



Conway Township Planning Commission Meeting Minutes
 Monday, March 9th, 2026 | 7:12pm 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, George Pushies, Mike Stock, Steve Weiss- Vice Chair, Kayla Poissant- Secretary, Kelly Ralko (ABSENT)- Shawn Morrison Zoning Administrator: Russ Cesarz (ABSENT) Livingston County Planning Commissioner: Dennis Bowdoin Township Planner- Jacob VanBoxel- McKenna Township Attorney- Michael Homier, Keith Brown (Both ABSENT) Courtney was in attendance from Foster Swift.	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:12pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as amended for March 9th, 2026. Motion by L. Curd. Support G. Pushies. Motion Approved.	Motion Approved
Approval of February 2026 Minutes	Motion to accept meeting minutes from February 9th, 2026. Motion by S. Weiss. Support by L. Curd. Motion Approved.	Motion Approved
Call to the Public	S. Smith- He stated that he attended the Board meeting in Dec 2025 when L. Curd and K. Poissant were reappointed, and he stated the Conway Board voted faster than they do when they vote to adjourn the meetings. He was concerned if the PC members mentioned even knew they were getting reappointed and suggested keeping a closer eye on what the Board is doing. He stated that he will comment on all three of the proposed ordinances when they came up on the agenda but wanted to address the Master Plan now. He stated that his main concern was how much commercial area is being proposed, and that he did not see the need for all of the multi-location	None

	commercial expansion when the residents want the Township to remain rural. He proposed the location of the Chase Lake intersections of Fowlerville Rd, being paved with a traffic light. He stated that he is also concerned that the acreage allowed for the proposed commercial areas was not specified, and that it was only the nodes. He is concerned about attracting too much commercial in the Township. He also mentioned NDAs, and that he can see no good reason for anyone in Township or County matters to sign an NDA. He mentioned that the residents of Howell Township were furious that some Board members signed them there with the data center developer, and that he was at the Cohoctah meeting when they adopted an ordinance to prohibit NDAs. He said that he believed that Mike Homier drafted the ordinance, and that Conway should get a copy of that and follow their lead.	
Communications	a. Zoning Administrator Report: L. Curd did not receive a report this month and will reach out and make sure a report is given next month. b. Board Ex-Officio Report: L. Curd said that the minutes are in the packet. G. Pushies stated that he spoke with the Clerk, and asked if K. Poissant heard from her regarding the LCPC packets. K. Poissant stated that she had sent an email to her, and followed up with a phone conversation about it. K. Poissant stated that she explained the process and what was entailed in the process, and that the Clerk responded stating that she would reach out to surrounding Townships to see what their protocol was and get back with her. G. Pushies stated that he left it with the Clerk to work out with K. Poissant, and that he knew that K. Poissant was asking for more compensation if there was going to be more work. K. Poissant confirmed. G. Pushies also stated that last Wednesday, the Board approved a new Supervisor, Bonnie Flannery. G. Pushies brought up not deleting ordinances from the S Drive, which he acknowledge that there was a retention schedule, but wanted to make sure no ordinances were deleted until the process was finished. K. Poissant stated	None None

	that she just got on the S Drive last week, and is still awaiting the PDF editor to be able to finalize and make PDFs. She is having to send the finalized documents to the Clerk/Deputy Clerk for them to make them into PDFs to upload to the website. c. Livingston County Planning Commission Report: D. Bowdoin stated that at the LCPC meeting last month, the LCPC approved the Conway Master Plan with conditions. He stated that there were a lot of errors that needed to be fixed. He stated that there were differences in road milage, how many miles of roads there were in the Township, as well as the number of homes throughout the document. He also mentioned having a report from the Mobile Home Commission with restrictions, and that the restrictions are far less than what most Townships have. He mentions maybe referencing that or putting it into the Master Plan so everyone can reference it easier. LCPC also worked on Green Oak rezoning from multi family to limited industrial, approved, and Unadilla Township tax amendments, violations, and penalties were approved. He stated that the Citizen Planner classes start on the 4/23, and deadline to sign up is 4/10. The LCPC also replaced the Commissioner and are awaiting Board approval. D. Bowdoin mentioned that there are bills going through the state legislature that may put a cap on dwellings size and lot size, and both are smaller than allowed currently in the Township. He stated that it would also allow duplexes in single family home zones and restrict minimum parking slots.	None
Public Hearing on an Ordinance to Amend the Zoning Ordinance Regarding Special Land Uses	Motion to close the regular PC Meeting and open the Public Hearing on an Ordinance to Amend the Zoning Ordinance Regarding Special Land Uses at 7:26pm. Motion by M. Stock. Support by G. Pushies. Motion Approved. S. Smith- He thanked L. Curd for getting the agenda in several days before so that he had time to review it. He stated that he is all for the Special Land Use	Motion Approved

	amendment because it would give the Township time and flexibility to develop an ordinance, or make changes to an existing ordinance when something new comes up. He stated that when he first got involved in the utility scale solar, he said B. Grubb, then Supervisor stated that industry is always ahead of local government, and that it stuck with him. He stated that industry and developers have attorneys, engineers, etc. and that they have done projects similar before in other places. He stated in the Township, it has part-time staff and volunteers, and that the Township needs time to research the effects of the new developments. He cautioned the PC that when the developers report the number of jobs and revenues they will bring in, that he believes it is a red flag that they are doing something that will negatively impact the community. He said if they were doing something good, then they would not have to talk about money or jobs at all. His sense was that most developers really do not care about the impact they will have on the community, and that their goal is to make the most money. He said the only defense is the ordinances. He stated that he would give K. Poissant a copy of his notes when he was done. Motion to close the Public Hearing at 7:29pm. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved
Public Hearing on an Ordinance to Amend the Zoning Ordinance to Regulate Essential Services	Motion to open the Public Hearing on an Ordinance to Amend the Zoning Ordinance to Regulate Essential Services at 7:29pm. Motion by M. Stock. Support by G. Pushies. Motion Approved. S. Smith- He stated that he read in K. Poissant's minutes from last month that there were two versions of the proposed ordinance. He stated that one was sent to Cohoctah with minor changes, and then one was sent to ITC where there were a lot of changes. He said that Keith Brown had stated they reached out to ITC to get their opinion on the proposal as it was unique, and that it was mentioned that ITC did not cite any regulations to explain their changes. Mr. Smith asked which version was in the packet for this evening. L. Curd clarified that the version in the packet and for the Public Hearing was the original version with minor changes, and that this was the more restrictive	Motion Approved

	ordinance. S. Smith asked if he could get the other version, and L. Curd stated that it is on the Township website from the Jan/Dec packet. S. Smith continued with cautioning against getting ITC's opinion. He mentioned that when there was previous Chairperson, there were many harmful things put into the utility scale ordinance that Ranger Power and DTE requested. He stated that they found this out from doing a FOIA request which turned up a letter from them stating what the developers wanted, which then somehow got incorporated into the ordinance. He stated that with the proposed high-voltage power lines that will be installed, the developer is requesting a 200 ft easement when the norm is 150 ft. Motion to close the Public Hearing at 7:32pm. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved
Public Hearing on an Ordinance to Regulate Cryptocurrency Data Mining Facilities and Data Centers	Motion to open the Public Hearing on an Ordinance to Regulate Cryptocurrency Data Mining Facilities and Data Centers. Motion by M. Stock. Support by K. Poissant. Motion Approved. S. Smith- He stated that he attended all five of the Howell Township meetings on data centers, and that there were two PC meetings, two Board meetings, and one informational meeting. He said there were concerned, thoughtful, and well researched people in attendance that attended from all over the state. He said that two speakers really stuck with him, both of whom worked at data centers. The male speaker stated that he worked at a data center, and he would not want one near where he was raising his children. The female speaker stated that she was currently working at a data center, and that she has never been into the building physically except for the original tour. She stated that her work was completely done remotely, and that her job was working with people generally from India. Mr. Smith stated that the proposed ordinance is incomplete as it does not address the amount of water allowed to be used, the location of the centers themselves, amount of acreage allowed, cooling methods, and so on. He said that there is a group working on some of those questions which is the Howell Township Resident Advisory Committee. He recommended that the PC not pass the	Motion Approved

	ordinance now, but wait to get more information especially from the committee mentioned. He stated that he had a post from Tim B. from Howell Township, which he read to the PC. Mr. Smith stated that he believes that Kristin Dennison at a Cohoctah meeting and she does great research. He stated that as much as he admires Foster and Swift, he believes things were missed which the public caught. He also recommended changing the sound levels from forty-five dba to thirty-five dba as there is no state law that requires a higher amount. Motion to close the Public Hearing at 7:41pm. Motion by L. Curd. Support by K. Ralko. Motion Approved. Motion to open the PC Meeting back up. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved Motion Approved
Old Business	a. NDA- Township to look into this- L. Curd stated that the Township Board along with the attorneys are going to be looking into NDAs so that it would apply to all positions and not just the PC. S. Weiss asked Township Attorney about the constitutionality of an NDA and whether they looked into it. She stated that K. Brown is preparing memo for the PC to review and consider before any further action or signatures are provided. b. PC Discussion on Public Hearing on an Ordinance to Amend the Zoning Ordinance Regarding Special Land Uses M. Stock stated that he was in favor of the ordinance, but was concerned that it is being put into the zoning ordinance whether than the general ordinances. He asked counsel to clarify. Township Attorney stated that she believed that it is written that way to allow the PC to request a moratorium when needed from the Township Board. S. Weiss stated that he is in favor of the ordinance, and would then like to take time for the ordinances to allow for research to be done.	

	K. Poissant stated that she is also in favor of the ordinance, and appreciated the additional paragraph added regarding how the PC can recommend it to the Township Board. M. Stock mentioned that the ordinance mentions the old ordinance sections, and not the sections of the new codifications. It was discussed the new codifications need to be sent to the Attorneys that was approved by the Township Board. It was also discussed that there would be a link on the Township website that would take those wanting it to view it. The PC discussed that if an ordinance were amended at the time of the vote, who would be in charge of amending the ordinance before it was sent to the LCPC for review. The discussion then went into the different versions of ordinances and who keeps track of them. K. Poissant stated that she can write it in the minutes, but that she believes that whomever writes it, the attorney, or the planner, should be in charge of keeping track of the different versions. The attorney stated that their system automatically updates as changes are made, and it keeps track of who and what has changed in the different versions. The attorney stated that every community is different on whether the planner or attorney drafts ordinances based on directives. K. Poissant stated that going forward, she believes that the planner should draft ordinances first and then the attorney to review it for compliance. L. Curd stated that he agreed with that process going forward. G. Pushies asked the attorney if this ordinance precludes the old way of enacting a moratorium going forward. The attorney stated that based on how the ordinance is written, moratoriums would go forward to the Township Board. Motion to recommend approval to the Township Board the Ordinance to Amend the Zoning Ordinance Regarding Special Land Uses as present. Motion by S. Weiss. Support by K. Ralko. Motion Approved. c. PC Discussion on Public Hearing on an Ordinance to Amend the Zoning Ordinance to Regulate Essential Services	Motion Approved
--	--	-------------------------------

	L. Curd stated that he is in favor of the stricter ordinance presented. G. Pushies asked the attorney regarding public utility electric transmission towers, when would FERC apply and when would it not apply. The attorney stated that she would contact K. Brown who helped draft it to clarify the answer. The PC then discussed that there were highlighted areas to discussed and clarify before voting on the ordinance. K. Poissant said that she is still struggling with understanding and knowing what the Township can regulate and what they cannot based on what state has control over. K. Poissant stated that since that the ordinance mentioned an annual groundwater analysis, not an annual soil analysis. The PC discussed the wording of the groundwater analysis between the application of the permit vs. the annual requirement. M. Stock also mentioned expanding the analysis of groundwater to surrounding properties. The attorney stated she would discuss it with K. Brown. K. Poissant brought up a mitigation process if there were to be a contamination, and whether EGLE would take over. Motion to table the Ordinance to Amend the Zoning Ordinance to Regulate Essential Services until the next PC Meeting. Motion by S. Weiss. Support by G. Pushies. Motion Approved. d. PC Discussion on Public Hearing on an Ordinance to Regulate Cryptocurrency Data Mining Facilities and Data Centers L. Curd stated that he agreed with the public that industry is always changing, but questioned whether it would be better to get something in place now or wait to do more research. The PC discussed that with the potential of the moratorium ordinance passing, it would give the time needed to research and create a better ordinance. K. Poissant stated that she attend the webinar last month on data centers, and that there are still a lot of unknowns. She said that the recording of the webinar is suppose to be sent out to participants, and would like to listen to it again to get more information out of it. M. Stock stated that felt the ordinance is not ready as of it, and would like to	Motion Approved
--	---	-------------------------------

	do more research on it. The PC discussed the moratorium expiration in Howell in May. Motion to table the Ordinance to Regulate Cryptocurrency Data Mining Facilities and Data Centers until the next PC meeting. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved
New Business	a. Set Public Hearing for Master Plan- K. Poissant stated that the window for review would be closing at the next PC meeting, and the Public Hearing needed to be set. M. Stock stated that there were a lot of changes made to the Master Plan and would like to see the updated draft and asked if the changes were being made. K. Poissant stated that from what she understood, that all of the recommended and voted on changes will be incorporated into the final version. K. Poissant stated that she will reach out to L. Hart regarding an updated draft, as well as any input that the PC Board has received to please send them to L. Hart. A member of the public asked about updating and clarifying the maps so that they were less confusing, especially on acreage and exact locations. She also mentioned that it was confusing not having the updated version to try and be a part of the process when the information is not being updated regularly. K. Poissant stated that she would talk to L. Hart about the updates, and clarifying the maps, and updating the information on the exact acreage on the commercial sections on future land use maps. J. VanBoxel agreed that it should be easy to update. M. Stock mentioned that one of the manufactured housing zones were not labeled on the maps. Motion to set the Public Hearing regarding the Master Plan for the April 13th PC Meeting at 7pm. Motion by M. Stock. Support by S. Weiss. Motion Approved. K. Poissant stated that she spoke with L. Hart and that L. Hart can and will get the newspaper publication to the Clerk on time to be posted.	Motion Approved

Commission Discussion	The PC discussed whether writing the process of having the planner vs the attorney draft ordinances into the Bylaws, SOP, or leaving it open. K. Poissant asked who would be creating the LCPC packet for the ordinance voted on tonight. G. Pushies asked K. Poissant to do it and keep track of her time. K. Poissant agreed.	None
Last Call to the Public	S. Smith- He stated that in the Master Plan, he would like to see the updated version, and that he got very confused regarding the maps. He did not recommend going to the Public Hearing if the up-to-date version could not be posted well in advance of the Public Hearing for review. He also brought up that AG Nessel posted this morning that she and a state rep will be in Howell at the end of March in a Town Hall. He said that those who want to attend must register. He stated that all of this work is very critical and that research is needed. K. O'Neil mentioned having too much commercial in the Master Plan. L. Curd mentioned that the Court of Appeals was scheduled for oral arguments regarding the PA 233 on April 15th at 10am, and that Headland Solar updated their application but has not responded to the Township's motion. There is also another webinar coming up for the PC on Land Divisions.	None
Adjournment	Motion to adjourn at 8:38pm. Motion by G. Pushies. Support by K. Ralko. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair