrite
- Every 3 to 5 Years:
 - o Arsenic
 - o Lead
 - o Copper

Septic Systems

There is no municipal sewer service in Conway Township. Sewer services are available through private septic tanks, which are managed by the individual property owner.

Though the lack of a public sewer system and infrastructure may pose as a challenge, such as the soil capacity to handle septic tanks with possible runoff pollution, the individual ownership system is valued by Conway's residents.

No sewer and water infrastructure keeps the rural character of the township by limiting the capacity of new development, especially residential, which in turn controls unwanted population growth. The township highly encourages development that does not rely on municipal sewer and water services.

Stormwater Management

Stormwater management is important in Conway Township due to the large amount of agricultural and farmland. Flood mitigation is necessary to prevent farms and cropland from flooding.

Conway Township is the only township in the county that drains stormwater runoff into adjacent municipalities through natural waterways due to its elevation. Therefore, the township highly encourages low impact development to better manage stormwater.

Conway has 110.65 total miles of drains, with establishment dates going back to the 1860's. The Drain Commissioner's Office of Livingston County is responsible for County drains, lake management, soil erosion, wastewater, and solid waste. Though, county-maintained drainage represents only two to three percent of Livingston County's total drainage system. **Drains that are not managed by the County are overseen by who???**

(Disclaimer: Not all drainage systems shown on the maps are maintained by the Livingston County Drain Commissioner) [link to data](#)

Township residents have indicated dissatisfaction with the drain system in the township. With the presence of a large amount of unpaved gravel roads, the maintenance of draining the roads in precipitation events is needed for many reasons. First, to keep drivers safe while using the roads. Also, preventing the land from flooding keeps the soil and land usable for farming. Additionally, structures with low levels, such as basements, have experienced floods because of drain malfunctions and backups.