



Conway Township Planning Commission Meeting Minutes
 Monday, November 10th, 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, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss- Vice Chair, Kelly Ralko, Kayla Poissant- Secretary Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner- Liz Hart- McKenna Township Attorney- Michael Homier, Keith Brown (Both ABSENT)	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 November 10th, 2025. Motion by K. Poissant. Support K. Ralko. Motion Approved.	Motion Approved
Approval of Oct 2025 Minutes	Motion to accept meeting minutes from October 13th, 2025. Motion by S. Weiss. Support by S. Morrison. Motion Approved.	Motion Approved
Call to the Public	K. Parker- She states that she is reading and hearing about the Elm Street project, and rezoning Hayner Rd as industrial. She is very concerned as this is a residential and agriculturally based areas. She wants the area to remain residential/agricultural, and not commercial or industrial. She is concerned about businesses not following permit standards, and is hearing a lot of excuses not explanations or push for compliance. She states that Hayner Rd is not a good idea for industrial or commercial	None
Communications	a. Zoning Administrator Report: R. Cesarz stated that there were a couple of sheds, and a couple of reroofs. He presented the PC with a ZA Report.	None

	<p>He stated that the way the current Cargo Ordinance reads and how the Accessory Building Ordinance reads, it allows for a cargo container to be placed on a piece of empty property, and he is concerned. G. Pushies asked if the applicants must request a permit first, to which R. Cesarz stated yes, and that he has to deny it. He stated that residents do it anyway, and it is becoming more frequent. K. Poissant asked if this would be under enforcement, to which he replied yes. Discussion continued. M. Stock asked what ordinance the residents were using, and he replied that residents are using the Accessory Building ordinance, and R. Cesarz tells them they need a permit. Discussion continued regarding ordinances on the website, which the Cargo Container ordinance is not on the website, and it has been asked to be updated. R. Cesarz also brought up ADU's, in relationship to tiny homes, which is not on the website either. It was discussed that R. Cesarz has a copy of the ordinance, and can email the ordinance to those residents who inquire about it.</p> <p>b. Board Ex-Officio Report:</p> <p>G. Pushies stated that the minutes were sent, and G. Pushies asked R. Cesarz if he spoke with the Clerk about the ordinances that he didn't have access to. R. Cesarz replied yes, that he spoke with the Supervisor and the Clerk, and that the Clerk printed off the ordinance with footnotes, and the Supervisor gave him the ordinance without footnotes, which is supposed to be the correct ordinance. M. Brown, Supervisor, stated that the correct ordinance was given to the Clerk and the ZA, and that the ordinances have been sent to be incorporated into the updated ordinance document- that should be ready and uploaded to the website ASAP.</p> <p>c. Livingston County Planning Commission Report:</p> <p>D. Bowdoin stated that the LCPC approved Iosco Township's text amendments regarding signs, approved Brighton Township's text amendments on residential pets, and denied Conway's conditional rezoning for Elm Street mostly due to not in the Master Plan, and denied Howell Township's conditional rezoning due to Master Plan and the buffer zone. He stated that they will be reviewing the data center application next week for Howell Township.</p>	<p>None</p> <p>None</p>
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<p>Public Hearing on Ordinance to Amend the Zoning Ordinance to Add Airport Camping as an Accessory Use to Airports</p>	<p>Motion to Open the Public Hearing on Ordinance to Amend the Zoning Ordinance to Add Airport Camping as an Accessory Use to Airports at 7:31pm. Motion by K. Ralko. Support by S. Weiss. Motion Approved.</p> <p>S. Smith (Robb Rd)- He stated that as a neighbor to the airport, he does not like it as it is busy and is annoying with the coming and going of planes. He stated that when the airport was first put in, it was going to just be a grass field for local plans, and now it has grown and is very busy. He is concerned about how low the planes fly over his property, and that the helicopters hover over his fields. He brought up an accident regarding a drone crash at his neighbor’s house, and although he reported it to the FAA, he never heard back. He said that the noise from the planes is bothersome, and he would not like to expand it.</p> <p>K. Parker- She stated that the planes are like lawn mowers in the sky, and that the planes go around and around early in the morning which does impact her sleep and enjoyability. She is happy that there are skill sets being worked on, but is concerned about the enforcement, and the overall guidance of the Master Plan. She stated that it can be regulated in regards to the hours of operation, and the mutual respect for those around the airport.</p> <p>R. Cesarz stated that the ordinance amendment is just about whether camping will be allowed at the airport, nothing else.</p> <p>S. Smith- He stated that the airport doesn’t pay property taxes, except on the buildings.</p> <p>D. Bowdoin- He stated that if the PC recommends approval, he will step down from the vote at the LCPC as it would be a conflict of interest. He stated that the no tax piece is because it is public use. He noticed a few things on the drafts, and brought them up to the PC.</p> <p>K. Parker- She stated that she wanted to reiterate the operation hours, and would like to see some regulation about it.</p> <p>S. Porter- She stated that she is concerned about the 3-night aspect listed in the ordinance, and that it should be reviewed.</p>	<p>Motion Approved</p>
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	<p>Motion to close the Public Hearing at 7:54pm. Motion by K. Ralko. Support by G. Pushies. Motion Approved.</p>	
<p>Old Business</p>	<p>a. PC Discussion on Public Hearing- Airport Camping</p> <p>K. Poissant stated that from previous in-depth discussions, she remembers that the camping is going specifically under airports and not industrial to limit the usage to only the airport. She stated that the 3-day limit came from the owner himself bringing it up, but did agree that the PC should consider it being allowed for longer events. L. Hart stated that the ordinance does cover the longer events as it is written now. Enforcement of the ordinance was discussed. L. Hart brought up that one of the current ordinances, Section 1.05- Uses in Districts, states that currently even if the FAA allows camping at airports, the ordinance would prevent it. R. Cesarz stated that the issue with enforcement at this time is that a complaint, written, must be submitted in order to enforce the ordinances. Discussion continued.</p> <p>Motion to recommend approval of the Ordinance to Amend the Zoning Ordinance to Add Airport Camping as an Accessory Use to Airports as amended. Motion by G. Pushies. Supported by S. Weiss. Roll call vote.</p> <p style="text-align: center;"> S. Weiss- Yes S. Morrison- Yes K. Poissant- Yes L. Curd- Yes K. Ralko- Yes M. Stock- No G. Pushies- No </p> <p>Motion Approved.</p> <p>b. Essential Services Ordinance – Progressing, still getting worked on.</p> <p>L. Curd stated that it is still being worked on by the attorney, and will be submitted soon.</p> <p>c. Elm Street – Denied by LCPC, moving to Conway Board of Trustees</p>	<p style="text-align: right;">None</p> <p style="text-align: center;">Motion Approved</p>

	<p>L. Curd stated that the LCPC denied recommending the conditional rezoning. K. Poissant stated that after sending the original application, the second email with additional conditions were not received by the LCPC. She stated regardless, L. Curd showed up and read a letter to the LCPC regarding their concerns. K. Poissant stated that moving forward, she is going to call the LCPC after sending email in order to confirm receipt of all materials to make sure this doesn't happen again.</p> <p>M. Stock stated that there was more to the denial than the Master Plan. Conditional Rezoning was discussed in-depth, and the discussion continued. K. Poissant read the MCL statute 125.3405 regarding Conditional Rezoning. Discussion continued.</p>	
New Business	<p>a. Master Plan Discussion – Future Land Use Map</p> <p>L. Hart stated that the purple circle on Hayner Rd is supposed to be on Sherwood Rd, which is what K. Parker was discussing at 1st Call to the Public. L. Hart handed out the current maps and descriptions in the Master Plan, and went through her recommendations for the new maps. The PC reviewed the recommendations, and made some adjustments to the proposed maps. The alternative energy overlays will be added to the map. The commercial nodes on Sober Rd, the eastern circle of Mohrle Rd and Fowlerville Rd, at Fowlerville Rd and Hayner Rd, and Hayner Rd and Owosso Rd were removed. L. Hart stated that she really focused on land preservation. It was discussed that the draft of the Master Plan and the action plan would be presented at the December PC meeting, and then open the public hearing in January.</p> <p>b. Data/Crypto Centers- Discussion</p> <p>M. Stock brought up that the PC should start looking into an ordinance regarding Data/Crypto Centers within the Township. It was agreed to contact the attorney to look into a potential ordinance.</p>	<p>None</p> <p>None</p>
Commission Discussion	<p>S. Weiss brought up from the last Master Plan it has testing for VOCs, and that it has not been done in well over ten years. VOC- volatile organic compounds.</p>	<p>None</p>

Last Call to the Public	<p>S. Porter- She stated that she appreciated the commercial language, and suggested adding light pollution. She also mentioned potentially having the attorney review the Master Plan to check for compliance.</p> <p>S. Smith- He stated that he wouldn't recommend having the industrial zoning down Sherwood Rd, but would rather see it down Fowlerville Rd as it is a paved road.</p>	None
Adjournment	Motion to adjourn at 9:22pm. Motion by G. Pushies. Support by K. Ralko. Motion Approved.	Motion Approved

Respectfully Submitted:

Kayla Poissant

Kayla Poissant,
PC Secretary

Approved:

Lucas Curd,
PC Chair