



Conway Township Planning Commission Meeting Minutes
 Monday, October 9th, 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, George Pushies - Ex-Officio, Shawn Morrison, Mike Brown, Lucas Curd- Chair, and Kayla Poissant- Secretary Absent- Mike Stock Zoning Administrator – Gary Klein Livingston County Planning Commissioner: Dennis Bowdoin Absent- Township Attorney: Abby Cooper, JD, Michael D. Homier	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda for October 9 th , 2023. Motion by S. Morrison. Support G. Pushies. Motion Approved.	Motion Approved
Approval of September 2023 Minutes	Motion to accept special meeting minutes from the September 6 th , 2023 Special Meeting as amended. Motion by G. Pushies. Support by J. Klein. Motion Approved. Motion to accept meeting minutes from the September 11 th , 2023 as amended. Motion by S. Morrison. Support by G. Pushies. Motion Approved.	Motion Approved Motion Approved
Call to the Public	Steve Smith- Robb Rd.- He thanked the Chair for scheduling the Special Meeting to discuss the proposed wind ordinance, and he believes there is still some work to be done on it. He wants everyone to remain sharp and read the ordinance, as there are errors and not everything is completed on it. He stated that he doesn't have expertise in some areas, and has some questions about it as he sees some conflict. He stated that he spoke to Mr. Homier before, and he believes that there are some things that do not work well from the last	None

	<p>draft. He thanked Sarah Porter for her research into other ordinances that are also regarding wind energy. He stated he will speak more on specific details of his concern.</p>	
Communications	<p>a. Zoning Administrator Report: There was one wavier for a basement wall shoring.</p> <p>b. Livingston County Planning Commission Report: D. Bowdoin stated the LCPC will be looking at the cargo container proposed ordinance next week. Harmony, MI State Extension, put on a lesson about personal biases and working on ordinance, and how not to allow personal biases be influenced in the ordinances. She also spoke about conflict of interest, and the appearance of conflict of interest, and how commission give up their rights when serving regarding this. The county is looking to host this again in the future.</p>	<p>None</p> <p>None</p>
Old Business	<p>a. Zoning Ordinance Amendment No. 2023-05: Cargo Containers – Sent to LCPC-</p> <p>L. Curd wanted to just update everyone on the Cargo Container ordinance, and that it was sent to the LCPC to be review shortly.</p> <p>b. Zoning Ordinance on Windmills Update – Redline copy with markups form Sept 6, 2023 public discussion. –</p> <p>L. Curd stated that everyone should have received a redline copy of the changes that Mr. Homier did from the Special Meeting. Mr. Homier stated that we could either set a Public Hearing, or what until the next meeting to speak with him regarding any additional changes.</p> <p>Motion to open discuss regarding the wind ordinance to the public. Motion by G. Pushies. Support by K. Poissant. Motion Approved.</p> <p>The Board’s/Public’s Concerns/Questions- Discussion ensued.</p> <ol style="list-style-type: none"> 1. Errors- Not all WECS were changed to WES to remain consistent throughout the ordinance. 2. Pg 7- Private Systems- Underground Transmission- He wanted to know why it is required to have underground lines on a private 	<p>Motion Approved</p>

	<p>system? (It was discussed that it could be due to consistency, but needs clarification on why) Also, allowing exception for private use of wind mills vs. a turbine for electricity. Portable mills were also brought up, and should there be an exemption.</p> <ol style="list-style-type: none">3. Pg 7- Commercial vs Private Agriculture- clarifications on height restrictions and the type commercial allowed. Should limits be placed on commercial vs. private- this needs clarification. Should commercial be separate, or included with the same height restrictions as private?4. Pg 12- Site Plan Application #2 and Pg 16- Clarification on the application buildings sited in the setback vs. GSI sighting and setbacks. Why are they stating different setbacks listed for nearby buildings sited and new buildings.5. Pg 16- Setbacks- Clarification on the minimum setback. Should it read "whichever is greater" rather than tip height and 3000 ft.6. Pg 20- Decommissioning- Discussion about whether \$1 million is enough and appropriate, and should it be \$1 million OR the graded scale of percentages per turbine. The percentages, per Sarah Porter, was added as an alternative.7. Pg 14 (J)- Mines and oil/gas leases- We discussed why it would be important to have this information.8. Pg 8 (top) about Studies Referred to- Why include them in the ordinance, and what about listing the 5-miles radius from airports? - Clarify and answer.9. Clarification on oil/gas/land leases and how that can impact the project as a whole. Does the lease override the project, can a lease allow the developer to continue.10. Pg 7- Participating properties and rental properties- This is in regards to the shadow flickering, and whether the land owner who is on participating property and has a rental house. Does the land owner have a responsibility to inform the renter, and should we protect the renter from shadow flickering ahead of time. What about changes to the ordinance or project and does the land owner have the responsibility to update the renter?11. Question- if the solar ordinance passes before the moratorium has expired, does that allow	
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	<p>projects to proceed or does the moratorium stay in place and projects could start afterwards?</p> <p>12. Have we looked into the numbers about how much land vs. kilowatts needed to meet the Township’s demonstrated need? How does the turbines fit into this, and how the new design (submitted below) will affect this?</p> <p>Sarah Porter- She submitted a new design for wind turbines. It is less than 200 feet high, and they are vertical blades spinning around the main pole. The turbines are only 300 feet apart. The design will be sent to Mr. Homier to review, and see how it could impact the Township based on the proposed ordinance.</p> <p>There was discussion about inter-township agreements, and discussion about the State taking over solar/wind energy which would override the Township’s ordinances.</p> <p>Motion to close discuss regarding the wind ordinance to the public. Motion by L. Curd. Support by G. Pushies. Motion Approved at 8:00pm.</p> <p>L. Curd stated that we would get the list of concerns and questions to Mr. Homier to review, as well as the submitted new design to consider and get back to the PC. He will also send out an edited version with redline, and a clean version.</p>	<p>Motion Approved</p>
<p>New Business</p>	<p>a. Two vacant PC board member positions available – The two positions have been filled by Mike Brown and Mike Stock at last month’s Township’s Board meeting. Welcome!</p> <p>b. Selection of Planning Commission Vice-Chair-</p> <p>Motion to make Lucas Curd the PC Chair. Motioned by G. Pushies. Supported by J. Klein. Motion Approved.</p> <p>Motion to wait until the full PC Board is present to select the PC Vice Chair. Motion by J. Klein. Support by G. Pushies. Motion Approved.</p>	<p>Motion Approved</p> <p>Motion Approved</p>
<p>Commission Discussion</p>	<p>None at this time.</p>	<p>None</p>
<p>Last Call to the Public</p>	<p>Joann Hass- Fleming Rd.- She stated that there is new technology regarding ADLS on turbines to detect aircraft</p>	<p>None</p>

	approaching. The lights will only blink when an aircraft is approaching.	
Adjournment	Motion to adjourn at 8:06pm. Motion by L. Curd. Support by G. Pushies. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair