

Conway Township Planning Commission Meeting Minutes

November 13, 2017

Conway Township Hall – 8015 N. Fowlerville Rd., Fowlerville, MI

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Toni Bloom, Dana Sherwood, Dawn and Fred Watson • Township Board Members present: -0- • Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Larry Parsons, Dennis Sommer. Chuck Skwirsk. Abby Cooper, attorney, present and, Zoning Administrator, Todd Thomas, present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call.</p> <p>The next meeting is December 11, 2017 at 7:00pm.</p>	
Minutes from last meeting	<p>Larry Parsons moved to approve the October 9, 2017 (regular) meeting minutes. Abby Cooper requested to amend the minutes by taking out the verbiage <i>on the deed</i> and insert instead <i>on the chain of title</i> regarding the <i>Rezoning request has gone to the county</i> paragraph, the last sentence with Abby Coopers' comment. Second by Dennis Sommer. All in favor. Motion passed.</p>	
Public Hearing	<p>Dennis Bowdoin opened the Public Hearing on the Special Use application for Home Occupation Class II permit to operate a small batch distillery at 6730 Chase Lake Rd. parcel # 4701-25-300-01, applicants Fred Watson and Dana Sherwood (SU-03-017, SPR-03-017). Open to public for comments at 7:01pm.</p> <ul style="list-style-type: none"> • 60,000 gallons by year production • 7:03pm closed Public Hearing 	
Call to the Public	<p>PUBLIC COMMENT BEGAN AT 7:05 PM. NO COMMENTS WERE RECEIVED FROM THE PUBLIC. PUBLIC COMMENT ENDED AT 7:05PM.</p>	
Communications	<p>Dennis Bowdoin shared the following communications:</p> <ul style="list-style-type: none"> • The Advanced Academy will be June 7, 2018. Save the date. • A Brown Bag will be held on Nov. 29 on the MDOT US 23 flex route. • <i>The Township Focus</i> article on the Lyndon Township fiber internet was passed by voters. • The County is taking applications for the County Planning Commission. <p>Dennis Sommer shared:</p> <ul style="list-style-type: none"> • The Michigan Flyer bus may be getting a stop in Brighton for travel to the airport. The Transportation Coalition will be here at the next Board meeting, commented Larry Parsons. 	

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Old Business	<p>Zoning changes, final review on Z-28—17 Article 6.</p> <ul style="list-style-type: none"> • We read the County Planning Commission’s review incorrectly which was submitted by Kathleen. Abby Cooper reinserted the original language submitted by the Planning Commission. • Larry Parsons moved to recommend that the Township Board adopt the proposed changes to the Zoning Ordinance which have been numbered Z-24-17 through Z-32-17 by the Livingston County Planning Commission. Second by Mike Stock. Roll Call vote – six yeas by: Dennis Bowdoin, Londa Horton, Mike Stock, Larry Parsons, Dennis Sommer, Chuck Skwirsk. One nay by: George Pushies. <p>The Rezoning request goes to next Board meeting.</p> <p>The Master Plan update: we have 63 days for neighboring townships to get back to us with their feedback. “Do we need our Public Hearing in January 2018?” asked Dennis Bowdoin. Londa Horton sent copies to neighboring townships including; Cohoctah Township, Handy Township, Locke Township, Antrim Township and the Village of Fowlerville. Chuck Skwirsk made a motion to set the Public Hearing for the Master Plan in January. Second by Dennis Sommer. All in favor. Motion passed.</p>	<p style="text-align: center;">Larry to take to the Board</p> <p style="text-align: center;">Dennis Bowdoin to set Public Hearing and have Clerk insert in newspaper.</p>
New Business	<p>Small Batch Distillery – Special Use Permit request for Home Occupation Class II Permit to Operate a Small Batch Distillery (Special Use Application SU-03-017 & Site Plan Review Application SPR-03-017) for applicants Fred Robert Watson, Jr. and Dana John Sherwood at 6730 Chase Lake Rd., Fowlerville, MI. PIN 4701-25-300-010.</p> <p>Discussion ensued by the Planning Commission:</p> <ul style="list-style-type: none"> • 7 days for fermentation, takes about 7 days for a full patch • Limited to 60,000 gallons a year • Spent grains barreled will take for cattle feed – 80 lbs. per week • Everything is sealed • Barley and oats • Oak aged • 2-3 months before it will be ready for sale • Later they will apply for a distribution license. It will not be sold to the public onsite. • Natural gas heats the mash outside the barn. The barn is a steel building. The distribution door will be secured. • The Health Dept. inspects the facility. • Review by the Zoning Administrator to be conducted every 6 months. • There will be no noise, vibration, glares, fumes, odors, or electrical interference. • Monday through Saturday 9am-4pm • Cannot get a Liquor License until approved by local government • Loading and unloading done inside the barn 	

