

Conway Township Planning Commission Meeting Minutes Monday, May 8, 2023 | 7:00pm EST Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda Items Discussed Actions to be Taken Attendees PC Members Present: Jeff Klein, Dave Whitt, George None Pushies - Ex-Officio, Shawn Morrison, Lucas Curd, and Kayla Poissant Absent- Meghan Swain-Kuch Zoning Administrator – Gary Klein Livingston County Planning Commissioner: Dennis Bowdoin Township Attorney: Laura Genovich, Foster Swift (Michael D. Homier's Legal Partner) Call to PC Vice Chair, L. Curd, called the Conway Township None Order/Pledge Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance. Approval of Motion to accept the meeting agenda as amended for Motion Approved Agenda May 8, 2023. Motion by D. Whitt. Support by S. Morrison. Motion Approved. Motion to accept meeting minutes from April 10th, 2023. Approval of April Motion Approved 2023 Minutes Motion by J. Klein. Support by D. Whitt. Motion Approved. Call to the Public None at this time. None Communications a. Zoning Administrator Report: None There were two Land Use Permits last month, one (1) pole barn permit, and one (1) foundation. There were also four waivers, two (2) electrical and two (2) rebuilds. b. Livingston County Planning Commission Report: None Nothing at this time. **Old Business** a. Zoning Ordinance Amendment No. 2023-02: Review draft of new Article 19, Solar Energy System District and replacement of existing Section 6.26 regarding Solar Energy Systems

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	L. Curd stated they the PC just received the	
	updated version of the ordinance today after the	
	Town Hall meeting on 4/28/23. Laura Genovich	
	introduced herself. K. Poissant asked about local	
	fire department training, and if and where that	
	should be placed in the ordinance. L. Genovich	
	stated that it can be placed in the ordinance with	
	the operator of the solar energy system providing	
	training to the local fire department. It was	
	discussed, and then placed into the ordinance to	
	provide emergency response training to the local	
	emergency services departments minimum	
	annually at the site of the solar energy system.	
	K. Poissant also asked about allowing the	
	property owner to retain the utility lines from the	
	solar energy system if the property owner should	
	want to. L. Curd stated the same could be said	
	about grading, since after grading the land could	
	be better than it was before. It was discussed. A	
	section was added to allow for deviations from	
	the decommissioning requirements for property	
	owners with the notice of a public hearing, 300 ft	
	notice to surrounding properties, and approval	
	from the PC. K. Poissant asked about Section 2,	
	and about the open space community. L.	
	Genovich stated that it was just stating where in	
	the ordinance the solar energy system (SES)	
	ordinance is going to be located in the Master	
	Deed.	Commented [GU1]: Master deed or master plan?
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	It was then decided to go through the entire	
	ordinance beginning to end. L. Genovich went	
	through the ordinance by reading out loud for the	
	PC and public, making small clerical adjustments	
	along the way. The ordinance was projected onto	
	the wall of the Town Hall so that the PC and the	
	public could see it, as well as any changes made in	
	real time. Multiple questions and comments were	
	made from the PC during the reading. Some of	
	these included transferability, complaints	
	regarding the SES, signs around the facility,	
	holiday working hours, etc.	
	L. Genovich then projected the possible location	
	of the overlay district which is east of Marsh Rd.	
	between sections 11 and 12. It is located south of	
	Sober Rd. and north of Morhle Rd. It was	
1	discussed that this option is the least impactful to	

	surrounding property owners, and has	
	surrounding property owners, and has approximately 136 acres of land. It was also discussed about the distance to the nearest power lines/transmission lines which are located in Cohoctah. L. Genovich stated that it is on the SES operator to get the permissions for access to the lines, not on the Township. The setbacks were looked at in depth. The setbacks were discussed as being at 750 ft. from the road (Marsh), 150 ft from the drainage lines, and 500 ft from each non-participating property owner. The setbacks are stated as the amount of feet needed from the road, drains, or other properties to the fence line. After the setbacks were placed on the overlay, there was approximately 95-98 acres of usable land. A picture/map will be provided at the Public Hearing which includes the overlay district and	
	setbacks. Motion to set the public hearing to consider recommending approval of an amendment to the Township Zoning Ordinance regulating solar energy systems, including utility-scale solar energy systems on June 12 th , 2023 at the Conway Township Hall at 7:00pm. Motion by G. Pushies. Support by J. Klein. Motion Approved.	Motion Approved
	 b. Shipping Containers [Accessory/Principal Use] L. Curd stated that the Marion Township version was in the packet. 	
	Motion to have the proposed ordinance be sent to Abby Cooper, the Township Attorney, for review and to be placed on next month's agenda. Motion by D. Whitt. Support by K. Poissant. Dissented by G. Pushies. Motion Approved.	Motion Approved
New Business	 Michigan Tall Structures Act Per D. Bowdoin, the height allowed was changed from 200 ft high to 199 ft high in the act (windmill discussion/ordinance). This was changed due to airports. 	None

Commission Discussion	None at this time.	None
Last Call to the Public	Sarah Porter- Thanked the PC for their work tonight.	None
	Mike Brown- Asked about the moratorium involving wind energy, and he would like to see some work on the wind energy section because he is concerned about it. He also asked about the number of overlay districts in the Township, and about the section allowing the PC to allow deviations to the decommissioning requirements. He said he wanted to make the PC aware that not just the couple of sections referred to tonight could be changed, but any decommissioning requirements could be changed with the deviation section.	
	Steve Smith- He praised L. Genovich for her work at the meeting. He believes that DTE will push back on the overlay, and it could eventually go through the state. He would recommend the 500 ft setback on non-participating properties, and would like to see more on wildlife protection in the ordinance.	
Adjournment	Motion to adjourn at 9:45pm. Motion by D. Whitt. Support by J. Klein. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissanı

Kayla Poissant, PC Secretary

Meghan Swain-Kuch, PC Chair