

Conway Township Planning Commission

2012 Annual Summary Report

Date	Overview
January 9, 2012	<ul style="list-style-type: none"> • Election of officers: Chairperson – Dennis Bowdoin, Vice-Chair – Dennis Sommer, Secretary – Londa Horton. • Planning Commission Annual Report for 2011 approved. • Dennis Bowdoin received new electronic maps for use in the Master Plan development. • Research on Township zoning ordinance regarding hobby kennels due to complaint lodged for resident with numerous hunting dogs. • Mike Rife investigated; a complaint on Marsh Rd. regarding smoke emissions from an outdoor wood stove, talked to the son of the owner of the burned house on Sober Rd., and heard from the loan department on vacant house on Allen Rd. indicating as long as the loan is being paid, our hands are tied. • Cindy Dickerson purchased a \$300 laptop for use with Master Plan development.
February 20, 2012	<ul style="list-style-type: none"> • Work on the Master Plan has begun and the most recent available data regarding Conway Township is being incorporated including: building permits, SEV values property value comparisons by area townships, traffic counts as well as topographical and wetland maps.
March 12, 2012	<ul style="list-style-type: none"> • Mike Stock joined the Planning Commission. • Scott Buell clarified that the Road Commission has control over care of primary roads not the township. • Report out by Dennis Sommer regarding attendance at Brighton Township Hall Brown Bag luncheon. Federal law overrules State law regarding medical marijuana laws. • Dennis Sommer reminded Commissioners to call Ms. Dig when digging a hole in their yard. This will be put in the spring newsletter. • Gary and Kathleen Raddatz land division sent to Township Board for approval. • Dennis Bowdoin made Commissioner assignments to investigate outstanding Special Use Permits. • Londa Horton revised Master Plan to include all Commissioner assignments and developed a Table of Contents. Motion to hold Public Hearing April 9, 2012. • Paul Harmon identified a problem with the easement on the Stowe Road church going to the cemetery. Issue will go to the ZBA.
April 9, 2012	<ul style="list-style-type: none"> • Discussions regarding numerous residential break-ins and Stow Rd. church fire. • A public hearing was held regarding the Master Plan. The Hearing revealed a number of revisions to be made to the Plan which were incorporated. Dennis Bowdoin delivered the Master Plan to the Livingston Planning Commission for their approval on the April 9, 2012 agenda. • Individuals were identified that no longer required a Special Use Permit: Denise and Dave James on Stow Rd., Leo and Ken Deschepper on Lovejoy Rd., Keith Roberts on Owosso Rd., and residents at 6953 Robb Rd. • Scott Buell to take the place of retiring Jerry House on the Road Commission June 22, 2012.

<p>May 14, 2012</p>	<ul style="list-style-type: none"> • Motion to require Township Board to document zoning ordinance paper trail regarding the <i>Township Guide to Planning</i>. There may be a conflict of interest regarding zoning administration. • Master Plan approved by Livingston County Planning Committee on April 18, 2012. Londa Horton to include 2010 census data, Dennis Bowdoin to include Future Land Use Maps separated into two maps from the GIS, and to include the source of Map 5-1 for the Livingston County Road Commission. Master Plan with amendments sent to the Township Board for approval. • Special Use Permits no longer required: Carol and Frank Geer, Roy Miles. • Mike Stock identified a vacant house at 6869 Chase Lake Rd. and Dennis Bowdoin identified a garage being built without a building permit on Sherwood Rd. which will be dealt with by the Building Department.
<p>June 11, 2012</p>	<ul style="list-style-type: none"> • Motion to purchase new book, <i>Township Planning and Zoning Decision-Making</i>. • Dennis Bowdoin updated Commissioners on new law to expedite co-location on cell towers. • Assessor's platt needed before moving on land division of Agnes Baughan estate. • Mike Rife reported out on his attendance at Michigan Planners Academy at MSU. Purpose for building another bridge across the Detroit River is to prevent congestion to I-401.
<p>July 9, 2012</p>	<ul style="list-style-type: none"> • <i>Township Guide to Planning</i> was purchased. • Township Board approved the Agnes Baughan land division. • George Pushies motioned to amend the <i>Land Division Assessor's Checklist</i> by adding #12. Assessor's platt showing all parent parcel(s) and all divisions. Also added #13. All previous divisions of parent parcel made after March 31, 1997 be included with the requested land divisions. • Cindy Dickerson has 2012 Master Plan posted on the Township website. • Attorney General issued an opinion on fireworks: residents in Michigan may use fireworks the day before, day of and day after a national holiday. • Herm Yost mentioned numerous changes regarding nuisance noise.
<p>August 13, 2012</p>	<ul style="list-style-type: none"> • Herm Yost displayed the 2nd Annual Michigan Soybean Festival flyer to be held Sept. 8-9, 2012. • George and Jean Robb land division sent to the Township Board for approval. • Dennis Bowdoin discussed having a joint meeting with the Township Board, Officer Soli, and the Assessor, to discuss land divisions.
<p>September 10, 2012</p>	<ul style="list-style-type: none"> • Elizabeth Britten land division tabled due to incomplete information. • Dennis Sommer discussed learnings from the <i>Hot Topics on Planning and Zoning Workshop</i> he attended. • Mike Rife is trying to organize a joint land division meeting to educate the Township administrators on land divisions. • Complaint issued over lack of screening around Verizon wireless cell tower. This is still a work in progress. • Resident complaint regarding Road Commission scraping weeds on side of road digging up pavement. • Discussion over two acre minimum lot size commenced.
<p>October 8, 2012</p>	<ul style="list-style-type: none"> • Land division for Elizabeth Britten send to Township Board for approval. • Two acre minimum zoning ordinance pros and cons discussed. Motion to request approval of one acre minimum lots throughout the Township. • Londa Horton reported on attractive nuisance on Halloween to ½ burned house on Miller Rd. • Scott Buell reported on deer infestation of bugs resulting in death to the animals.

November 12, 2012	<ul style="list-style-type: none">• Mike Rife, Dennis Bowdoin and Dennis Sommer reported out on Wally Coalition project developing a train line from Howell to Ann Arbor.• Township Board requested more research on setbacks and effect of engineered septic fields before approving one acre minimum lot size.• Mike Rife reported out on discussion with Representative Bill Rogers that a minimum of ¾ acre can be built upon and have a well and septic which is legal.• Mike Rife reported out on a presentation by Lt. Michael McCormick with Michigan State Police regarding conversion to mobile units.• <i>Livingston County Community Profiles 2012</i> handed out displaying data breakdowns for housing, education, labor, population, etc.
December 10, 2012	<ul style="list-style-type: none">• Livingston County Brown Bag lunch at Marion Township Hall on December 19, 2012.• There are MTA grants for fire protection.• Discussion over MTA article on townships' options for dealing with dangerous buildings.• Marion BeVier land division sent to the Township Board for approval subject to the Assessors' Check Sheet being completed with the correct number of land divisions listed.• Discussion over improvements to land division current processes used.• Planning Commission meeting dates will continue to be held on the second Monday of the month at 7:30pm.• New officer elections: Dennis Bowdoin as Chair Person, Dennis Sommer as Vice Chair, Londa Horton as Secretary.

Conway Township joint Planning Commission & Board of Trustee's Meeting
Dec. 18,2012

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, Scott Buell, George Pushies

George discussed Land division process at the office level

Dennis B. gave the Planning Commission Report

George and Dennis discussed the one acre min. with the Board

Submitted by
Dennis Bowdoin Planning Commission Chair
12/18/12

Conway Township Planning Commission Meeting

Dec. 10, 2012

Next meeting Jan. 14, 2012 at 7:30 pm

- 1) **Call to order and pledge of allegiance.**
- 2) **Minutes** of the Nov.,12th regular meeting, Dec. 5 joint meeting
- 3) **Call to Public**
- 4) **Communications**
- 5) **Land Divisions**
 - a. 9101 Chase Lake rd, Marion Bevier Trust
 - b. Land Division committee?
- 6) **Old Business**
 - a. Review 2 acre minimums.
 - b.
 - c.
- 7) **New Business**
 - a. Set dates for 2013 Planning Commission meeting.
 - b. 2013 officers
 - c.
 - d.
- 8) **Update from the Board**
- 9) **Last call to the Public**
- 10) **General Discussion**
- 11) **Adjournment**

<p>Attendees</p>	<ul style="list-style-type: none"> Public: Herm and Shirley Yost, Bob Carusi, and Paul Harmon Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Dennis Sommer, Mike Stock, (absent) Londa Horton) 	
<p>Call to Order and Pledge to Flag</p>	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is January 14, 2013.</p>	
<p>Minutes from last meeting</p>	<p>Minutes from the November 12, 2012 Planning Commission and December 5, 2012 joint, Board of Trustees and Planning Commission meetings were reviewed. Scott Buell made a motion to accept the minutes, Larry Parsons, second. All in favor, motion passed.</p>	
<p>Call to the Public</p>	<p>-0-</p>	
<p>Communications</p>	<p>Dennis Bowdoin mentioned several items:</p> <ul style="list-style-type: none"> Livingston County Brown Bag Lunch Series is December 19, 2012 at the Marion Township Hall MTA grants for fire protection MTA article on township's options for dealing with dangerous buildings 	
<p>Land Divisions</p>	<ul style="list-style-type: none"> Parcel #4701-33-200-010 Marion E. BeVier Trust at 9101 Chase Lake Road. Larry Parsons made a motion to the board to approve, subject to the Assessors Check Sheet being completed with the correct number of Land Divisions listed. Scott Buell, 2nd, five in favor, one opposed. Motion passed. Much discussion was held on whether to create a Land Division Committee for "simple divisions" or stay with the current system of using the Planning Commission on all land divisions. (most felt that the current system needed some improvements first) 	

<p>Old Business</p>	<ul style="list-style-type: none"> • Review 2 acre minimums, everyone at the meeting felt that going to 1 acre would be better in keeping with "rural character" of the township. 	
<p>New Business</p>	<p>Recommend keeping Planning Commission Meeting dates on the 2nd Monday of the month at 7:30 to the Board.</p> <p>Election of 2013 Officers:</p> <ul style="list-style-type: none"> • Dennis Bowdoin as Chair Person • Dennis Sommer as Vice Chair • Londa Horton as Secretary 	
<p>Update from the Board</p>	<p>Larry Parsons reported updates from the Township Board meeting.</p> <ul style="list-style-type: none"> • Due to a complaint, the Supervisor had a letter sent to a resident due to a complaint on 19 barking dogs, to inform them of a need for a commercial kennel license. • Board authorized the supervisor to meet with the parking lot contractor to pay for the job, less 10% until some minor things are finished. • Fire Authority received an Insurance Company check for cleanup of burned out house at 6100 Miller Road. • Recreation Department meeting is December 12, 2012. • Township Clerk reported the election turn out at 68%. • Cleanup of burned out home on Sober Road (former Hicks home) will start soon. • 	
<p>Call to Public</p>	<p>-0-</p>	

General Discussion	none	
Adjournment	George Pushies made a motion to adjourn. Scott Buell, 2 nd . Meeting adjourned at 8:20pm.	

Conway Township Planning Commission Meeting Minutes November 12, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm Yost, Bob Carusi, Mike Rife • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Mike Stock, Dennis Sommer, Londa Horton 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is December 10, 2012, at 7:30pm</p>	
Minutes from last meeting	<p>Minutes from the October 8, 2012 meeting were reviewed. Scott Buell made a motion to accept the minutes, second by George Pushies. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<ul style="list-style-type: none"> • Mike Rife, Dennis Bowdoin and Dennis Sommer attended the Livingston County Brown Bag lunch on the Wally Coalition. This proposed project will run a train line from Howell to Ann Arbor. Subsidies are still needed as fares will only cover up to 30% of the cost. 1.8 million has already been spent. 	
Land Divisions	-0-	
Old Business	<p>The Township Board requested more research on the setbacks and the effect of engineered septic fields before approving the proposed change from the two acre minimum zoning ordinance to a one acre minimum.</p> <ul style="list-style-type: none"> • George Pushies commented that the septic fields are approved already by the Health Department and must be 75 feet from the neighbors. • Londa Horton voiced concern regarding people moving out to the wide open spaces and putting multiple horses on one acre. In addition, the latest Conway Township survey noted the #1 reason residents enjoyed this Township was the rural atmosphere. • Mike Rife reported via discussions with Representative Bill Rogers that a minimum of $\frac{3}{4}$ of an acre can be built upon and have a well and septic which is legal. • Dennis Bowdoin will report back to the Township Board that we will discuss further at the December 5th joint meeting which is at 7pm. 	

Conway Township Planning Commission Meeting Minutes November 12, 2012

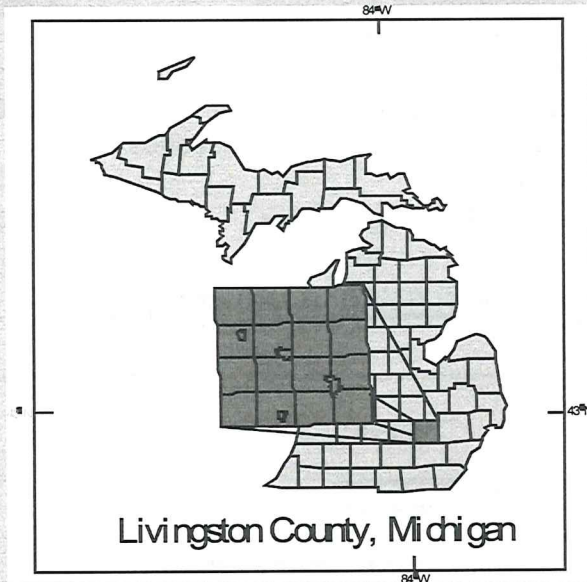
Agenda	Items Discussed	Actions to be Taken
New Business	<p>Mike Rife reported out on a presentation by Lt. Michael McCormick, Assistant Post Commander, Michigan State Police Brighton Post, noting their reorganization will result in mobile units and the building of one new meeting facility in Brighton.</p> <p>Dennis Bowdoin handed out, "Livingston County Community Profiles 2012," which shows data breakdowns regarding; housing, education level, labor force, population forecasts, etc.</p> <ul style="list-style-type: none"> • Londa Horton pointed out the 2010 Median Gross Rent in the County was \$860 and in Conway Township was \$950. There were 2.67 persons per household and in Conway Township, 8% of the population was at the poverty level. • This would be a good resource for future Master Plans at: www.co.livingston.mi.us/planning, 517.546.7555. 	
Update from the Board	Larry Parsons gave an update report from the Township Board.	
Call to Public	-0-	
Adjournment	Larry Parsons made a motion to adjourn the meeting at 8:12pm. Second by Scott Buell. All in favor. Motion approved.	

LIVINGSTON COUNTY

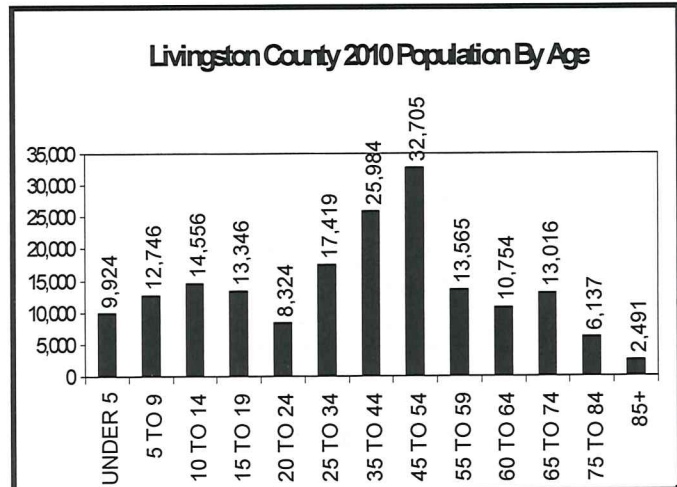
POPULATION

Livingston County is located in southeastern Michigan and is one of seven counties in the Southeast Michigan Council of Governments (SEMCOG). Livingston County is traversed by I-96 and US-23 and is located mid-way between Detroit & Lansing, and Ann Arbor & Flint, making it a popular destination for commuters. The county is diverse in character from growing urbanization to quiet farming community life.

2000 Population	156,951
2010 Population	180,967
Male	90,527
Female	90,440
2011 Population Estimate (December)	181,282



Livingston County, Michigan



POPULATION FORECASTS

2020 Forecast	192,116
2030 Forecast	204,704
2040 Forecast	214,323
Total Percent Change 2020 -2040	11.6%

GOVERNMENT

Livingston County Administration Building
 304 East Grand River Avenue, Suite 206
 Howell, MI 48843-2323
 (517) 546-3520
 Web Site: co.livingston.mi.us

Business Hours

Monday through Friday, 8:00 a.m. to 5:00 p.m.

County Board of Commissioners Chair

Maggie Jones (517) 546-3520

County Administrator

Belinda M. Peters (517) 546-3669

2011 Millage Residential Rate

(per \$1,000 of taxable value):

Non-Principal Residency Exemption:
 as low as 33.7893 - as high as 55.6974

Principal Residency Exemption:
 as low as 15.7893 - as high as 37.6974

HOUSING

2010 Total Households	67,380
2010 Persons Per Household	2.67
2010 Total Family Households	50,578
Family Households Occupied By:	
Husband-Wife Family	62.8%
Male Householder	4.1%
Female Householder	8.2%
2010 Total Non-Family Households	16,802
2010 Total Housing Units	72,809
Occupied By:	
Owner	85.3%
Renter	14.7%
Vacancy Rates:	
Owner	2.0%
Renter	9.4%
2010 Median Housing Value	\$216,400
2010 Median Gross Rent	\$860

*\$950
 Conway
 Township*

LIVINGSTON COUNTY HOUSING ESTIMATES AND FORECASTS

2011 Estimated Households (December) 68,104
 2011 Estimated Persons Per Household 2.64
 2011 Estimated Housing Units 73,026

	Total Forecasted Households
2020	73,620
2030	78,514
2040	82,223
% Change 2020-2040	11.7%

EDUCATION

Highest Level of Education Population Age 25 And Over		
	2010	% Change 2000-2010
Graduate/Professional Degree	10.1%	0.8%
Bachelor's Degree	21.1%	2.2%
Associate Degree	9.5%	0.7%
Some College, No Degree	25.2%	-0.9%
High School Graduate	27.8%	-0.6%
Did Not Graduate High School	6.4%	-2.2%

*5 Yr Amercian Community Survey

LABOR FORCE

2012 Livingston County Unemployment Stats (May)
 Labor Force 87,635
 Employment 80,572
 Unemployment 7,063
 Unemployment Rate 8.1%

EMPLOYMENT FORECASTS

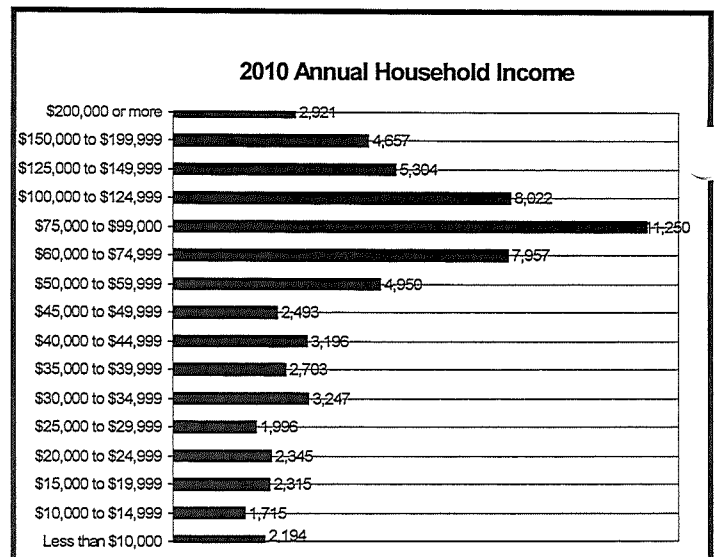
2020 Forecast 77,468
 2030 Forecast 83,506
 2040 Forecast 89,727
 Total Numerical Change 2020 - 2040 12,259
 Total Percent Change 2020 - 2040 15.8%

COUNTY BUSINESS PATTERNS 2010

10 Largest Industries by Paid Employees:

- Food Services & Drinking Places 4,403
- Insurance Carriers and Related Activities 2,754
- Professional, Scientific and Technical Services 2,650
- General Merchandise Stores 2,497
- Ambulatory Health Care Services 2,389
- Administrative & Support Manufacturing 2,149
- Transportation Equipment Manufacturing 1,831
- Specialty Trade Contractors 1,348
- Clothing and Clothing Accessories Stores 1,245
- Food & Beverage Stores 1,116

2010 INCOME AND POVERTY



Median Household Income \$72,129
 Per Capita Income \$31,609
 Persons in Poverty 11,158
 Percentage of Persons in Poverty 6.2%
 Households in Poverty 4,009
 Percentage of Households in Poverty 6.0%

Conway 379 poverty / 890
3546
part MASTER PLAN

Source: Livingston County Department of Planning, Southeast Michigan Council of Governments (SEMCOG), Livingston County Equalization, U.S.Census Bureau, Michigan Department of Technology, Management & Budget.
 Prepared by: Livingston County Department of Planning, July 2012

Conway Township Planning Commission Meeting Minutes

October 8, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Brad Britten • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Mike Stock, Dennis Sommer, Londa Horton 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is November 12, 2012, at 7:30pm</p>	
Minutes from last meeting	<p>Minutes from the September 10, 2012 meeting were reviewed and one revision noted. Replace "Stage farm on" with "7151 Hayner Road." Larry Parsons made a motion to accept the minutes with the revision noted, Scott Buell second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<ul style="list-style-type: none"> • Larry Parsons noted the new state-wide burning law prohibits burning of contaminants in the air starting October 16, 2012. • Dennis Bowdoin reported that MTA is conducting an economic census of all businesses listed in the townships. This is conducted every 5 years. 	
Land Divisions	<p>George Pushies made a motion to send the land division requested by the Elizabeth Britten family at 11496 Brimley Road to the Township Board for approval. Larry Parson second. All in favor. Motion approved.</p>	Dennis to take Britten land division to the Board.
Old Business	<p>Review of the 2 acre minimum zoning ordinance was discussed with pros and cons for Conway Township. Frontage and setbacks would stay the same with a 1 acre minimum requirement. Limiting factors include the Health Department stipulation of being 75' from the nearest well and the land must perk and the fact that the Master Plan and Zoning Ordinance would have to be changed with a new requirement. Commercial and Industrial districts would be 1 acre minimums also so that it is consistent across the Township.</p> <p>George Pushies made a motion ask direction from the Township Board on how to proceed on the one acre minimum lot size . Mike Stock second. All in favor: 5 in favor, 1 opposed, 1 abstain. Motion passed.</p>	Dennis to take issue of 1 acre minimum lot size to Board.
Update from the Board	<p>Larry Parsons gave an elaborate update report from the Township Board.</p>	

Conway Township Planning Commission Meeting Minutes

October 8, 2012

Agenda	Items Discussed	Actions to be Taken
New Business	<ul style="list-style-type: none"> • Londa Horton reported on the attractive nuisance on Halloween to the ½ burned house on Miller Road. • Scott Buell reported on a deer infestation of bugs that results in death to the animals. • Dennis Sommer inquired about the next MTA Brown Bag lunch. • Scott Buell reported on the collection of junk trucks at O'Connor's on Herrington and Allen Roads. 	
Call to Public	-0-	
Adjournment	George Pushies made a motion to adjourn the meeting at 8:30pm. Second by Scott Buell. All in favor. Motion approved.	

Conway Township Planning Commission Meeting Minutes

Sept. 10, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, and one other resident • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer, Mike Stock 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is October 8, 2012.</p>	
Minutes from last meeting	<p>Minutes from the August 13 Planning Commission meeting were reviewed. Larry Parsons made a motion to accept the minutes, Scott Buell second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin mentioned several items:</p> <ul style="list-style-type: none"> • Medical Marijuana Act ruling regarding the city of Wyoming - they tried to over-rule the State Statue by using the Federal law and it was shot down by the courts. • MTA asked that other townships be more cooperative and work together on mutual projects like the smart streets. 	
Land Divisions	<p>George Pushies moved to table the Elizabeth Britten land division, second by Larry Parsons. All in favor, motion passed. Missing information needs to be provided to the Planning Commission including:</p> <ul style="list-style-type: none"> • Road Commission Report • Distances on the survey including setbacks on parcel "C" • A completed application, e.g. page 2 	<p>Cindy Dickerson to notify Britten family to provide missing information.</p>

Conway Township Planning Commission Meeting Minutes

Sept. 10, 2012

Agenda	Items Discussed	Actions to be Taken
Old Business	<p><u>Hot Topics on Planning and Zoning Workshop attended by Dennis Sommer</u></p> <ul style="list-style-type: none"> • Wireless communication review of applications must take place within 14 days or the application is deemed complete. It also must be approved or denied within 60 days. • Regulating end of road use discussion centered on putting boat hoists on the property which limited the property access. • Highway billboard sign discussions. <p><u>Joint Land Division Meeting</u></p> <ul style="list-style-type: none"> • Dennis Bowdoin reported that Mike Rife is trying to get someone from MTA to come present to the group for free regarding educating the group on land divisions which would include: our assessor, Planning Commissioners, Jeff Soli, Township Board. 	Mike Rife to check on presenter to educate on land divisions
New Business	Dennis Bowdoin reported that the Township Clerk had received a complaint from a neighbor concerning the lack of screening around the fence to the Verizon wireless tower. This is still a work in progress.	
Update from the Board	<p>Larry Parsons reported updates from the Township Board meeting.</p> <ul style="list-style-type: none"> • Parking lot repaving bids are due 9/12/12. • Complaints lodged regarding 7151 Hayner Road with junk in yard. It has since been cleaned up. • There is still an issue with the burned farmhouse on Miller Rd. • The Morley Rd. limestone bid went to the Road Commission. • 2 permits were issued. • Fire and library mileage passed in last election. • Recreation report uncovered bill issued for youth not living in our township • 585 votes in the primary election • Need a new township cleaner as previous cleaner is retiring. • Complaint issued regarding road dust • Approved Robb land division • P.A. 116 to Kubiak farm approved. 	

Conway Township Planning Commission Meeting Minutes

Sept. 10, 2012

Agenda	Items Discussed	Actions to be Taken
Call to Public	Resident on Fowlerville Rd. lodged complaint regarding Road Commission scraping weeds on side of road creating deep grooves for mailperson and digging up pavement. Scott Buell explained they are cutting the weed roots and this needs to be done. Graders will be coming back by to fill it back in. There are only two graders for four townships.	
General Discussion	<p>Dennis Bowdoin asked the group if the Land Division form needed to include the transfer of additional splits to the next parcel information. George Pushies explained that this information is provided on the deed.</p> <p>Larry Parsons asked to put on an agenda item for the next meeting regarding the two acre minimum required to develop a lot. Dennis Bowdoin directed the group to do their homework on this issue.</p> <p>Dennis Bowdoin attended a fire board meeting and it has been approved to look for a new fire truck.</p>	Commissioners to investigate 2 acre minimum to develop a lot.
Adjournment	George Pushies made a motion to adjourn. Meeting adjourned at 8:20pm.	

Conway Township Planning Commission Meeting Minutes at Board of Trustees Meeting
Oct. 15,2012

Attendees: Dennis Bowdoin, Larry Parsons, Mike Stock, Scott Buell

Scott Buell gave a presentation on Owosso Road between Chase Lake road and Hayner road, as a shared project with Cohoctah Township.

Dennis Bowdoin gave the Planning Commission Report from 10/8/12

Mike Stock gave the Recreation department report.

The Township board requested that the Planning Commission Review how going to a one acre site would effect the set backs and the placement of engineered sepic fields.

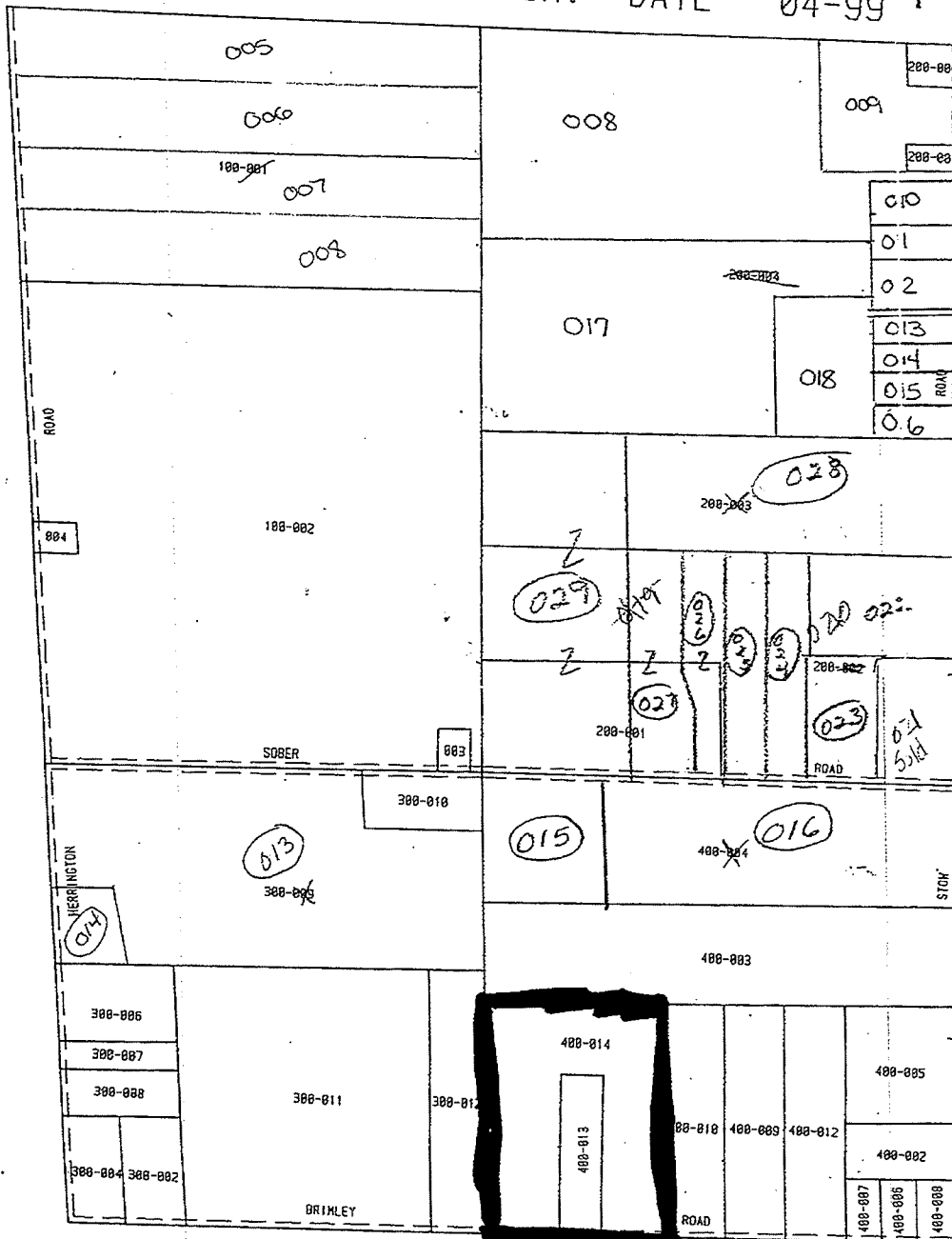
Submitted by
Dennis Bowdoin Planning Commission Chair
10/15/12

LAND DIVISION ASSESSOR'S CHECK LIST

1. Parcel Number 4701-06-400-014
2. Owner of record Elizabeth A. Britten
3. Parent Parcel Number 4701-06-400-011
4. Owner as of 3-31-1997 Elizabeth A. Britten
5. Parent Parcel Acreage 30
6. Current Parcel Acreage 25
7. Divisions available as of 3-31-1997 6+2 Bonus
8. Previous Divisions Taken 1
9. Divisions Available 5+2 Bonus
10. Divisions Requested 1
11. Assessor's Plat Showing All Parent Parcel (s) _____
12. All Previous Divisions of Parent Parcel Made After 3-31-1997
1
13. Divisions Approved _____

Signed Karen A. Page Date 09-05-2012
Conway Township Assessor

LIVINGSTON COUNTY
 CONWAY T4N R3E SEC. 06
 SCALE 600 FT. = 1 INCH. DATE 04-99



FOR REFERENCE ONLY
 LIVINGSTON COUNTY
 EQUALIZATION DEPT.

* POSSIBLE ERROR IN DESCRIPTION



CONWAY TOWNSHIP

8015 N Fowlerville Road

PO Box 1157

Fowlerville MI 48836

Phone 517-223-0358

Fax 517-223-0533

PARCEL DIVISION APPLICATION

Please answer all questions and include all attachments.

Bring or mail to Conway Township at the above address. Must arrive 14 calendar days prior to the next scheduled Planning Committee meeting.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sec 102 e & f)

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act P.A. 288 of 1967 as amended particularly by P.A. 591 and P.A 87 of 1997, MCL560.101 et.seg)

(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)

1. LOCATION of PARENT to be split: Address: 11496 Road Name BRIMLEY RD

PARENT PARCEL IDENTIFICATION NUMBER: 4701-06-400-014

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. PROPERTY OWNER INFORMATION:

Name: ELIZABETH BRITTEN Address: 11496 BRIMLEY RD
Phone: () _____ Zip code: 48892

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING:

- A. Number of new Parcels 1
- B. Intended use (Residential, Commercial, etc.) FARM
- C. Each proposed parcel has depth to width ration of 4 to 1 or _____ to _____ as provided by ordinance.
- D. Each parcel has a width of _____ (not less than required by ordinance)
- E. Each parcel has an area of _____ (not less than required by ordinance)
- F. The division of each parcel provided access as follows: (Check one)
 - Each new division has frontage on an existing public road. Road Name BRIMLEY
 - A new shared driveway with attached maintenance agreement
 - A new private road with attached maintenance agreement. Proposed Road Name _____

G. Describe or attach a legal description of proposed new road, easement or shared driveway: _____

H. Describe or attach a legal description for each proposed new parcel. _____

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel.

Indicate number transferred _____

(See section 109(2) of the Statute. Make sure your deed includes both statements as required in 109(3 & 4) of the Statute.)

5. DEVELOPMENT SITE LIMITS (Check each which represents a condition which exists on the parent parcel:

- _____ Waterfront Property (river, lake, pond, etc.) _____ Includes wetlands
_____ Is within a flood plain _____ Includes a beach
_____ Is a muck soils or soils known to have severe limitation for a site sewage system.

6. ATTACHMENTS: All the following attachments **MUST** be included. Letter each attachment as shown:

A. A scale drawing-not smaller than 1" to 100' for the proposed division(s) of the parent parcel showing:

1. Current boundaries (as of March 31, 1997), and
2. All previous divisions made after March 31, 1997 (indicated when made or none), and
3. The proposed division(s) and
4. Dimensions of the proposed divisions, and
5. Existing and proposed road/easement right-of-way(s), and
6. Easements for public utilities from each parcel that is a development site to existing public utility facilities, and
7. Any existing improvements (buildings, wells, septic systems, driveways, etc.) and
8. Any of the feature checked in question number 5.

B. Indication of approval, or permit from the appropriate county road commission, Michigan Department of Transportation.

Or respective city/village street administrator, that a proposed easement provides vehicular Access to an existing Road or street meets applicable locations standards.

C. A copy of any reserved division rights (Sec. 109(2) of the act) in the parent parcel.

D. A current paid Tax Bill: **(LAND DIVISION WILL NOT HAPPEN UNTIL ALL TAXES ARE PAID ON PARENT PARCEL.)**

E. A signed statement from the Township Assessor that the resulting parcels can be given a SID number.

7. IMPROVEMENTS- Describe any existing improvements (buildings, well, septic, etc., which are on the parent parcel or indicate none.)

8. ACKNOWLEDGEMENT – The undersigned acknowledges that any approval of the within application is not a determination that the resulting parcels comply with other applicable ordinances, rules or regulations which may control the use or development of the parcels. It is also understood that ordinances, laws and regulations are subject to change and that any approved parcel division is subject to such changes that may occur before the recording of the division or the development of the parcel(s). The division should be recorded with the Liber and Page number on the survey.

Property Owner's Signature _____ Date: _____

Co-Owner's Signature Cheryl Hawkes Date: 8/30/12

Bruce L. Britten	Roy E. Britten
Richard R. Britten	Richard R. Britten
CAROL E. STACON	Carol E. Stacon
BRAD L. BRITTEN	Brad L. Britten
ROY E. BRITTEN	Roy E. Britten

For office use only:

Signature: _____ Application Completed Date: _____

Approval Date: _____

Denial Date: _____ Reason for denial: _____

Or please see attached for explanation of denial.

MESSAGE TO TAXPAYER

CONWAY TOWNSHIP- 8015 N FOWLerville ROAD. PHONE 517-223-0358 HOURS -T 1:00 PM TO 3:00 PM, W 9:00AM TO 3:00PM. A COPY OF YOUR TAX BILL WILL BE SENT TO ESCROW ACCTS WHEN REQUESTED.

PAYMENT INFORMATION

THIS TAX IS DUE BY: 09/14/2012

PAYMENT CAN BE MADE AT THE FOLLOWING FOWLerville BANKS- CITIZENS AND FIRST NATIONAL. A RECEIPT WILL BE MAILED. TO PAY AT CONWAY HOURS ARE 9:00AM TO 3:00 PM TUESDAY AND WEDNESDAY. A DROP BOX IS LOCATED BY THE FRONT DOOR IF NEEDED.

PROPERTY INFORMATION

Property Assessed To: BRITTEN, ELIZABETH A. 11496 BRIMLEY RD WEBBERVILLE, MI 48892

Prop #: 4701-06-400-014 School: 47030 Prop Addr: 11496 BRIMLEY RD

Legal Description: SEC 6 T4N R3E W 30 AC OF S1/2 OF SE1/4, EXC BEG AT PT ON S LINE OF SEC N88°43'20"W 1998.87 FT ALG S LINE FROM SE COR OF SEC, TH FROM POB, N88°43'20"W 235.10 FT, TH N01°35'13"E 926.66 FT, TH S88°43'20"E 235.10 AC, TH S01°35'13"W 926.66 FT TO POB. 25 AC M/L SPLIT 9/98 FROM 011

TAX DETAIL

Taxable Value: 78,340 State Equalized Value: 78,340 Class: 401 P.R.E. %: 100.0000 Mort Code:

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

Table with 3 columns: DESCRIPTION, MILLAGE, AMOUNT. Rows include STATE ED TAX (6.00000, 470.04), COUNTY ALLOCATED (3.38970, 265.54), FO SCH OPERATING (18.00000, EXEMPT), LIVINGSTON ISD (2.33610, 183.01)

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: 01-01-12 - 12-31-12 Twn/Cty: 04-01-12 - 03-31-13 School: 06-01-12 - 06-01-13 State: 10-01-11 - 09-30-12

Does NOT affect when the tax is due or its amount

Total Tax 29.72580 918.59 Administration Fee 9.18 TOTAL AMOUNT DUE 927.77

Princ. Residence Exemption Has Reduced Bill By: 1410.12

Please detach along perforation. Keep the top portion.

Mort Code

Bill #

PLEASE RETURN THIS PORTION WITH PAYMENT. THANK YOU.

Pay this tax to: CONWAY TOWNSHIP PO BOX 1157 FOWLerville MI 48836

THIS TAX IS DUE BY: 09/14/2012 After 09/14/2012 additional interest and fees apply

2012 Summer Tax for Prop #: 4701-06-400-014

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Make Check Payable To: CONWAY TOWNSHIP

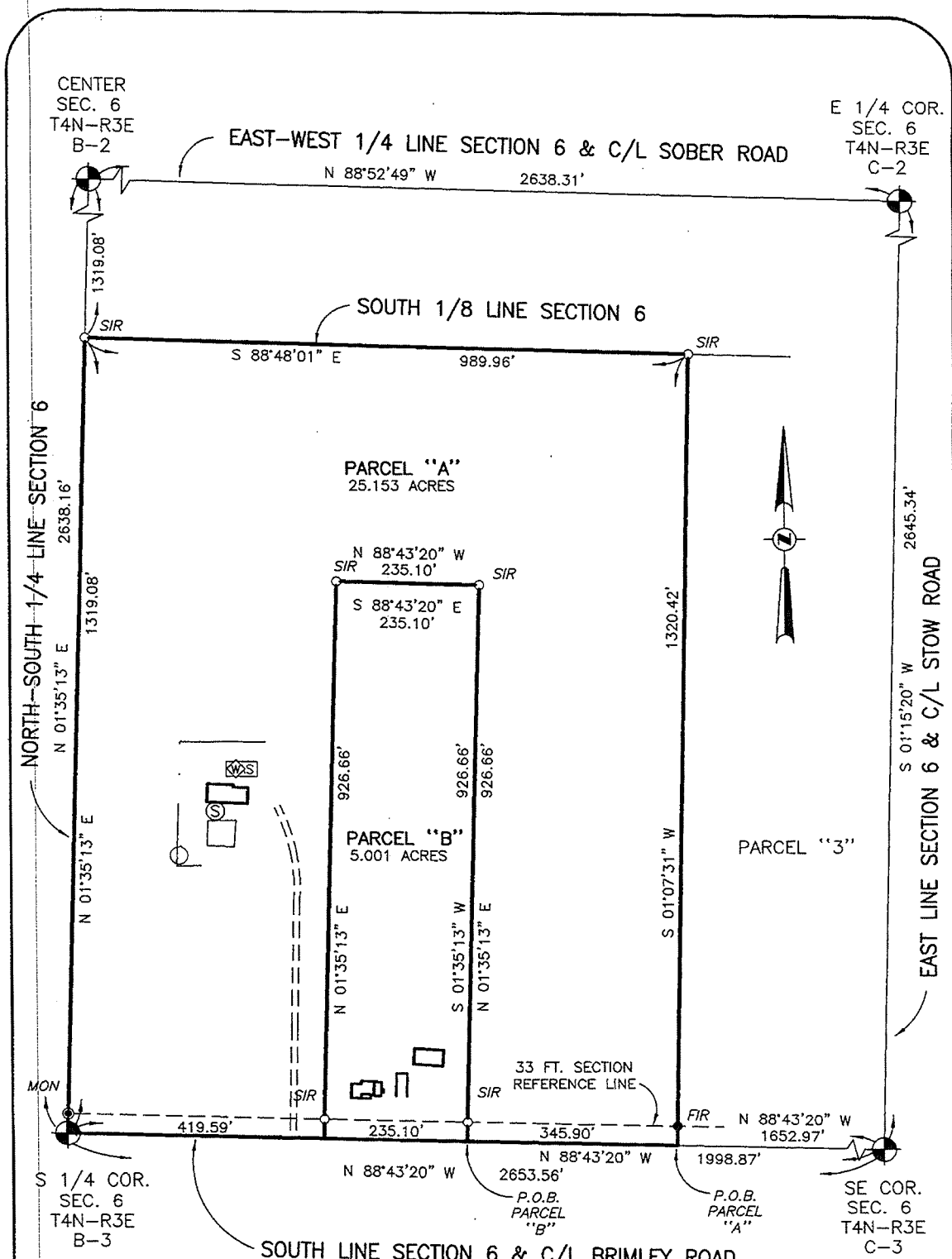
Property Addr: 11496 BRIMLEY RD

TOTAL AMOUNT DUE: 927.77

Amount Remitted:

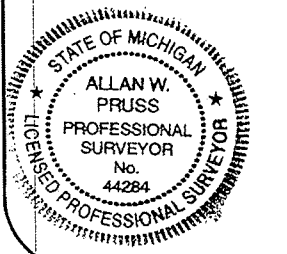
To: BRITTEN, ELIZABETH A. 11496 BRIMLEY RD WEBBERVILLE MI 48892





Allan W. Pruss
 REGISTERED LAND SURVEYOR No. 44284

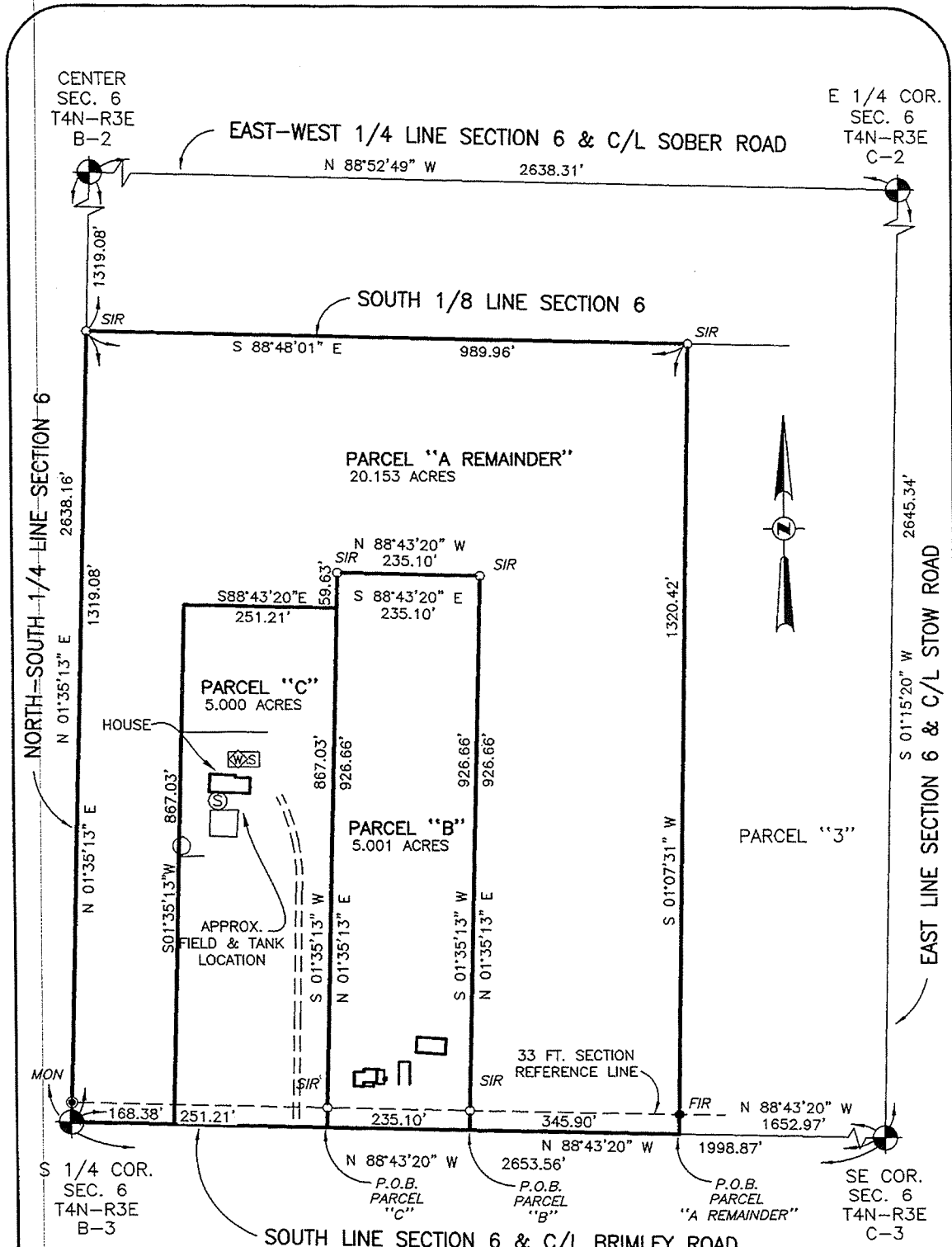
I HEREBY CERTIFY that I have surveyed and mapped the land above platted and/or described on 8-20-12, and that all of the requirements of P.A. 132, 1970, as amended, have been complied with, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 in 10,000.
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ENGINEERS - SURVEYORS - CONSULTANTS - LANDSCAPE ARCHITECTS - LAND PLANNERS

638 SOUTH GRAND AVE.
 FOWLerville,
 MICHIGAN 48836
 (OFFICE) 517-223-3512
 (FAX) 517-223-9987

CLIENT:	BRITTEN
SE 1/4 SEC. 6 T4N., R3E, CONWAY TWP	
(M) - Measured Dist. (R) - Recorded Dist.	
● MON - Found Concrete Monument	
● FIR/P - Found Iron Rod/Pipe	
○ SIR - Set Iron Rod	
△ MAG - Set Magnetic Nail	
P.O.B./E. - Point of Beginning/Ending	
● - Soil Evaluation Dig	
--* - Fence	



I HEREBY CERTIFY that I have surveyed and mapped the land above plotted and/or described on 8-20-12, and that all of the requirements of P.A. 132, 1970, as amended, have been complied with, and that the ratio of closure on the unadjusted field observations of such survey was no greater than 1 in 10,000.

Allan W. Pruss
 REGISTERED LAND SURVEYOR No. 44284



ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE ARCHITECTS · LAND PLANNERS

MEGA
 Monument Engineering Group Associates, Inc.

638 SOUTH GRAND AVE.
 FOWLerville,
 MICHIGAN 48836
 (OFFICE) 517-223-3512
 (FAX) 517-223-9987

CLIENT: **BRITTEN**

SE 1/4 SEC. 6 T4N.,R3E, CONWAY TWP

(M) - Measured Dist. (R) - Recorded Dist.

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○ SIR - Set Iron Rod

△ MAG - Set Magnetic Nail

P.O.B./E - Point of Beginning/Ending

● - Soil Evaluation Dig

*** - Fence

Legal Description

Legal Description as Furnished

Title Commitment No L-252521

The Southwest ¼ of the Southeast ¼ of Section 6, T4N, R3E, Township of Conway, Livingston County, Michigan. Excepting therefrom: Part of the South ½ of the Southeast ¼ of Section 6, described as Beginning at a point which is N88°43'20"W, 1322.08 feet from the Southeast corner of said Section 6; thence N01°07'31"E, 1318.28 feet; thence S88°41'02"E, 330.89 feet; thence S01°07'31"W, 1318.08 feet; to the point of beginning.

Parcel A

A parcel of land in the Southeast ¼ of Section 6, T4N, R3E Conway Township, Livingston County, State of Michigan, more particularly described as beginning at a point on the south line of Section 6 and the center line of Brimley Road, said point being distant N88°43'20"W, 1652.97 feet, along the South line of Section 6 and the center line of Brimley Road, from the Southeast corner of Section 6; thence from said point of beginning, N88°43'20"W, 345.90 feet, along the South line of Section 6 and the center line of Brimley Road; thence N01°35'13"E, 926.66 feet; parallel with the North and South ¼ line of Section 6; thence N88°43'20"W, 235.10 feet; thence S01°35'13"W, 926.66 feet; thence N88°43'20"W, 419.59 feet, along the South line of Section 6 and the Center line of Brimley Road, to the South ¼ corner of Section 6; thence N01°35'13"E, 1319.08 feet, along the North and South ¼ line of Section 6; thence S88°48'01"E, 989.96 feet, along the South 1/8 line of Section 6, thence S01°07'31"W, 1320.42 feet, to the point of beginning containing 25.153 acres. Subject to the rights of the public over that part used for Brimley Road.

Parcel B

A parcel of land in the Southeast ¼ of Section 6, T4N, R3E Conway Township, Livingston County, State of Michigan, more particularly described as beginning at a point on the South line of Section 6 and the center line of Brimley Road, said point being distant N88°43'20"W, 1998.87 feet, along the South line of Section 6, and the center line of Brimley Road, from the Southeast corner of Section 6; proceeding thence, from said point of beginning, N 88°43'20"W, 235.10 feet, along the South line of Section 6 and the center line of Brimley Road; N01°35'13"E, 926.66 feet, parallel with the North and South ¼ line of Section 6; thence S88°43'20"E, 235.10 feet; thence S01°35'13"W, 926.66 feet to the point of beginning, containing 5.001 acres. Subject to the rights of the public over that part used for Brimley Road.

Parcel C



A parcel of land in the Southeast ¼ of Section 6, T4N, R3E Conway Township, Livingston County, State of Michigan, more particularly described as beginning at a point on the South line of Section 6 and the center line of Brimley Road, said point being distant N88°43'20"W, 2233.97 feet, along the South line of Section 6, and the center line of Brimley Road, from the Southeast corner of Section 6; proceeding thence, from said point of beginning, N 88°43'20"W, 251.21 feet, along the South line of Section 6 and the center line of Brimley Road; N01°35'13"E, 867.03 feet, parallel with the North and South ¼ line of Section 6; thence S88°43'20"E, 251.21 feet; thence S01°35'13"W, 867.03 feet to the point of beginning, containing 5.000 acres. Subject to the rights of the public over that part used for Brimley Road.

Parcel A Remainder

A parcel of land in the Southeast ¼ of Section 6, T4N, R3E Conway Township, Livingston County, State of Michigan, more particularly described as beginning at a point on the south line of Section 6 and the center line of Brimley Road, said point being distant N88°43'20"W, 1652.97 feet, along the South line of Section 6 and the center line of Brimley Road, from the Southeast corner of Section 6; thence from said point of beginning, N88°43'20"W, 345.90 feet, along the South line of Section 6 and the center line of Brimley Road; thence N01°35'13"E, 926.66 feet; parallel with the North and South ¼ line of Section 6; thence N88°43'20"W, 235.10 feet; thence S01°35'13"W, 59.63 feet; thence N88°43'20"W, 251.21 feet; thence S01°35'13"W, 867.03 feet; thence N88°43'20"W, 168.38 feet, along the South line of Section 6 and the Center line of Brimley Road, to the South ¼ corner of Section 6; thence N01°35'13"E, 1319.08 feet, along the North and South ¼ line of Section 6; thence S88°48'01"E, 989.96 feet, along the South 1/8 line of Section 6, thence S01°07'31"W, 1320.42 feet, to the point of beginning containing 20.153 acres. Subject to the rights of the public over that part used for Brimley Road

[Signature]
 REGISTERED LAND SURVEYOR No. 44284

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	ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE ARCHITECTS · LAND PLANNERS		CLIENT: Britten
			SE 1/4 SEC. 6 T4N., R3E, CONWAY TWP (M) - Measured Dist. (R) - Recorded Dist. ⊙ MON - Found Concrete Monument ● FIR/P - Found Iron Rod/Pipe ○ SIR - Set Iron Rod ▲ MAG - Set Magnetic Nail P.O.B./E. - Point of Beginning/Ending ● - Soil Evaluation Dig * * * - Fence
638 SOUTH GRAND AVE. FOWLERVILLE, MICHIGAN 48836 (OFFICE) 517-223-3512 (FAX) 517-223-9987		DATE: 8-28-12	DR. BY: AWP CHK: AP
SCALE: NA	SHEET: 3 of 4	FILE : 98868 Bnd	JOB No. 98868

Sections corner Witnesses (information per Darrell Hughes and Associates, Inc. Survey Job No. 98868 dated 9-24-98)

Bearing Reference: The south line of section 6 as N88°43'20"W per survey by CHMP, Flint, MI Job No. 17369, dated 4-18-1978.

Southeast Corner Section 6, T4N, R3E, C-3

Found 1/2" iron pipe 1' west of CL Stow Rd. and 4' north CL Brimley Rd., o.1' below gravel.
 300° 69.51' found nail/tag 12034 in NE side utility pole
 247° 68.20' found nail in N side utility poles
 108° 15.33' N. edge of N post to direction sign
 223° 45.51' found nail/tag 19834 in SE side fence post

Center Section 6, , L-08 T4N, R3E, B-2

Found 1/2" iron rod with cap No. 25832 in CL Sober Rd 25' E of gravel drive to north (House No. 11500), 0.1' below gravel
 035° 41.00' found nail/tag 25832 in SW side 15" Locust
 195° 33.24' found nail/tag 25832 in W side 12" Ash
 060° 39.97' found nail/tag 19834 in N center end 15" cmp
 120° 41.71' found nail/tag 19834 in S center end 15" cmp

South 1/4 Corner Section 6, T4N, R3E, B-3



Found 1/2" iron rod 1.5' S of CL Brimley Rd 0.5' below gravel.
 186° 18.63' found nail/tag 25832 in W side 26" Walnut
 212° 69.42' found nail/tag 25832 in E side utility pole
 112° 39.22' found PK nail/tag 19834 top CL end 12" cmp
 334° 48.22' found nail/tag 19834 in E side 5" Elm

South 1/4 Corner Section 6, T4N, R3E, B-3

Found 1/2" iron rod CL Stow Rd 3' N CL Sober Rd, 0.3' below gravel
 317° 51.575' found nail/tag 19834 in SW side 14" Apple
 019° 100.62' found nail/tag 19834 in W side utility pole
 080° 59.78' found PK nail/tag 19834 top 12" cmp
 114° 58.79' found PK nail/tag 19834 top 12" cmp


 REGISTERED LAND SURVEYOR No. 44284

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	638 SOUTH GRAND AVE. FOWLerville, MICHIGAN 48836 (OFFICE) 517-223-3512 (FAX) 517-223-9987	SE 1/4 SEC. 6 T4N., R3E, CONWAY TWP (M) - Measured Dist. (R) - Recorded Dist. ● MON - Found Concrete Monument ● FIR/P - Found Iron Rod/Pipe ○ SIR - Set Iron Rod △ MAG - Set Magnetic Nail P.O.B./E. - Point of Beginning/Ending ● - Soil Evaluation Dig * * * - Fence
DATE: 8-28-12		DR. BY: AWP CHK: AP
SCALE: NA	SHEET: 4 of 4	FILE : 98868 Bnd JOB No. 98868

Conway Township Planning Commission Meeting Minutes

August 13, 2012

Agenda

Items Discussed

Actions to be Taken

Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton • Board Members absent: Dennis Sommer, Mike Stock 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is September 10, 2012 at 7:30pm</p>	
Minutes from last meeting	<p>Minutes from the July 9, 2012 meeting were reviewed. George Pushies made a motion to accept the minutes, Scott Buell second. All in favor, motion passed.</p>	
Call to the Public	<p>Herm Yost brought in a flyer on the 2nd Annual Michigan Soybean Festival – September 8-9, 2012.</p>	
Communications	<p>-0-</p>	
Land Divisions	<p>George Pushies made a motion to send the land division requested by the George and Jean Robb family to the Township Board for approval. Scott Buell second. All in favor. Motion approved.</p>	<p>Dennis to take Robb land division to Board.</p>
New Business	<p>Dennis Bowdoin asked about support for a joint meeting with the Township Board, Officer Soli, the Assessor and the Planning Commissioners. Consensus to support the meeting with the agenda limited to:</p> <ul style="list-style-type: none"> • Platt Act • Land Division issues • Roles and responsibilities of assessor <p>Dennis will present the idea to the Township Board.</p>	<p>Dennis to take joint meeting idea to Board regarding land division issues.</p>
Update from the Board	<p>Larry Parsons reported out:</p> <ul style="list-style-type: none"> • Discussion on ordinance regarding 5 members on the ZBA versus 3 members. Resolved. The ZBA is comprised of 5 members. • Complaint on burned house on Miller Rd. and nothing is being done with it • Approved School Liaison officer • Discussion over why every Planning Commissioner needed a copy of the Master Plan. 	

Conway Township Planning Commission Meeting Minutes
August 13, 2012

Agenda

Items Discussed

**Actions to be
Taken**

Call to Public	-0-	
Adjournment	George Pushies made a motion to adjourn the meeting at 8:00pm. Second by Scott Buell. All in favor. Motion approved.	

Conway Township Planning Commission Meeting

Aug. 13, 2012

Next meeting Sept. 10, 2012 at 7:30 pm

1) Call to order and pledge of allegiance.

7:30pm

*Scott, Dennis Bourdais,
Geo, Larry. present
Mike & Dennis D. absent*

2) Minutes of the July 9th regular meeting

Geo & Scott accept. Min. Motion passed.

3) Call to Public - *Term brought in Mich. Syracuse Festival - Sept. 8-9*

4) Communications

5) Land Divisions

a. 7401 Robb Road *parcel* 4701-26-400-001

Geo & Scott moved to approve

b.

& send to Bd.

6) Old Business

1997 ~~governance~~

a.

b.

c.

7) New Business

a. What about a joint meeting with Board, Jeff, Assessor and Planning?

b. *Yes limited to Plat & C&D, land div. issues -*

c. *whose responsibility is it - role & responsibilities.*

d. *Dennis to present to Bd.*

8) Update from the Board

9) Last call to the Public

10) General Discussion

*disc. ordinance for 5 member ZBA vs.
3 members. Resolved, 5 members.
Complaints Miller Rd. burned house
approved School Liaison officer.
disc. copies of Master Land - why
everyone needed copy*

11) Adjournment

8pm - ~~8:15~~ Geo & Scott

Conway Township Planning Commission Meeting Minutes

July 9, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm Yost, Bob Corusi • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer, Mike Stock 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is August 13, 2012.</p>	
Minutes from last meeting	<p>Minutes from the June 11 Planning Commission meeting and June 19, 2012 Planning Commission Conway Township Board meeting were reviewed. Scott Buell made a motion to accept the minutes, Larry Parsons second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin mentioned several items:</p> <ul style="list-style-type: none"> • The Governor recently signed an amendment to the law to expedite co-locations on cell towers. Conway Township is in compliance. • <i>Hot Topics in Planning and Zoning</i> is being offered for \$79 with dates in early August to anyone interested in attending. • Cindy Dickerson ordered the new MTA book, <i>Township Guide to Planning</i> • Township Board approved Agnes Baughan land division. Planning Commission needed the assessors plat included. This issue will resurface. The law states that once every 10 years property owners may split their land. They can split that land in another 10 years, but they cannot conduct a third split on the land. • George Pushies made a motion to amend the <i>Land Division Assessor's Checklist</i> by adding #12. Add assessors plat showing all parent parcel(s) and all divisions, and adding #13. All previous divisions of parent parcel made after March 31, 1997 be included with the requested land divisions. Scott Buell second to the motion. All in favor, motion passed. 	<p>Dennis Bowdoin to take amendment to the <i>Land Division Checklist</i> to the Board for approval</p>
Land Divisions	-0-	

Conway Township Planning Commission Meeting Minutes

July 9, 2012

Agenda	Items Discussed	Actions to be Taken
Old Business	<p><u>Master Plan</u> Cindy Dickerson now has the Master Plan for 2012 on the website.</p> <p><u>Fireworks</u></p> <ul style="list-style-type: none"> • The Attorney General issued an opinion on fireworks. The firework law in Michigan allows residents to use fireworks the day before, day of, and day after a national holiday. There are ten national holidays. The township cannot supersede the federal law. Dennis Bowdoin asked Mike Rife to check with the Township insurance agent to see what kind of liability issue the Township would incur if Special Use Permits were required to ignite fireworks in Conway Township. • George Pushies made a motion to do nothing on the firework issue at this time. Scott Buell second. All in favor, motion passed. 	Mike Rife to check on Township insurance regarding firework Special Use liability
Update from the Board	<p>Larry Parsons reported updates from the Township Board meeting.</p> <ul style="list-style-type: none"> • The Board will take care of the valley in the parking lot and put in drainage tile at the Conway Township Hall. • The Board approved the Baughan land division. • The 2012 Master Plan was approved. • Discussion on the fireworks law. • 25% of all participants from all municipalities participate in the Recreation Department. • Scott Buell appointment to the ZBA was approved. • Kubiak farms PA 116 was approved. • Approved the MTA book purchase. 	
Call to Public	<p>Herm Yost mentioned how times have changed regarding the nuisance noise. In the previous Conway Township Hall he recalled an incident of a neighbor complaining of sheep "ba-aa-ing" in the night. Now we have progressed to fireworks in the night.</p>	
Adjournment	<p>George Pushies made a motion to adjourn, second by Dennis Bowdoin. Motion passed. Meeting adjourned at 8:20pm.</p>	

londahorton@gmail.com

LAND DIVISION ASSESSORs check list.doc

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1

LAND DIVISION ASSESSOR'S CHECK LIST

1. Parcel Number _____
2. Owner of record _____
3. Parent Parcel Number _____
4. Owner as of 3-31-1997 _____
5. Parent Parcel Acreage _____
6. Current Parcel Acreage _____
7. Divisions available as of 3-31-1997 _____
8. Previous Divisions Taken _____
9. Divisions Available _____
10. Divisions Requested _____
11. Assessor's Plat Showing All Parent Parcel (s) _____
12. All Previous Divisions of Parent Parcel Made After 3-31-1997

Conway Township Planning Commission Meeting Minutes

July 9, 2012

Agenda	Items Discussed	Actions to be Taken
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Call to the Public	-0-	
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Land Divisions	-0-	

Conway Township Planning Commission Meeting Minutes

July 9, 2012

Agenda	Items Discussed	Actions to be Taken
--------	-----------------	---------------------

Old Business	<p><u>Master Plan</u> Cindy Dickerson now has the Master Plan for 2012 on the website.</p> <p><u>Fireworks</u></p> <ul style="list-style-type: none"> • The Attorney General issued an opinion on fireworks. The firework law in Michigan allows residents to use fireworks the day before, day of, and day after a national holiday. There are ten national holidays. The township cannot supersede the federal law. Dennis Bowdoin asked Mike Rife to check with the Township insurance agent to see what kind of liability issue the Township would incur if Special Use Permits were required to ignite fireworks in Conway Township. • George Pushies made a motion to do nothing on the firework issue at this time. Scott Buell second. All in favor, motion passed. 	<p>Mike Rife to check on Township insurance regarding firework Special Use liability</p>
Update from the Board	<p>Larry Parsons reported updates from the Township Board meeting.</p> <ul style="list-style-type: none"> • The Board will take care of the valley in the parking lot and put in drainage tile at the Conway Township Hall. • The Board approved the Baughan land division. • The 2012 Master Plan was approved. • Discussion on the fireworks law. • 25% of all participants from all municipalities participate in the Recreation Department. • Scott Buell appointment to the ZBA was approved. • Kubiak farms PA 116 was approved. • Approved the MTA book purchase. 	
Call to Public	<p>Herm Yost mentioned how times have changed regarding the nuisance noise. In the previous Conway Township Hall he recalled an incident of a neighbor complaining of sheep "ba-aa-ing" in the night. Now we have progressed to fireworks in the night.</p>	
Adjournment	<p>George Pushies made a motion to adjourn, second by Dennis Bowdoin. Motion passed. Meeting adjourned at 8:20pm.</p>	

Conway Township Planning Commission Meeting

July 09, 2012

Next meeting Aug. 13, 2012 at 7:30 pm

1) Call to order and pledge of allegiance.

Dennis Bowdoin, Larry Parsons, Geo Pushien, Scott Buel, Dennis Semmons

2) Minutes of the June 11th regular meeting and June 19th Board meeting.

Scott motion to approve, Larry. Passed

Mike Steel, Linda Horton

3) Call to Public

- 0 -

4) Communications

*Governor recently signed ^{amendment} law to expedite
Ab-location or cell towers.*

Aug 7, 8, 9 - set topics in Planning & Zoning \$79.00

5) Land Divisions

- new MTA book Cindy ordered.

- a. *Ad approved Agnes Boughan land division - we*
- b. *needed assessors plat - ~~the~~ ^{can split land}
10 year once & in another 10 years
again. Can do 3rd split.*

6) Old Business

- a. Fire Works ordinance (bring idea's and what you have)

*Amend list
#12 add
+ Mike ~~previous~~ assessors plat
showing all ~~of all parcels~~ ^{divisions}
parent parcel(s). of parent. ~~ward 3rd~~*

7) New Business

- a.
- b.
- c.
- d.

*to attach &
all division ^{made after}
13. all previous divisions
of parent parcel made
after March 31, 1979
be included = requested
divisions*

8) Update from the Board

9) Last call to the Public

10) General Discussion

*Land Division Assessors
checklist*

11) Adjournment

Old Bus

- Master Plan on web page. Cindy sent up.
 - fireworks - Attorney General opinion - restricted periods day before, or on after federal holidays - township can't supersede fed. law on these days.
 - liability issue if we request Special Use permit. - Dennis asked Mike Rife to look into our ins. co.
 - Geo - motion to do nothing on fireworks issue at 7 Times Street. Passes.
-

update from Bd. June 19 meeting

- parking lot - take care go valley - put in drainage tile.
 - approved benches laid out.
 - 2012 Master Plan approved
 - disc. fireworks law
 - 25% of all participants from all municipalities ~~participate~~ ^{participate}
 - Scott Brell - ZBA approved
 - Kubiak yards - PA116 approved (PA160?)
 - approved MTA book purchase.
-

Call to Public - Heron - issue of step - subject in old Town Hall.

8:20pm - motion adjourn -

Londa Horton

To: Helicopter Air Speciality Service; Scott Buell; Mike Stock; Mike Rife; Larry Parsons; Kathy DeMarais; George Pushies; Denny Sommer; Cindy Dickerson; Abby Cooper; Jeff Soli
Subject: RE: Min. of June 19, 2012 Planning Commission/Board meeting

All,

I know we cannot discuss the issue of fireworks in this forum, but wanted to make you aware of what the mayor of Howell is saying with regard to the new Michigan fireworks law, <http://philforhowell.blogspot.com/2012/06/michigans-new-fireworks-law.html> .

"The State of Michigan has recently amended its fireworks law to allow the private sale and use of airborne fireworks. Since the new law went into effect, every neighborhood in town has a few people who are blasting off fireworks all night, much to the chagrin of their neighbors. Part of this is certainly "new toy" syndrome - people rushing to do what has been illegal in Michigan since as long as I can remember; no doubt this novelty will wear off over time. There are many states with legal airborne fireworks and people are not shooting them off constantly. May this day hasten its coming!

But regarding this constant barrage of fireworks that has been plaguing the City every night for this past week: I don't know how I can say this any clearer - Michigan's new law does not, and I repeat does not mean that you are allowed to shoot off fireworks at absolutely anytime you please at any hour of the day or night.

The law legalizes the private sale, purchase and use of certain airborne fireworks traditionally prohibited within the state and mandates certain restricted periods during the year when no local ordinance can supersede their use. The only time that municipalities may not restrict the use of fireworks are on the day before, the day of, and the day after a federal holiday. Since there are ten federal holidays in a year, this means there are a total of thirty days, and only thirty days, in which Howell's local ordinances are superseded by state law. At all other times, the use of fireworks in the City is subject to the pertinent local ordinances.

And does our local code say about the use of fireworks? There are two applicable ordinances - one relating to fireworks specifically, the other to noises in general. First:

662.01(B.14): The following are prohibited as "disorderly conduct": Fireworks. Fireworks...displays or possesses any fireworks, except those which are permitted by State law."

Note that it says "fireworks displays", so I think this would not apply to small things like sparklers, roman candles, etc. My understanding is that this applies only to airborne fireworks displays; I suppose it hinges on the meaning of the word "display", a word that literally means "to scatter or unfold" and is an apt description of an aerial fireworks display. Since it excepts only those displays "permitted by state law", this would mean the exceptions are the day before, the day of, and day after a federal holiday (i.e., the thirty days during the year when state law prohibits us from regulating them). Aside from those exceptions, the governing ordinance would be the following that has to do with noise:

652.06(a) "In order to preserve and protect the public peace, health and safety, no person shall make, continue or cause to be made or continued any loud, unnecessary or unusual noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the City."

If it is not the day before or the day after a federal holiday, then any noise (fireworks or otherwise), that is "unnecessary or unusual" and "annoys, disturbs, injures" your "comfort, repose (i.e., sleep), health, peace or safety" falls under this ordinance. This means that if anyone is shooting off fireworks and being a nuisance, you still can call the police and report it as a noise nuisance. In this respect, nothing has changed.

To sum up: The state law does *not* say that anyone can set off any firework any time; it only says that with regards to the day before and after a federal holiday (30 days per year). The rest of the year, they can be governed by the noise ordinance. But, bottom line, if someone is using noise to disturb your "comfort, repose, health, peace or safety" then you have grounds to make a complaint. Call 911 just as you would have before the new law. The nearest holiday to today is the 4th of July, so there should be no loud fireworks displays in the City before July 3rd."

Londa Horton
Instructional Manager

lhorton@mivu.org

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Lansing Michigan 48910

Fax: 517-336-7787

MVU Help Desk: 888-889-2840 or mivuhelp@mivu.org

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From: Helicopter Air Speciality Service [<mailto:dennisb@cac.net>]

Sent: Wednesday, June 20, 2012 9:11 AM

To: Scott Buell; Mike Stock; Mike Rife; Londa Horton; Larry Parsons; Kathy DeMarais; Helicopter Air Speciality Service; George Pushies; Denny Sommer; Cindy Dickerson; Abby Cooper; Jeff Soli

Subject: Min. of June 19, 2012 Planning Commission/Board meeting

Conway Township Planning Commission Meeting Minutes at Board of Trustees Meeting
June 19, 2012

Attendees: Dennis Bowdoin, George Pushies, Larry Parsons, Mike Stock, Scott Buell

Dennis Bowdoin gave the Planning Commission Report from 6/11/12

Dennis Bowdoin requested funds for the purchase of the MTA book Township Planning and Zoning Decision making. Board approved

~~Feb 2012~~ Dennis Bowdoin read the Commission recommendation on the 4701-22-100-012 Bonnie Wise land division. Board approved

Board approved the revised Master Plan, Londa can now add the date of the Public Hearing and date of final approval to the cover sheet and get it to Cindy for copies, while the rest of the Commissioners can change the dates on their final copies.

The Township board requested that the Planning Commission Review our noise and nuisance ordinance to make sure it is not in opposition with the new State Law governing fireworks. Make changes to it if it is. Each Commissioner should review this for the next Commission meeting in July. The Board has received many complaints about noise from fireworks at all hours of the day and night.

Submitted by
Dennis Bowdoin Planning Commission Chair
6/19/12

June 19, 2012

Master Plan on
word computer -
Conway Master Plan.
052912. Final - revised

Conway Township Planning Commission Meeting Minutes

June 11, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm Yost, Bob Carusi, Bonnie Wise, Mike Rife • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer, Mike Stock 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is July 9, 2012.</p>	
Minutes from last meeting	<p>Minutes from the May 14 and May 15, 2012 meeting were reviewed. Scott Buell made a motion to accept the minutes, Mike Stock second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin mentioned several items:</p> <ul style="list-style-type: none"> • MTA has a new book out, <i>Township Planning and Zoning Decision-making</i>. George Pushies made a motion to ask the Township Board to purchase one copy of the book. Londa Horton second. All in favor. Motion passed. • There is a newly proposed law which would expedite co-location on cell towers for other companies. • There is a newly proposed law limiting what you can burn, e.g. hazardous waste. <p>Scott Buell reported that the Sober Road cell tower should be ready in two months.</p>	<p>Dennis Bowdoin to take the issue of purchasing the \$32 book to the Board.</p>

Conway Township Planning Commission Meeting Minutes

June 11, 2012

Agenda	Items Discussed	Actions to be Taken
Land Divisions	<p>Bonnie Wise brought the Agnes Baughan estate land division to the Commission.</p> <ul style="list-style-type: none"> • George Pushies made a motion to table the Baughan land division as the assessor's platt is needed. Scott Buell second. Upon further discussion, George withdrew the original motion. • George Pushies made a motion regarding the Baughan land division as follows: <ol style="list-style-type: none"> 1. Approve the split contingent upon the parent parcel being one or two parcels 2. Not accepting the assessor's checklist on parcel # 4701-22-100-012 3. We approve the land division on 6.273 acres on Section 22 "E" 4. Make sure the 47.698 remainder acres are not counted. It is in excess of the 40 acre requirement. 5. Need an assessor's platt <p>Scott Buell second. All in favor. Motion passed.</p>	<p>Dennis Bowdoin to take Baughan land division to the Township Board.</p>
Old Business	<ul style="list-style-type: none"> • Master Plan – every Commissioner has copies and the Plan is sent to the Township Board for approval. Londa Horton to change the date of approval on the cover page after approval. Township Clerk to make hard copies as needed. • Public Act 116 – Board has to approve. • Scott Buell was recommended to sit on the ZBA on 2/21/12 by the Planning Commission 	<p>Dennis Bowdoin to secure final approval of Master Plan to the Board.</p> <p>Dennis to remind Board to approve Scott Buell to ZBA.</p>
Update from Board	<p>Larry Parsons reported:</p> <ul style="list-style-type: none"> • Chase Lake Rd. between Fowlerville and Gregory Rd. will be resurfaced. • The recreation budget was approved. • Need to spray the weeds in the detention pond at Conway Township Hall 	
Call to Public	<p>Mike Rife attended the Michigan Planners Academy at MSU. He learned that the purpose of building another bridge across the Detroit River is to prevent congestion to I-401. The current route encompasses many stop lights.</p>	
Adjournment	<p>George Pushies made a motion to adjourn at 8:22pm, Dennis Bowdoin second. Motion passed.</p>	

Conway Township Planning Commission Meeting Minutes

May 14, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, one resident-Bob • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer, Mike Stock 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is June 11, 2012.</p>	
Minutes from last meeting	<p>Minutes from the April 9, 2012 meeting were reviewed. Larry Parsons made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin mentioned several items:</p> <ul style="list-style-type: none"> • In the <i>Township News</i> there is a scholarship available • May 23 is the next Brown Bag at Lindhout Associates in Brighton on greenway trails. RSVP. • June 6 is an educational course by MTA on infrastructure and roads, no charge, registration is online. <p>George Pushies communicated the need for a paper trail for zoning ordinances regarding the <i>Township Guide to Planning</i>. George made a motion to have the Township Board revisit documentation required for zoning administration and conflict of interest. Scott Buell second. Motion passed.</p> <p>Larry Parsons suggested securing the literature <i>Planning and Zoning News</i> which is available at no charge online for the first issue. It is published by the MSU Land Policy Institute and Extension.</p>	<p>Larry Parsons to take to the Township Board the issue of required documentation for zoning administration</p>
Land Divisions	-0-	

Conway Township Planning Commission Meeting Minutes

May 14, 2012

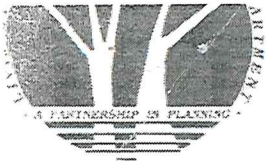
Agenda	Items Discussed	Actions to be Taken
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<p>Old Business</p>	<p><u>Master Plan</u></p> <p>Dennis Bowdoin and Mike Rife presented the Master Plan to the Livingston County Planning Committee and it was approved as presented on April 18, 2012.</p> <ul style="list-style-type: none"> • Londa Horton will include their recommendation to include the 2010 census data. • Dennis Bowdoin secured Future Land Use maps (map 4-1) separated into two maps from the GIS • The Committee also recommended including the source of Map 5-1 which was the Livingston County Road Commission. <p>Dennis Sommer made a motion we approve the amendments to the Master Plan, George Pushies second. One abstain. Motion passed.</p> <p>Dennis Sommer made a motion to send the proposed Master Plan changes to the Township Board. George Pushies second. One abstain. Motion passed.</p> <p><u>Special Use Permits</u></p> <ul style="list-style-type: none"> • Carol and Frank Geer permit is no longer needed • Roy Miles permit is no longer needed <p><u>Vacant House</u></p> <ul style="list-style-type: none"> • Mike Stock identified a vacant house at 6869 Chase Lake Rd. • Dennis Bowdoin identified a garage being built without a Building Permit on Sherwood. The Building Department will handle this issue. 	<p>Dennis Bowdoin to take proposed Master Plan changes to the Township Board for approval.</p>
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Conway Township Planning Commission Meeting Minutes

May 14, 2012

Agenda	Items Discussed	Actions to be Taken
Update from the Board	<p>Larry Parsons reported updates from the Township Board meeting.</p> <ul style="list-style-type: none"> • Discussion over road projects in the township including: <ul style="list-style-type: none"> ○ Morley Road ○ 2" cap on Chase Lake Rd. ○ 3 bids on Township parking lot – going with BEA Howell • 6400 N. Fowlerville Rd. – new owner is putting a garage up but it is not meeting setback requirements. Jeff Soli to re-measure. • The Township needs to put in a drive for the Cemetery on Owosso Rd. • Next Monday at 7pm there are two ZBA matters being discussed: <ul style="list-style-type: none"> ○ Setback ○ Easement to Stowe Rd. cemetery 	
Call to Public	-0-	
Adjournment	<p>George Pushies made a motion to adjourn, second by Dennis Bowdoin. Motion passed. Meeting adjourned at 8:16pm.</p>	



MEMORANDUM

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
PEM
Principal Planner

TO: Livingston County Planning Commissioners and the
Conway Township Planning Commission

FROM: Robert A. Stanford, Principal Planner

DATE: April 12, 2012

SUBJECT: MP-02-12. Conway Township Master Plan

The Conway Township Planning Commission is proposing to amend their Master Plan in accordance with the requirements of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended). The adoption of the amended Conway Township Master Plan will replace the existing plan, which was last updated in 2007. As required by the Act, Conway Township submitted the draft Master Plan to the Livingston County Planning Commission for review and comment on March 19, 2012. No comments from any of the neighboring municipalities have been received at this time.

Staff reviewed the Conway Township Master Plan for compatibility with the Livingston County Comprehensive Plan and the potential impacts on Township residents and surrounding communities. A summary of the new Master Plan is detailed below for your review with headings shown in **boldface and underlined**. Staff comments are written in *italic and underlined*.

Introduction

The introduction to the master plan explains its rationale and purpose and how the document is to be used.

Socio-Economic Characteristics

This section discusses the demographic characteristics of the Township. While there is some mention of forecasting for years post-2010 and links are provided for finding updated information, for the most part, figures from the 2000 Census were used and discussed in the amendment.

Staff comments: Now that the 2010 Census data has been released, staff would suggest including the new information actually in the document so the most accurate data can be available for the Township and readers of the plan. In addition, SEMCOG has released the new forecasts and projections through 2040.

Department Information

Administration Building
34 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
co.livingston.mi.us

Physical Resources

The Physical Resources chapter consists of a general description of the geology, topography, soils, groundwater and drainage, wetlands and woodlands, and prime farmland soils of the township. Maps are included for soils, wetlands, contours, floodplains, and prime farmlands.

Existing Land Use

This chapter identifies and categorizes the existing land use pattern of the Township. It identifies seven specific existing land uses/activities, those being:

- Agriculture (~65 % of total land in Township)
- Woodlands (~7 %)
- Vacant/Undeveloped (~8%)
- Wetlands and Waterways (~14%)
- Residential (~4%)
- Commercial/Public (~1%)
- Industrial (~1%)

Map 4-1 which is included in this section of the Plan is titled "Land Use Map (includes future land use and zoning)". According to the Plan, this map is based on Michigan Resource Information System (MIRIS) land use data compiled from 1985 aerial photographs and updated from 1990 aerial photography by SEMCOG. The Township Planning Commission reviewed and updated the inventory.

Staff Comment: While the Township identifies seven specific land uses/activities in the narrative portion of the Plan, the associated map (Map 4-1) only depicts three "land uses", agricultural, governmental/institutional, and single-family residential.*

Further, as a general rule, Staff would recommend keeping zoning and future land use off the Existing Land Use map, as it tends to be confusing. For example, Existing Land Use is intended to depict what land use activities are currently taking place within a jurisdiction, as opposed to Zoning, which is intended to depict what activities could legally take place if certain criteria (as provided by the Zoning Ordinance) are satisfied. In addition, the Future Land Use map is used to depict the desired land use pattern for the jurisdiction as directed primarily by the goals and objectives outlined in the local Master Plan. Staff would encourage the Township to develop separate maps for these activity patterns rather than placing them all on one inclusive map.

Staff would also encourage the Township to take advantage of the most up-to-date geographic information systems (GIS) data that County Planning has for existing land use (currently 2008 data). Short of performing a more thorough, wind-shield type existing land use survey (which could be mapped at a parcel-base level), at least utilizing more updated information would be more helpful for planning purposes. In addition, the County has the capability to overlay parcel data with existing land use to create a more accurate, parcel-based map if necessary.

Dennis -
get separate
GIS maps
of
GIS
can do it.

Physical Resources

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Staff would also encourage the Township to take advantage of the most up-to-date geographic information systems (GIS) data that County Planning has for existing land use (currently 2008 data). Short of performing a more thorough, wind-shield type existing land use survey (which could be mapped at a parcel-base level), at least utilizing more updated information would be more helpful for planning purposes. In addition, the County has the capability to overlay parcel data with existing land use to create a more accurate, parcel-based map if necessary.



Transportation

An overview of the road system within the Township is analyzed with an existing circulation network and road classification established in this chapter. An associated table and map (Map 5-1) are included which provide updated traffic count information (from the Livingston County Road Commission as of 2011).

Staff Comment: Map 5-1 does not provide a source for the information (It is assumed the data is the same as provided in the table, which is from the Livingston County Road Commission).

Scott Beale

Goals and Objectives

The goals and objectives in the master plan help to establish and guide private and public decision making processes. The following were the most significant concerns as revealed in the citizen survey portion of the Master Plan process:

Concerns of Township Residents Expressed in the Citizen Survey

<u>Problems</u>	<u>Assets</u>
Road Maintenance	Road millage
Roadside litter Road dust control	Country living
Vandalism	Rural character
Lack of development	Privacy
Junk Vehicles	Central location
Speed on roads too high	Schools are good
Lack of services	Township officials
Farmland disappearing	
Abandoned Houses	

Among the goals expressed for achieving successful development in the future are:

- *Preservation of farmland.*
- *Preserve and protect the environmental quality of air, surface, water, and groundwater resources for the enjoyment and use of present and future residents.*
- *Preserve and emphasize the rural character of township housing.*
- *Develop housing in a manner consistent with planning for all land uses elsewhere in the township.*
- *Plan and develop housing in a manner that preserves and protects the natural features of the environment.*
- *Provide higher density housing opportunities for current and future township residents in manufactured housing parks.*
- *Encourage development of commercial business, which serves the needs of Conway Township residents.*
- *Plan commercial development only in concentrated areas within the township and avoid strip commercial development.*
- *Encourage development of small industrial land uses in appropriate locations.*
- *Provide attractive sites for industrial enterprises that will strengthen the tax base and provide a place of employment for area residents.*

- Encourage development in a fashion that makes public sewer and water facilities unnecessary.
- Increase the effectiveness of rural roadways.
- Provide internal township administration, which is accessible, responsible, responsive, and professional in approach.
- Provide the planning function with the planning, legal, and financial resources necessary to perform its activities.
- Promote community involvement in the planning process.
- Preserve and promote the rights of the individual property owner while maintaining a rural way of life.

Build-out Analysis

The Township provides a build-out analysis, based on the 2030 SEMCOG Regional Development Forecast (RDF) which was completed by SEMCOG in 2001, and the Township Zoning Ordinance. A build-out analysis is a planning tool used to estimate the amount and location of potential development for an area. Sometimes called a "lot-yield analysis", a build-out analysis is one step of the land use planning process. Evaluation of potential development impacts begins with a build-out analysis. Performing a build-out analysis identifies the holding capacity of the land. The build-out calculation provides a quick and simple means of determining the supply of developed and undeveloped land for forecasting future land use growth.

The build-out analysis performed by the Township as a part of this Master Plan process resulted in the following conclusion:

Conway Township's Zoning Ordinance allows two-acre minimum lots throughout the Township. The buildable area of all parcels over two acres in size was divided by two to determine the total number of dwelling units. This resulted in 4,400 dwelling units, which is the maximum number that could possibly be built if each section of the Township was built out at permitted zoning density of one unit per two acres. A township population of 12,980 people would result from this buildout scenario.

Staff Comment: The Plan references a Build-out Analysis Map ("Map 7-1") on page 37, however no such map was provided for this case at the time of review. In addition, SEMCOG just released the updated RDF for 2040 in March of 2012. Staff would highly encourage the Township to revise it's build-out analysis findings accordingly based on this newly updated dataset.

Future Land Use Plan

This section of the master plan is primarily the 'guidance' portion of the document that aids the Township in making sound land use decisions regarding current and future land use planning. The Township identifies five land use types to be planned for in the future, those being:

- Agricultural Residential (A-R)
- Residential (R)
- Commercial (C)
- Industrial (I)
- Manufactured Housing Park (MHP)

For the A-R district, the Plan calls for a minimum of 2 acre or more per dwelling unit in order to provide for residential development in a rural setting and permit some flexibility to farmers in the use of their land. In addition, the plan recommends that subdivisions in the A -R district be subject to special land use approval by the Planning Commission to ensure better control over timing, size and location of projects (whether they take the form of plats or condominiums).

For the R district, the Plan recognizes existing subdivisions and makes provisions for new residential areas on large lots. Average development densities within the R-district are planned for one dwelling unit per two acres except for subdivisions. Anticipated average development for subdivisions, whether they take the form of plats or condominiums, are planned not to exceed one dwelling unit per 32,670 square feet (3/4 of an acre) although dwelling units (or lots) may be clustered so as to maximize retained open space. Single-family detached housing will be the predominant style in this area, although the Planning Commission may permit multiple family units along hard surface County Primary Roads through special land use approval.

For the C district, the Plan calls for two (2) commercial areas or commercial nodes planned for the township's future commercial development. These commercial nodes are located on the southeast and southwest corners of Fowlerville and Lovejoy Roads, and also at the intersection of Fowlerville and Sherwood Roads. The Plan makes mention that future commercial nodes are planned at intersections on heavily traveled roads to provide additional market support and to concentrate commercial uses in the township. It is also pointed out that Conway Township has a screening ordinance in effect for commercial areas.

For the I district, the Plan calls for only a limited amount of light-industrial uses, such as warehousing, light assembly, manufacturing, and natural resource extraction, and will require special use approval by the Township.

For the MHP district, the Plan calls for two areas where these types of may be developed in the future, those locations being:

- 1) the northeast corner of Herrington Road and Allen Road, not to exceed fifty (50) acres in area,
- 2) the area described as the southwest quadrant of the southeast quarter of Section 26, not to exceed fifty (50) acres in area.

Staff Comment: The Plan references an Index Map ("Map 8-1") on page 39, however no such map was provided for this case at the time of review. Staff found "Future Land Use" referenced on the Land Use Map (Map 4-1), but it was difficult to distinguish future land uses identified on the map, as according to the colored land use categories listed in the legend, only existing zoning and existing land uses were depicted on the map. Staff would highly encourage the Township to provide separate Maps for Existing Land Use, Existing Zoning (which typically isn't included in a Master Plan, rather the Zoning Ordinance), and Future Land Use.

Implementation

The implementation section of the amended master plan includes guidance on how to utilize the plan to establish sound land use policy, through proper zoning, planning education, public participation, regular scheduled updates to the Master Plan, and the adoption of a subdivision control act, as per State statutes.

Hazard Mitigation

The plan includes a section which discusses the importance of integrating hazard mitigation measures into the overall master planning process for a community, with reference to the county-produced document: *Integrating Hazard Mitigation and Comprehensive Planning*.

Staff Comment: Staff is encouraged that the Township included a section of its Plan which addresses hazard mitigation. Staff would highly recommend that the Township take the next steps in the process by undertaking an all hazards community analysis: in order to identify potential hazards, gather community asset data, identify and evaluate alternatives, and select a course of action. County Planning Staff would be more than happy to aid the Township in this process.

Appendix – Conway Township Citizen Survey 2011

The Conway Township Planning Commission conducted a Township-wide citizen survey in 2011 as part of their efforts to prepare a comprehensive master plan to guide future development of the Township. The survey provided Township residents with an opportunity to identify and prioritize planning issues which they consider to be important.

This section of the plan provides a 29-page review of the results of this survey. A survey was mailed to every household in the Township. Out of the households surveyed, 155 residents responded. At the end of the Plan are listed some conclusions as brought forth out of the citizen survey portion of the planning process, they are as follows:

Land Use Planning

1. *Four issues preservation of natural resources, preservation of agriculture, quality road system, and growth management were listed as possible concerns that Conway Township should give priority to in its planning. An overwhelming majority of respondents agreed with each issue, stating that each should actually be considered a high priority.*
2. *Almost all of the items in the list of planning concerns were considered a moderate to high priority by the respondents. Only commercial development, a new township hall, public recreation lands and scenic vistas were considered low priority. The highest ranking concerns were with farmland preservation, groundwater quality, natural rivers and creeks, drainage, quality road system, schools, dumping litter, junk vehicles, open space, police and fire protection and traffic.*
3. *Development of any kind - residential, commercial or industrial was strongly discouraged. Planning practices that preserved existing open space, farmland and natural features and environment was strongly encouraged. Finally, respondents overwhelmingly agreed that they would like to be involved in the planning process.*

Maps

The Township provides the following seven maps in the plan:

Map 3-1: Generalized Soils Map

Map 3-2: Wetland Map

Map 3-3: Township Contour Map

Map 3-4: Township Flood Plain Map

Map 3-5: Prime Farmland Soils Map

Map 4-1: Land Use Map (includes future land use and zoning)

Map 5-1: Traffic Counts Map

Note: These maps have been provided to the County Planning Commission as part of this review.

Links Page

The last page of the plan provides several web links for further information and up-to-date statistics, such as SEMCOG, Livingston County Planning, Livingston County Road Commission, MDEQ, and the US Census.

Recommendation: Approval with Conditions. The proposal to amend the Conway Township Master Plan is compatible with the Livingston County Comprehensive Plan and the plans of adjacent communities. Staff would suggest, however, that the most recent demographic data be included in the amendment since this data is now available from the U.S. Census Bureau. Having the most up to date information is imperative in making sound land use decisions for the Township. Staff would also encourage the Township to consider addressing the other items of concern highlighted in the review prior to formal adoption of the Plan by the Township Board.

update from Bd.

- discussion road projects - Marley Rd.,
2" cap on Chase Lake Rd., 3 kids on
Yearning's parking lot

BBA Howell

- 6400 N. Fowlerville - new owner putting
garage up - asked Jeff to re-measure
set back
- Cemetery Dwooso - put drive in
Rd.
- rept Mex. - 2 ZBA matters - Setback &
7pm exemption of Stowe
Cemetery.

Call N Public -
Also notes to agenda. 5:16pm

Conway Township Planning Commission Meeting Minutes at Board of Trustees Meeting
May 15,2012

Attendees: Dennis Bowdoin, George Pushies, Larry Parsons, Mike Stock, Scott Buell

Dennis Bowdoin gave the Planning Commission Report from 5/14/12

Dennis Bowdoin Discussed a new GIS program for the Township at a cost of \$1350.00.
The board will discuss it next month.

Larry Parsons Discussed the Township guide to Planning and Zoning

The Board discussed the master plan and they want to see a final draft before voting on it

Submitted by
Dennis Bowdoin Planning Commission Chair
5/15/12

SPECIAL USE PERMITS

Permit no.	NAME	ADDRESS	BUSINESS Type or Name	DATE APPLIED	DATE APPROVED	REVIEW DATE	COMMENTS
1996-5-21	Raymond & Sheryl LaForest	7960 Allen Road	Antique Shop LaForest	5/21/96	6/10/96		
2006-3-10	David & Robin Roddy Jr.	8106 Allen Road	Tree/Flower Farm	3/10/06	4/18/06		
	Dawn Wenderski	8614 Allen Road	Dog Kennel	No special use permit			Investigate
	Daniel Kekich	8810 Allen Road	Bike Fix-It Shop				
2004-5-5	William & Kimberley Kennedy	8160 Chase Lake	Foster Family Group	5/5/04	7/12/04	For Sale	State Controlled
2002-7-3	Rick & Mary Fraley	10625 Chase Lake	Rick's Portables	7/3/02	7/16/02		Outside storage
2001-12-31	Kenneth & Debbie Ott	7040 N Fowlerville	Park & Repair their truck	12/31/01	1/4/02		
1996-7-30	Karen Hughes	6443 Fowlerville	Mobil Home to Rehab	7/30/96	8/19/96		
	Jack Martha	8200 Fowlerville	Martha Packaging/Shipping	7/2/77	8/16/77	D 12/13/2010	No Longer in Use
1985-9-4	Frank & Carol Geer	7200 Fowlerville	Geer Adult Foster Care	9/4/85	10/15/85		
	Mark & Cindy Foldenauer	8741 Gregory Road	Concrete/Excavat	9/8/98	10/20/98	D 12/13/2010	
2006-9-13	Freedomnet	11819 Fowlerville	Internet Tower	9/13/06	11/21/06		
2002-1-30	Matthew Raymond II	9750 Grant	Raymond Landscaping	1/30/02	2/19/02		
1999-4-24	Martine Courant	7805 Gregory	Home office	4/24/99	5/18/99		
	Anthony & Cheryl St. Charles	7317 Gregory	Small Engine Repair	8/22/01	9/18/01	D 12/13/2010	No Longer in Use
	Eton Copeland	6375 Hayner	Copeland Dairy Equip Sales	6/15/78	7/18/78	D 12/13/2010	
1996-4-11	Jenell & Tim Stage	7650 Hayner	General Repair & Stage	4/11/96	5/21/96		
2009-10-7	Lawrence Wise	7930 Hayner Rd	Auto Repair	10/7/09	11/17/09		
1978-2-6	Raymond Bird	3836 Herrington Road	Scrap/Auto Recycling	2/6/78	2/23/78		
2009-6-3	Martin Wise	8705 Killinger	Retail Fire Arm Sales	6/3/09	7/21/09		
2006-3-13	Leo & Ken Deschepper	7653 Lovejoy	Wireless Tower	3/13/06	4/18/06		
2000-10-2	Jon & Dawn Dernerly	7415 Lovejoy	Storage Dernerly	10/2/00	11/21/00		
2000-6-9	Carl Ives	8051 Mohrle	Mobil Home - Hired Help	6/9/00	6/20/00		
2000-2-9	Jacklyn Ives	8224 Mohrle	Beauty Salon	2/9/00	2/15/00		
2005-4-26	Alden & Patricia Killinger	8565 Mohrle	Mobil Home-Elderly Parent	4/26/05	5/17/05		
	William & Christine Miller	9181 Mohrle	Poultry Processing	12/14/05	12/20/05	D 06/01/2011	No Longer in Use
	Harry Kreeger	9181 Mohrle	Shooting Preserve	4/6/95	5/8/95	D 12/13/2010	
	Harry Kreeger	Mehrle	Produce Stand	Temp Land Use		D 12/13/2010	Right to Farm
1991-11-14	Allen Marsh	11900 Moyer	Auto Repair	11/14/91	12/17/91		
2006-5-9	Adam Bates	7991 Nicholson	Internet Tower	5/9/06	6/20/06		

1995-8-3	Roy Miles	6355 Nicholson	Warehouse & Office	8/3/95	8/15/95			sells seed Ag.
	Tammy Clayton	14909 Nicholson	Landscape/Plant Center	6/6/04	6/19/04	D	12/13/2010	
2000-8-2	Barbara & Dennis Helwig	7556 Nicholson	Quilting Service	8/2/00	8/15/00			Addition on N end
2001-11-1	Keith Roberts	11767 Owosso	Machine Shop	11/1/01	12/8/01			
	John & Eulalia Ort	9650 Pierson	Layr-Chicken	9/1/84	9/15/94	D	12/13/2010	
2005-6-29	???	6953 Robb	Class W - automotive Whole Sale	6/29/05				No Special Use Permit on
2011-9-20	Leo Bonien	7420 Robb	Freedom Net	9/20/11	9/20/11			
1998-9-16	Edward Kubiak	4965 Sherwood	Mobil Home-Hired Help	9/16/98	10/20/98			
2001-11-6	P & D Antenna Service	9753 Sherwood	Storage of Maint. Antennas	11/6/01	12/18/01			
2011-3-15	???	10600 Sober Rd	Verizon Tower	3/23/11	3/23/11			
2007-9-12	Denise & Dave James	11211 Stow Rd	???	9/12/07	9/12/07			
1995-12-16	Adam Kreeger	9152 Vogt Rd	Auto Wholesaler	12/16/95	1/8/96			

Last reviewed 12/13/2010 by Planning Committee ***D= deleted on date indicated***

All special use permits numbers are numbered with Year-Month-Date

Conway Township Planning Commission Meeting Minutes

April 9, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Mike Rife, Cindy Dickerson , one resident • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer, Mike Stock 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is May 14, 2012.</p>	
Minutes from last meeting	<p>Minutes from the March 12, 2012 meeting and March 20th Board meeting were reviewed. Scott Buell made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Discussion over number of residential break-ins and Stow Rd. church fire.</p>	
Land Divisions	-0-	
Old Business	<p>The Master Plan Public Hearing revealed several revisions to the Plan including:</p> <ul style="list-style-type: none"> • P. 37 – took out reference to map 7-1 the build out patterns • P. 39 – took out map 8-1 index map reference • P. 44-45 changed Planning and Education reference to Michigan State Land Policy Institute • P. 45 – spacing verbiage change from “eliction” to “dereliction” • Took out previous prediction regarding population change • Took out verbiage “proportionately bigger” in age distribution chart • Changed addition mistake in employment by industry chart • Did not change typos in Residential Survey as it had been sent to residents in that manner one year previously. <p>The public hearing on the Master Plan was closed at 8pm. Dennis Bowdoin will drop off the revised Master Plan final copy of April 9, 2012 to the Livingston Planning Commission this week so it can be placed on their agenda for April 18, 2012.</p>	<p>Dennis Bowdoin will drop off the revised Master Plan final copy of April 9, 2012 to the Livingston Planning Commission this week</p>

Conway Township Planning Commission Meeting Minutes

April 9, 2012

Agenda	Items Discussed	Actions to be Taken
New Business	<p>Report-outs from Planning Commissioners regarding status of Special Use Permits in the township. Dennis Bowdoin will prepare letters to those individuals no longer requiring a Special Use Permit including:</p> <ul style="list-style-type: none"> • Denise and Dave James at 12111 Stow Rd. • Leo and Ken Deschepper at 7653 Lovejoy Rd. • Keith Roberts at 11767 Owosso Rd. • Residents at: 6953 Robb Rd. <p>George Pushies made a motion to send this review list to the Board for approval, second by Scott Buell. All in favor, motion passed, one abstain.</p> <p>Scott Buell also brought to the Commissions' attention that the following residences had accumulated numerous junk vehicles:</p> <ul style="list-style-type: none"> • 11318 Stow Rd. owned by Applin's • 7981 Lovejoy Rd. owned by Bill Lair 	Dennis Bowdoin to take list of residents no longer requiring Special Use Permits to the Board for approval to send close-out letter.
Update from the Board	<p>Larry Parsons reported updates from the Township Board meeting.</p> <ul style="list-style-type: none"> • No action was taken regarding discussion on providing a salary for the Zoning Administrator • The Gary Raddatz land division was approved • Discussed the Miller cemetery easement • Larry Parsons will be paid to attend the Planning Commission meetings • Approved this fiscal years' budget which begins April 1st 	
General Discussion	<p>Scott Buell will take the place of retiring Jerry House on the Road Commission June 22, 2012.</p>	
Adjournment	<p>George Pushies made a motion to adjourn, second by Dennis Bowdoin. Motion passed. Meeting adjourned at 8:50pm.</p>	

Conway Township Planning Commission Meeting Minutes

March 12, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer, Mike Stock 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is April 9, 2012.</p> <p>The Master Plan meeting scheduled for March 19, 2012 is cancelled.</p>	Cindy to cancel Master Plan meeting for March 19.
Minutes from last meeting	<p>Minutes from the February 13, 2012 meeting and the Master Plan meeting of February 20, 2012 were reviewed. Scott Buell made a motion to accept the minutes, Larry Parsons second. All in favor, motion passed.</p> <p>Minutes from the February 21, 2012 Board meeting were reviewed. Dennis Bowdoin made a motion to accept the minutes, Larry Parsons second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Mike Stock joined the Planning Commission as a new member. Mike's email is: mcaemstock@gmail.com</p> <p>Dennis Bowdoin communicated the following items:</p> <ul style="list-style-type: none"> • MTA News discussed wind turbine taxation can be overridden. • Road Commission bill sent to the Governor. Scott Buell clarified that it is not up to the township to take care of primary roads. The Road Commission has control of those roads. • Putnam Township will not allow new cell towers. <p>Londa Horton received the Master Plan letter sent to Cohoctah Township as returned. Dennis Bowdoin to drop the letter off.</p> <p>2/22/12 Brown Bag lunch at Brighton Township Hall at noon discussing medical marijuana laws – report out by Dennis Sommer. Mason looked at the City of Livonia's ordinance. The Federal law overrules the State law.</p> <p>Tuesday meeting sponsored by Consumer's Gas regarding safety attended by Dennis Sommer. He reminded attendees to call Ms. Dig when digging a hole in the yard and recommended putting this in the spring newsletter.</p>	<p>Mike to get appropriate paperwork such as Oath of Office, Bylaws and Zoning Ordinances from Cindy.</p> <p>Dennis B. to drop off Cohoctah Township Master Plan letter.</p> <p>Cindy to insert item in spring newsletter alerting residents to call the free Ms. Dig service when digging holes in yard.</p>

Conway Township Planning Commission Meeting Minutes

March 12, 2012

Agenda	Items Discussed	Actions to be Taken
Land Divisions	Larry Parsons made a motion to send the land division requested by Gary and Kathleen Raddatz to the Township Board for approval. George Pushies second. All in favor. Motion approved.	Larry to take Raddatz land division to Board.
New Business	<p>Dennis Bowdoin made assignments to review the Special Use Permits in question:</p> <ul style="list-style-type: none"> • Dawn Wenderski – Jeff Soli – Dennis Bowdoin to contact Jeff. • Frank and Carol Geer – Dennis Bowdoin • Leo and Ken Deschepper – Scott Buell • Keith Roberts – Londa Horton • 6953 Robb Rd. – Larry Parsons • Denise and Dave James – Scott Buell 	<p>Planning Commissioner assignments to check on status of Special Use Permits</p> <p>Cindy to change spelling of Leo Bonign to Bonish regarding Spec. Use Permits.</p>
Update from the Board	<p>Larry Parsons reported out:</p> <ul style="list-style-type: none"> • Mrs. Bailey appeared at the last Township Board meeting and stated that she only has three dogs. • There was a discussion on the roads. Scott Buell made suggestions. • 8614 Allen Road vacant house issue is still unresolved. The Township Supervisor is monitoring. • 6464 Fowlerville Rd. house with junk in along the drive issue was addressed by the Township Supervisor. They have picked up much of the junk. • There was lack of interest in pursuing a zoning ordinance for outdoor wood stoves. 	
Master Plan Update	<p>Londa Horton made revisions to the Master Plan including incorporating all outstanding Commissioner assignments and developing the Table of Contents.</p> <ul style="list-style-type: none"> • Dennis Sommer made a motion to hold the Master Plan Public Hearing on April 9, 2012. Scott Buell second. All in favor. Motion approved. • The next step is to copy the Master Plan on a disk for all Planning Commissioners and distribute to surrounding townships for feedback. They have the opportunity to send back comments by May 1, 2012. 	<p>Dennis B. to contact Cindy to cancel previous Public Hearing Master Plan date and to post new date.</p> <p>Londa to provide Dennis B. with final Master Plan on a flash drive. Dennis B. to distribute to Commissioners and surrounding townships.</p>

Conway Township Planning Commission Meeting Minutes
March 12, 2012

Agenda	Items Discussed	Actions to be Taken
New Business	<p>Paul Harmon identified a problem with the easement on Stowe church going to the cemetery. The issue must go to the ZBA.</p> <ul style="list-style-type: none"> • George Pushies made a motion to table this issue requesting a drawing of the proposed driveway from Paul Harmon first. Dennis Bowdoin second. All in favor. Motion approved. 	Cindy to request a driveway drawing of the Stowe church/cemetery from Paul Harmon.
Call to Public	Herm Yost asked about the status of the CERT regarding disaster safety. Bob Burke was heading this up.	
Adjournment	George Pushies made a motion to adjourn the meeting at 9:03pm. Second by Scott Buell. All in favor. Motion approved.	

3/12/12

Londa Horton

From: Helicopter Air Specialty Service [dennisb@cac.net]
Sent: Tuesday, March 13, 2012 2:28 PM
To: Londa Horton
Cc: Londa Horton
Subject: Address for surrounding townships updated 3/13/12

Hi Londa:

Here is the new address for Cohoctah. I guess they want everything sent to the Clerk.

From: Helicopter Air Specialty Service
Sent: Monday, February 13, 2012 3:46 PM
To: Londa Horton ; Londa Horton
Subject: Address for surrounding townships

Hi Londa:

Here is a list of all the surrounding townships, the village, and county we have to send notices to for your records.

Livingston County Planning department
Att: Rob
304 East Grand River avenue suite 206
Howell Mi., 48843
517-546-7555

Village of Fowlerville
333 south Grand avenue
Fowlerville, Mi., 48836
517-223-7435

Cohoctah Township
6950 Owosso Rd.
Fowlerville, Mi., 48836
517-546-0655

Howell Township
3525 Byron road
Howell, Mi., 48855
517-546-2817

Handy Township
135 North Grand Avenue P.O. Box 187
Fowlerville, Mi., 48836
517-223-3228

Locke Township
3805 Bell Oak road
Williamston, Mi., 48895

517-468-3405

Perry Township
2770 west Ellsworth road
Perry, Mi., 48872
517-202-5507

Antrim Township
12014 south Bancroft road
Morrice, Mi., 48857
989-634-5690

Conway Township Planning Commission Meeting Minutes at Board of Trustees Meeting
February 21,2012

Attendees: Dennis Bowdoin, George Pushies, Larry Parsons, Scott Buell

Scott Buell discussed the roads with the Board

Larry Parsons advised Mrs. Bailey she had 3 options, She could apply for a hobby kennel license if she gets more than 3 dogs, Apply to the ZBA for a variance, or just keep her 3 dogs as she has now. She is currently in compliance.

Dennis Bowdoin gave the Planning Commission report to the Board of Trustees.

Scott Buell was appointed to the ZBA

Mike Stock was appointed to the Planning Commission

Submitted by
Dennis Bowdoin Planning Commission Chair
2/21/12

Conway Township Planning Commission Meeting Minutes for work
on Master Plan
February 20, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Mike Rife • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer 	
New Business	<ul style="list-style-type: none"> • Commissioners used hard copy print-out documents to incorporate the most recent available data into the Conway Township Master Plan including building permits issued by area townships, SEV values, property value comparisons by area townships, traffic counts, etc. • Dennis Bowdoin furnished updated colored maps for inclusion in the Master Plan such as: topographical and wetland maps, etc. 	
Assignments	<ul style="list-style-type: none"> • Dennis Bowdoin will furnish the missing Conway Township Soils map. (Received 2/21/12). • Larry Parsons has one content assignment. • Scott Buell has data to incorporate from his work office. <p>All Commissioners with outstanding assignments will send the documents to Londa Horton prior to March 19. Londa will incorporate the new information and print out hard copies for all in preparation for the next meeting.</p>	<p>Larry Parsons has content to provide.</p> <p>Scott Buell has data to provide from work office.</p> <p>Londa Horton to incorporate all revisions and print out hard copies.</p>
Next Meeting	<ul style="list-style-type: none"> • Next meeting is March 19, 2012 where Commissioners will divide up the sections of the Master Plan for final review before releasing it to the public. Revisions will be made and a final copy prepared for release. 	<p>Cindy Dickerson to publish next meeting.</p>

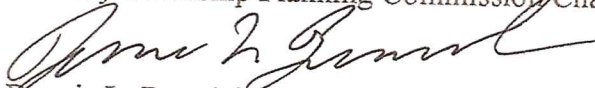
To Whom It May Concern:

This is to notify you that on Feb. 20th 2012 the Conway Township Planning Commission will begin the process of updating our Master Plan. The last Plan was updated in 2007. Any surrounding Township, Village, City or The Livingston County Planning Commission that would like to partake in this process is encouraged to contact the Conway Township Clerk, Cindy Dickerson

Conway Township Planning Commission Secretary

Londa Horton

Conway Township Planning Commission Chair



Dennis L. Bowdoin





Londa Horton <londahorton@gmail.com>

Address for surrounding townships

Helicopter Air Specialty Service <dennisb@cac.net>

Mon, Feb 13, 2012 at 2:46 PM

To: Londa Horton <londahorton@gmail.com>, Londa Horton <lhorton@mivu.org>

Hi Londa:

Here is a list of all the surrounding townships, the village, and county we have to send notices to for your records.

Livingston County Planning department

Att: Rob

304 East Grand River avenue suite 206

Howell Mi., 48843

517-546-7555

Village of Fowlerville

213 south Grand avenue

Fowlerville, Mi., 48836

517-223-7435

Cohoctah Township

10518 Antcliff road

Fowlerville, Mi., 48836

517-546-0655

Howell Township

3525 Byron road

Howell, Mi., 48855

517-546-2817

Handy Township

135 North Grand Avenue P.O. Box 187

Fowlerville, Mi., 48836

517-223-3228

Locke Township

3805 Bell Oak road

Williamston, Mi., 48895

517-468-3405

Perry Township

2770 west Ellsworth road

Perry, Mi., 48872

517-202-5507

Antrim Township

12014 south Bancroft road

Morrice, Mi., 48857

989-634-5690

Conway Township Planning Commission Meeting Minutes

February 13, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Mike Rife, one resident • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is March 12, 2012.</p> <p>Master Plan meeting is February 20, 2012 from 7-9pm.</p>	
Minutes from last meeting	<p>Minutes from the January 9, 2012 meeting and January 16, Master Plan meeting were reviewed. Scott Buell made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.</p>	
Call to the Public	-0-	
Communications	<p>Dennis Bowdoin communicated the following events:</p> <ul style="list-style-type: none"> • Webinar in March on the roles of the Planning and Zoning Commissions • 2/22/12 Brown Bag lunch at Brighton Township Hall at noon discussing medical marijuana laws. • Michigan Municipal League meeting will discuss the notice to plan, etc. • V2X for Auto Safety will discuss developing Smart Cars to travel on Smart Roads. • Newsletter from Foster, Swift attorneys regarding the FCC Shot Clock Rule regarding the need to respond within 90 days of collocation. • Tuesday meeting sponsored by Consumer's Gas regarding safety. See Mike Rife if interested. Dennis Sommer will attend. 	
Land Divisions	-0-	

Conway Township Planning Commission Meeting Minutes

February 13, 2012

Agenda	Items Discussed	Actions to be Taken
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Old Business	<ul style="list-style-type: none"> • 9165 Grant Road barn boundary issue approved by ZBA. They waived the setback. 	
New Business	<ul style="list-style-type: none"> • The issue with the residential individual with five hunting dogs must go to the ZBA to seek a special use permit as our zoning ordinance on p. 13-34 does not allow for it via Hobby Kennels. Commissioners reviewed the current ordinance and agreed no changes were necessary. • Dennis Bowdoin brought in Marion Township's outdoor wood stove and outdoor furnace ordinance. Larry Parsons will bring up this example at the Township Board meeting to see if the Board is willing to have attorney Abby define "nuisance" for line item #5 before passing this ordinance for Conway Township. • John Harless resigned from the Planning Commission and the ZBA. Scott Buell volunteered to replace John. Scott's name will be sent to the Board for approval. • Have interested residents submit resume's and a letter of intent to Mike Rife for the open Planning Commission position. • Londa Horton to send out notice of updating the Township Master Plan to area townships plus one to the county. Next step is to disclose the Public Hearing on the Master Plan. • Civil infraction verbiage will be defined by the prosecutor when visited by Mike Rife. Mike should ask if this verbiage be added to the current ordinance, "Owners will not knowingly allow a violation of Conway Township's ordinance's to occur." • Sending notice by certified mail is no longer required as regular US mail has been declared given due notice. 	<p>Larry Parsons to bring up outdoor wood stove ordinance issue with the Board.</p> <p>Larry Parsons to inform Board of the desire of Scott Buell to replace John Harless on ZBA.</p> <p>Londa Horton to send out notice of Master Plan updates to area townships.</p>
Update from the Board	<ul style="list-style-type: none"> • Allen Rd. vacant house issue update: the bank is pressuring the property owner which now falls to the nephew. Mike Rife gave him the excavating names of: Culver and Dana Sherwood • Mrs. Bailey with the hobby kennel indicated she has reduced the number of dogs to be in compliance. • The Board is discussing the possibility of doing some additional asphalt work. • Jeff Soli issued permits for three barns and one deck. • Website needs to be updated. 	