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	<ul style="list-style-type: none"> • The conclusion reached by the Planning Commission was decided by the six item Checklist provided by attorney, Abby Cooper, for the Special Use Application Su-03-017 for Home Occupation Class II filed by Fred Watson and Dana Sherwood for 6730 Chase Lake Road thereby finding that the standards from Section 13.05 of the Conway Township Zoning Ordinance have been met. We find that the proposed special use: <ul style="list-style-type: none"> A. Will be harmonious with and in accordance with the general objectives of the Conway Township Comprehensive Plan, also known as the Master Plan and will be consistent with the intent and purpose of this ordinance. B. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area. C. Will not be hazardous or disturbing to existing or future neighboring uses or detrimental to the economic welfare of the community. D. Will be compatible with the natural environment and existing and future land uses in the vicinity. E. Will be served adequately by essential public facilities and services, such as streets, police and fire protection, drainage structures, refuse disposal, or that persons or agencies responsible for the establishment of the proposed use(s) shall be able to provide them and that such proposed use(s) will not create excessive additional requirements at public cost for public facilities and services. F. Will not involve uses, activities, processes, materials, equipment, or conditions of operation which will be detrimental to any persons, property or the general welfare by reason of excessive smoke, noise, fumes, glare, vibration, odor, or handling or storage of hazardous materials and supplies. • Larry Parsons made a motion to approve the Special Use Permit. The motion contains the following conditions applicable to the approval: <ul style="list-style-type: none"> A. There will be an inspection review by the Zoning Administrator every six months. B. A copy of the State Liquor Control licenses will be kept on file once received. <p>George Pushies second. All in favor. Motion passed.</p>	
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	<p>Site Plan Review for Site Plan Application SPR-03-017 associated with the proposed Home Occupation Class II special use by Fred Watson and Dana Sherwood for 6730 Chase Lake Rd.</p> <ul style="list-style-type: none"> • Denny Sommer made a motion to accept the site plan application SPR-03-017 associated with the proposed Home Occupation Class II special use by Fred Watson and Dana Sherwood for 6730 Chase Lake Road, noting the conditions applicable to the approval that: <ul style="list-style-type: none"> ○ Parking will be revisited if open to the public. ○ Barrier free parking is not required as the facility will not be open to the public. ○ Three parking spaces are required. ○ It's a nonconforming structure because it does not meet front yard setbacks. <p>Mike Stock second. All in favor. Motion passed.</p> <p>Review for Steve Bloom for a commercial dog kennel. They wish to develop a show breeding program.</p> <ul style="list-style-type: none"> • One to two litters per year. 63-day gestation. • Show in AKC shows. • They will only be boarding dogs if they sell a puppy and the new puppy-owner goes on vacation. • Twenty dogs maximum on eleven acres on Pierson Road. • French Mastiff dogs. • Dennis Bowdoin commented on addressing runs and noise and refer to the ordinance when they bring this in next month. • The next step is to get their application in and then the Planning Commission Chair will set a Public Hearing for the December 11 meeting. <p>Zoning Administrator report from Todd Thomas. He issued two land use permits, one for a pole barn and one for an attached garage. He is getting calls on the medical marijuana deadline. Londa Horton inquired about the nuisance property next to Dietrich's' and asked for a complaint form. Todd indicated the owner plans to tear down the house and build on the land in the spring.</p> <p>Internet Progress Report from George Pushies - Michael Grady will have a package for the Board at the next meeting.</p>	
Update from the Board	Larry Parsons gave an update from the Conway Township Board.	
Last call to public	PUBLIC COMMENT BEGAN AT 8:20PM. NO COMMENTS WERE RECEIVED. PUBLIC COMMENT ENDED AT 8:20PM.	

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General Discussion	Who is up for reappointment? Mike Stock and Londa Horton are good for two more years of their three-year term.	
Adjournment	George Pushies made a motion seconded by Larry Parsons to adjourn at 8:20pm. All in favor. Motion passed.	