Conway Township Planning Commission Meeting Minutes

February 13, 2012

Agenda	Items Discussed	Actions to be Taken
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General Discussion	<ul style="list-style-type: none"> • Dennis Bowdoin secured the digital colored maps for the Master Plan. The most expensive map was \$17 at the county GIS. PA116 was not available. But a record is available at the county at the cost of \$60 per hour. We do not require this map. The Township Board will be responsible for the maps they want to replace at the Hall. • 2/20/12 will be the final Master Plan meeting and then we will move to the Public Hearing meeting in April. 	<p>Cindy Dickerson will post the public hearing notice once a date is finalized.</p>
Call to Public	-0-	
Adjourn	<ul style="list-style-type: none"> • George Pushies moved to adjourn at 8:47pm, second by Scott Buell. All in favor. Motion passed. 	

Conway Township Planning Commission Meeting

February 13, 2012

Next meeting February 20, 2012 at 7:00 pm and March 12, 2012 at 7:30 pm

- 1) **Call to order and pledge of allegiance.**
- 2) **Minutes** of the January 9th regular meeting and January 16th master plan meeting.
- 3) **Call to the Public**
- 4) **Communications**
- 5) **Land Divisions**
 - a.
 - b.
- 6) **Old Business**
 - a. 9165 Grant Road boundary issue (what happened at ZBA 1/10/12)
 - b. Hobby Kennels discussion
 - c. Out door wood furnaces, look at Marion twsp ordnance
- 7) **New Business**
 - a. Review special use permits
 - b. ZBA anyone want to replace John?
 - c.
 - d.
- 8) **Update from the Board**
- 9) **Last call to the Public**
- 10) **General Discussion**
- 11) **Adjournment**

Section 6.31

Outdoor Wood Stoves and Outdoor Furnaces

The Zoning Administrator may issue a land use permit for an outdoor wood stove or outdoor furnace located outside a building only under the following conditions:

- 1) The stove/furnace shall be for the purpose of heating a dwelling and/or accessory structure(s) on the same lot.
- 2) The lot shall be a minimum of two (2) acres in area
- 3) The stove/furnace unit shall be located a minimum of fifty (50) feet from any property line
- 4) The unit shall not be located in the front or side yard
- 5) The unit shall not constitute a nuisance to neighboring properties
- 6) The outdoor wood fired boiler or furnace shall not be used to burn refuse, leaves, green vegetative matter or noxious plants.
- 7) Read and follow all operating instructions supplied by the manufacturer

Conway Township Planning Commission Meeting Minutes

January 9, 2012

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm Yost, Mike Rife, Olivia Carrant, one resident • Board Members present: Dennis Bowdoin, Larry Parsons, George Pushies, Scott Buell, Londa Horton, Dennis Sommer • Absent: John Harless 	
Call to Order and Pledge to Flag	<p>Vice Chair, Dennis Sommer called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.</p> <p>Next meeting is February 13, 2012.</p> <p>Master Plan meeting is January 16, 2012 from 7-9pm.</p>	
Election of Officers	<p>Dennis Sommer nominated Dennis Bowdoin as Planning Commission Chairperson for 2012, second by George Pushies. All in favor. Motion passed. George Pushies made a motion to elect Dennis Sommer as Co-Chairperson and Londa Horton as Secretary for 2012 of the Planning Commission. Second by Dennis Bowdoin. All in favor. Motion passed.</p>	
Minutes from last meeting	<p>Minutes from the December 12, 2011 meeting were reviewed. Dennis Bowdoin made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.</p> <p>Master Plan meeting minutes were reviewed from December 19, 2011. Scott Buell made a motion to accept the minutes, Dennis Sommer second. All in favor, motion passed.</p> <p>Dennis Sommer motioned to approve the Planning Commission Annual Report for 2011, Scott Buell second. All in favor. Motion passed.</p>	<p>Larry Parsons to present Planning Commission Annual Report to the Township Clerk for archival.</p>
Call to the Public	-0-	
Communications	Discussion over push for change in Road Commission appointments.	
Land Divisions	-0-	
Old Business	<ul style="list-style-type: none"> • 9165 Grant Road barn boundary issue to go to ZBA meeting tomorrow on January 10, 2012. Table this issue for next month. 	

Conway Township Planning Commission Meeting Minutes

January 9, 2012

Agenda	Items Discussed	Actions to be Taken
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New Business	<ul style="list-style-type: none"> • Dates for the 2012 Planning Commission meetings to be the second Monday of every month. • Master Plan review and development meetings to be the third Monday of the month for three months including: 1/16/12, 2/20/12, 3/19/12. <ul style="list-style-type: none"> ○ Dennis Bowdoin to get new electronic maps 	Dennis Bowdoin to get new electronic maps
Update from the Board	<ul style="list-style-type: none"> • N. Gregory Rd. basement – attorney sent a letter to the owner without a response. • Allen Rd. vacant house – attorney sent a letter to the owner without a response. • 8377 Sober Rd. – attorney sent a letter to the owner without a response. • Mrs. Bailey with the hobby kennel was sent a letter by the attorney without a response. • A resident requested a Special Use permit for a Hobby Kennel on Lovejoy Rd. which may require ZBA approval, e.g. residential. • The Township Board voted not to participate in the SPARKS economic development out of Ann Arbor. • The Township Board approved the Township Clerk to secure three laptop quotes not greater than \$550. • The Township Board received two lots of land on Glen Mary returned due to delinquent property tax and no sale at the county action. • Clerk approved to look into the price to purchase a SEMCOG Low Impact Development binder. • Olivia Currant approved as Deputy Supervisor. 	
General Discussion	<ul style="list-style-type: none"> • Dennis Bowdoin recommended the Planning Commission take a deeper look at the Township zoning ordinance for Hobby Kennels. A complaint was lodged with regard to numerous hunting dogs kept by a local resident. • Mike Rife investigated a complaint on Marsh Rd. with regard to smoke emitted from a neighboring wood stove. The resident's smoke alarm keeps being set off from the smoke. 	All Planning Commissioners to read Zoning Ordinance p. 6-14 and Sect. 13.10(T) regarding Hobby Kennels.

Conway Township Planning Commission Meeting Minutes

January 9, 2012

Agenda	Items Discussed	Actions to be Taken
Call to Public	<ul style="list-style-type: none"> • Cindy Dickerson did purchase a \$300 laptop for use with Master Planning development. • Mike Rife did hear from the Loan Dept. with regard to the vacant house on Allen Rd. Their hands are tied as long as the loan is being paid. There may be a loop-hole if the owner is not keeping up the property buildings. • Mike Rife talked to the son of the owner of the burned house on Sober Rd. 	
Adjourn	<ul style="list-style-type: none"> • George Pushies moved to adjourn at 8:08pm, second by Scott Buell. All in favor. Motion passed. 	

Calendar Dates for 2012 Planning Commission Meetings

- February 13
- March 12
- April 9
- May 14
- June 11
- July 9
- August 13
- September 10
- October 8
- November 12
- December 10

2/13, 3/12, 4/9, 5/14, 6/11, 7/9

Calendar
2-3 dates Master Plan

Conway Township Planning Commission Meeting

January 9, 2012

Next meeting January 16, 2012 at 7:00 pm and February 13, 2012 at 7:30 pm

J. Parsons, D. Boudin, Yes. Pughes
Horton, Sommer, Buell, -
No HARTLESS

Master

- 1) Call to order and pledge of allegiance. *7:30pm Dennis Sommer called meeting to order. as Sec. Dennis - Co-Chair*
 - a. Election of Officers for 2012 *Linda & Dennis - carried. Linda & Dennis - carried.*
- 2) Minutes of the December 12th regular meeting and December 19th master plan meeting. *Scott motion to approve & Dennis S. - carried. Planning Commission Annual Report - D. Sommer, Scott 2nd - carried.*
- 3) Call to the Public *except Master Plan - Dec. plan - Scott & D. Sommer - carried.*
- 4) Communications *discussion was held for County Rd. Commission - ?*
- 5) Land Divisions
 - a.
 - b.
- 6) Old Business
 - a. 9165 Grant Road boundary issue - *ZBA meeting 1/10/12, table to next mos.*
- 7) New Business
 - a. Dates for 2012 meetings *- 2nd Mon. of mos.*
 - b. Set dates for Master Plan meetings *- get new electronic maps. - D. Boudin*
 - c. *Approve 2011 meeting min. → 3rd Mon. of mos. x 3*
 - d. *(1/16, 2/26 & 3/19) ↑*
- 8) Update from the Board

N. Gregory - att. Sent letter no response, Allen Rd. "
8377 Saker Rd. "" Bailey - no response,
- 9) General Discussion

Hobby Kennel - Lowey Rd. - may require ZBA
- SPARKS - econ dev. out of A-2 don't participate - No
- 10) Adjournment

Scott & Geo - 3yr. terms approved.
2/28/11 - Primary election
1/30 last day to register
Lots of calls re Hobby Kennel

- 3 quotes laptops > \$550
- Glen May - 2 lots - we purchase those
- Semco - Clerk to purchase Low impact dev. binder

6/1/08 - Deputy Supervisor -

- Look at Abby Kennel - hunting dogs. Complaint
Zoning Ordinance p. 244, Sect. 13.10(f) -
Look at it again.
 - Wood Stoves - Complaint - Mike Reje -
no authority to do anything - resident put
extra pipe on chimney. - Smoke alarm
Keeps going off. Marsh Rd - Hodens - stove
 - Call to Public -
- \$300 ^{price} Master purchase - Master Plan
 - Allen Rd. - loan dept. - loan is being pd -
Kendrick. - work & attorney - Mike
 - Saker ^{Rd.} - Mike ^{to} send to Sen
- 8:08pm - Les - Scott
adjunct

Conway Township Planning Commission Meeting Minutes

December 12, 2011

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> Public: Herm Yost, Jim Kecugh, Mike Kelly, Craig Horton, Bob Carur, Dan Keo Commissioners present: Dennis Bowdoin, Cindy Dickerson, George Pushies, Dennis Sommer, Scott Buell, Londa Horton, John Harless. 	
Call to Order and Pledge to Flag	Chairman John Harless led the meeting and called the Conway Township Planning Commission meeting to order at 7:30pm and led in the Pledge of Allegiance.	
Minutes from last meeting	Minutes from the November 14 and 21 meeting were reviewed as well as the October 24, 2011 Master Planning meeting. Dennis Bowdoin made a motion to accept the minutes, Denny Sommer second. All in favor, motions passed.	
Call to Public	<ul style="list-style-type: none"> none 	
Communications	<ul style="list-style-type: none"> The MTA conference deadline is December 12, 2011 and will include Mort Crimm as the keynote. The conference is scheduled for January 25-27, 2012. Members of the public were asked to sign-in to the meeting. 	
Land Divisions	<ul style="list-style-type: none"> There is a boundary settlement request on behalf of Craig Horton and Mike Kelly at 9165 Grant Road. Londa Horton excused herself from the Planning Commission on this issue as a relative is involved. Craig Horton assumed the lot line was located at the old fence erected by his grandfather on the property. He then constructed a barn on the property which is now owned by Mike Kelly. The barn was erected outside of the current lot line. Craig and Mike, with the help of the real estate broker, Dan Keo, have agreed to the boundaries of a redrawn lot line so that the barn is included on the property purchased by Mike. The barn is only 15 feet from the lot line instead of the required 25 feet. Dennis Bowdoin made a motion to table this issue until it goes to the ZBA for hardship reason. Scott Buell seconded. All in favor. John Harless was excused as he is on the ZBA. Motion passed. Londa Horton resumed her position on the Planning Commission. 	Cindy Dickerson to prepare documentation required to process the boundary line to go to the ZBA. There is a \$150 fee.

Conway Township Planning Commission Meeting Minutes

December 12, 2011

Agenda	Items Discussed	Actions to be Taken
<p>Old and New Business</p>	<ul style="list-style-type: none"> • December 19, 2011 is the next Master Plan meeting at 7pm. • Livingston County Addressing Ordinance – the county wants our input on how this can be changed. Dennis Bowdoin made a motion that the following be changed: <ul style="list-style-type: none"> ○ C3 needs a definition of a shared private drive ○ P. 12 B3 – take 'road' out and replace with 'drive' ○ P. 11 A4 – take out ○ P. 8S – strike the last sentence. Each carrier on a tower does not need an address. ○ If they make an amendment to this document, all townships must approve it. • Motion seconded by Scott Buell. All in favor. Motion passed. 	
<p>Update from Board</p>	<ul style="list-style-type: none"> • Evette Hughes home occupation application to run a home tie dye business was approved. • Chare Lake Road pavement was paid. • 9069 Gregory Rd. vacant basement owner was sent a letter by Supervisor, Mike Rife, regarding out of compliance. • Sober Road home burnt out was sent a letter as well. Will be followed up by a letter from Attorney Abby. • No response to Mike Rife's letter to Marilyn Bailey regarding the hobby kennel. • The bank is paying the taxes on the home next to Chet Dietrich's on Allen Road and there is still a mortgage on it. Abby will send a letter regarding the burnt out barn. • There are oil barrels on Lovejoy Road to which Mike Rife responded with a letter. No response, so Abby is following up with a letter. • Planning Commissioners George Pushies and Scott Buell were asked and agreed to stay on the Commission for another 3 year term. • Cindy Dickerson needs election workers. • John Harless expressed the desire to step down as Chairman due to health issues. • A Verizon representative came to the township office requesting permits. The previous company we had worked with went bankrupt. Cindy Dickerson gave him Jeff Solis' number for a Land Use Permit. They want to pursue the tower in the spring. • Dennis Bowdoin discussed the weeds, garbage, etc. general ordinance. We can currently issue a civil infraction, clean it up and assess the home owners' taxes as a result. 	

Conway Township Planning Commission Meeting Minutes

December 12, 2011

Agenda	Items Discussed	Actions to be Taken
Call to Public	<ul style="list-style-type: none"> • Herm Yost commented on the disappearance of a road sign on Chase Lake Road regarding restricted roadway. It was offered that professional truck drivers have to know where restricted roads are. • Dennis Bowdoin mentioned that there is a ruling that Federal Law overrules the Michigan Medical Marijuana law. 	
Adjourn	<p>George Pushies moved to adjourn at 8:47pm. Scott Buell second. All in favor, motion passed.</p> <p>Next meeting is Monday, December 19, 2011 regarding continued work on the Master Plan.</p>	

Master Plan Progress Report

November 21, 2011	Dennis Bowdoin, Cindy Dickerson, George Pushies, Dennis Sommer, Scott Buell, and Londa Horton met at Conway Township Hall and reviewed and revised verbiage in the previous Master Plan. Work progressed from page 20 through ½ of the document. The next meeting is scheduled to resume December 19, 2011.
Status Update	Scott Buell provided updated road usage data maps to include.

December 19, 2011	Dennis Bowdoin, Cindy Dickerson, George Pushies, Dennis Sommer, Scott Buell, and Londa Horton met at Conway Township Hall and revised verbiage in the previous Master Plan. Work progressed through chapter 6, <i>Goals and Objectives</i> to page 34.
Next Meeting	January 16, 2012 at 7pm