



Conway Township Planning Commission Agenda

August 8, 2022 | 7:00pm

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, Michigan 48836

1. **CALL TO ORDER / PLEDGE**
2. **ROLL CALL**
3. **LONDA HORTON LEGISLATIVE TRIBUTE – Rep. Bob Bezotte/Sen. Lana Theis (TBD)**
4. **CALL TO THE PUBLIC**
5. **APPROVAL OF PLANNING COMMISSION MEETING August 8, 2022 AGENDA**
6. **APPROVAL OF THE JULY 11, 2022 MEETING MINUTES**
7. **COMMUNICATIONS**
 - a. Zoning Administrator's Report
 - b. Board Ex-Officio Report
 - c. Livingston County Planning Commission Report
8. **OLD BUSINESS**
 - a. Rezoning of Parcel No. 4701-10-300-020 Update
 - b. Solar Ordinance Draft / Solar Ordinance Review by Sarah Mills, PhD | U of M
 - c. Solar Q&A with Emily Palacios, JD | Miller Johnson
 - d. Proposed Zoning Ordinance Amendments
9. **NEW BUSINESS**
 - a. Welcome New Planning Commission Members / Appointment of New Secretary
 - b. Resolution to Extend the Commercial Solar Moratorium
 - c. Section 6.06 (N) Accessory Structures Constructed Prior to or Without a Principal Building
 - d. Land Division Ordinance – one new legal description
10. **PLANNING COMMISSION MEMBER DISCUSSION**
11. **LAST CALL TO THE PUBLIC**
12. **ADJOURNMENT**

Any person may speak for up to 3 minutes during the public comment period. Groups of 10 or more have the option of selecting a spokesperson, who may speak for up to 10 minutes.

Next Meeting will be September 12, 2022



Conway Township Planning Commission Meeting Minutes

Monday, July 11, 2022 | 7:00pm EST

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	<p>PC Members Present: Jeff Klein, Meghan Swain-Kuch, Dave Whitt, George Pushies - Ex-Officio, Kelly Ralko, Lucas Curd, and one (1) vacancy.</p> <p>Zoning Administrator – Absent</p> <p>Livingston County Planning Commissioner: Dennis Bowdoin</p> <p>Township Attorney: Absent</p> <p>Township Planners: Hannah Smith</p> <p>Recording Secretary: Elizabeth Whitt</p>	
Call to Order/Pledge	Vice Chair M. Swain-Kuch called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as presented for July 11, 2022. Motion by J. Klein. Support by G. Pushies. Motion approved.	None
Approval of June Minutes	Motion to accept meeting minutes from June 13, 2022 as amended. Motion by J. Klein. Support by D. Whitt. Motion approved. Amendment: strike “a ‘head’s up’ was given to the new planners” to “the Planning Commission agrees the new planners are doing a good job and we thank them.”	None
Call to the Public	None at this time.	
Communications	<p>a. Zoning Administrator Report: None</p> <p>b. Board Ex-Officio Report: The Conway Township Board of Trustees draft June 28, 2022 minutes are in the packet if anyone has any questions.</p> <p>c. Livingston County Planning Commission Report Bowdoin reported there are six (6) Zoning Reviews scheduled for the July, 2022 meeting including Conway Township’s rezoning request. He also reported that Rob Stanford of the LCPC is organizing a solar farm tour for Cohoctah and Conway Township officials for either Friday, August 19 or 26.</p>	<p>None</p> <p>None</p> <p>D. Bowdoin will need a head count for those interested in the solar tour.</p>

Old Business	<p>a. Rezoning of Parcel No. 4701-10-300-020 Still waiting for a list of what the applicant is doing and not what they are doing. M. Swain-Kuch added that this request will be on the Livingston County Planning Commission agenda for July 20, 2022.</p> <p>b. Solar Ordinance Update The planners gave an update on the pending Commercial Solar Ordinance draft. Items discussed included: language changes, accessory systems, what parcel setback numbers affect, landscape screening, and annual reporting requirements. The commissioners approved the suggestions.</p> <p>Don Berninger from Atwell LLC spoke on behalf of Ranger Power. They presented multiple pages of the issues they have with the proposed solar ordinance.</p> <p>Chair Swain-Kuch is concerned that people do not understand that if the ordinance isn't adopted, anything can happen. The ordinance gives the township control over what happens.</p> <p>G. Pushies wants to "stiffen" language for decommissioning. He also asked about sub-stations. The planner will check into it. Another concern is on-site battery storage. The planner will also investigate that.</p> <p>c. Luke Bryant Special Land Use Permit Update Nothing to report at this time, other than the planning commission will not need to do anything further.</p> <p>d. Master Plan Update As soon as the solar ordinance is complete, the members will review the master plan. Swain-Kuch would like to include a Capital Improvement Plan. PA33 of 2008 ties it to the Planning/Zoning Enabling Act.</p>	<p>None</p> <p>Planners will make discussed changes. Follow up on questions (sub-stations, decommissioning, and battery storage). Commission will review drafts as presented.</p> <p>None</p> <p>None</p>
New Business	<p>a. Welcome New Planning Commissioner Members/Appointment of New Secretary The commissioners welcomed newcomer Lucas Curd. Curd. Curd has a Civil Engineering background and looks forward to working with the commission. Clerk, Elizabeth Whitt will continue acting as recording secretary.</p> <p>b. What's New / Preparation? Will continue to monitor and update on items that will need action.</p>	

Commission Discussion	Nothing at this time.	
Last Call to the Public	Emily Palacios, JD, spoke regarding the solar ordinances. She is a planner and attorney who is focused on solar and can answer questions the commission may have. She has agreed to come back to a meeting.	
Adjournment	Motion to adjourn at 8:02. Motion by G. Pushies. Support by J. Klein. Motion approved.	

Respectfully Submitted:

Elizabeth Whitt,
PC Recording Secretary

Approved:

Meghan Swain-Kuch,
PC Chair

DRAFT



Livingston County Department of Planning

LIVINGSTON COUNTY PLANNING COMMISSION MEETING

Wednesday, July 20, 2022 – 6:30 p.m.

Administration Building, Board of Commissioners Chambers
304 East Grand River, Howell, MI 48843

Please note that this is a hybrid meeting with County Planning Commissioners and staff meeting in-person. Audience participants are welcome to attend in-person or via Zoom by using the meeting link at the bottom of the agenda

Kathleen J. Kline-Hudson
AICP, PEM
Director

Robert A. Stanford
AICP, PEM
Principal Planner

Scott Barb
AICP, PEM
Principal Planner

Agenda

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll and Introduction of Guests
4. Approval of Agenda – July 20, 2022
5. Approval of Meeting Minutes – June 15, 2022
6. Call to the Public
7. Zoning Reviews
 - A. MP-02-22 Oceola Township, 2022 Master Plan
 - B. MP-03-22 Genoa Township, 2022 Master Plan
 - C. Z-28-22 Putnam Township, Text Amendment, Article II. Terminology, Article III. General Provisions, and Article V. A-O Agricultural/Open Space District, regarding setback measurements, projections into yards, and accessory structures
 - D. Z-29-22 Hamburg Township, Text Amendment, Article V. Zoning Board of Appeals, Sec. 36-137. Jurisdiction
 - E. Z-30-22 Genoa Township, Rezoning, RR Rural Residential to CE Country Estates in Section 32
 - F. Z-31-22 Conway Township, Rezoning, AR Agricultural Residential to C Commercial in Section 10
8. Old Business
 - A. Visits to Local Planning Commissions
9. New Business
10. Reports
11. Commissioners Heard and Call to the Public
12. Adjournment

Department Information

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

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**LIVINGSTON COUNTY PLANNING DEPARTMENT
REZONING REQUEST - | CONDITIONAL
STAFF REPORT**

**CASE NUMBER:
Z-31-22**

COUNTY CASE NUMBER:	Z-31-22	TOWNSHIP:	Conway Township
REPORT DATE:	July 1, 2022	SECTION NUMBER:	10
STAFF ANALYSIS BY:	Robert Stanford	TOTAL ACREAGE:	5.01


APPLICANT / OWNER:	Conway Land Company, LLC / Conway Land Company LLC
LOCATION / PARCEL ID:	Fowlerville Road, Fowlerville, MI / Parcel Number: 4701-10-300-020
LAND USE:	Agricultural/Vacant

CURRENT ZONING:	REQUESTED ZONING:
AR-Agricultural Residential District	C- Commercial District
PERMITTED/SPECIAL USES (Not all inclusive):	PERMITTED/SPECIAL USES (Not all inclusive):
<p>Permitted: Not Limited to-</p> <p>Single family detached dwellings(see Section 6.05); Two family dwellings (see Section 6.05); Private stables (see Section 6.22); Family day care and group day care (see Section 6.21); Family foster care homes and adult foster care family homes; Public parks, playgrounds, and recreational grounds; Churches, schools, public buildings, clubs and lodges; Signs as provided in Article 17, Sign Standards; Off-street parking as required and allowed according to Article 15, off-street parking and loading-unloading standards; Keeping of animals as provided in Section 6.22; Home Occupation Class I; Qualifying Patient (see Section 6.25); Building-Mounted Solar Energy Collector (See Section 6.26)</p>	<p>Permitted: Not Limited to-</p> <p>Airports, Heliports and Related Uses (See Section 6.23); Public buildings; Vocational and technical training facilities; Convenience stores; Retail establishments for the sale of alcoholic beverages, baked goods, bicycles, books, confections, drugs, flowers, groceries, hardware, hobby equipment, jewelry, music, notions, plants, periodicals, small household articles, tobacco; and similar establishments; Photography studios; Furriers, dressmaking and tailoring establishments; Medical or dental clinics not including veterinarian hospitals or any type of medical facility permitting overnight patients; Carry-out restaurants without a drive through window; Eating and drinking establishments when food or beverage is consumed within a completely enclosed building; Executive, administrative, professional, accounting, banking, writing, clerical, stenographic and drafting offices or establishments; Personal service establishments performing services on the premises, such as barber and beauty shops; watch, radio, television, clothing and shoe repair, tailor shops, locksmith, taxidermy, and similar establishments; Churches and other places of worship, public schools, public libraries, private schools and education institutions; Nursery school, day nurseries or day care centers; Building-Mounted Solar Energy Collector (See Section 6.26).</p>
<p>Special: Not Limited to-</p> <p>Home Occupation Class II; Bed and breakfast home stay; Commercial and Hobby kennels; Veterinary hospital and clinics; Agriculture service establishments; Commercial composting operations and centers; Injection wells; Commercial recreation; Child care centers; Long term care facilities; Foster care group home; Adult foster care group home; Cemeteries; Wireless communication support structures and radio and television broadcast towers; Essential public services of public utilities, municipal departments, and utility boards or commissions; Small and Medium Wind Energy Turbines (see Section 6.24); Medical Marijuana Caregiver Operation (see Section 6.25); Ground-Mounted Solar Energy Collector (See Section 6.26); Commercial Solar Energy System (See Section 6.26).</p>	<p>Special: Not Limited to-</p> <p>Business services such as mailing, copying and data processing; Construction and farm equipment sales and service establishments; Self-storage facility; Contractor's yard; Service stations; Essential public services of public utilities, municipal departments and utility boards or commissions; Adult regulated uses (See Section 13.05(V)); Small, Medium, and Large Wind Energy Turbines (See Section 6.24); Ground-Mounted Solar Energy Collector (See Section 6.26); Commercial Solar Energy System (See Section 6.26).</p>

ANALYSIS BY: Stanford	DATE: July 1, 2022	CASE NUMBER: Z-31-22	PAGE: 2
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Minimum Lot Area: 20 Acres (farm), 2 Acres (non-farm)	Minimum Lot Area: 1 Acre
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TOWNSHIP PLANNING COMMISSION RECOMMENDATION AND PUBLIC COMMENTS:	ESSENTIAL FACILITIES AND ACCESS:
The Conway Township Planning Commission recommended APPROVAL of this Conditional Rezoning "...pending approval tied to conditions with additional information to be provided" at its May 9, 2022 Public Hearing.	Water: The site will be serviced by private well Sewer: The site will be serviced by private septic Access: Access to subject site via Fowlerville Road

EXISTING LAND USE, ZONING AND MASTER PLAN DESIGNATION:				
	Land Use:	Zoning:	Master Plan:	
	Subject Site:	Active Agriculture	AR-Agricultural Residential	Agricultural Residential
	To the North:	Active Agriculture	AR-Agricultural Residential	Agricultural Residential
	To the East:	Active Agricultural	AR-Agricultural Residential	Agricultural Residential
	To the South:	Single Family Residential	AR-Agricultural Residential	Agricultural Residential
	To the West:	Active Agricultural	AR-Agricultural Residential	Agricultural Residential

ENVIRONMENTAL CONDITIONS:	
Soils / Topography:	Spinks-Oakville loamy sands and Miami Loam soils, (2 to 6 percent slopes) are the predominant soils on subject site. These soil types are well drained and have good stability for building and development purposes.
Wetlands:	The National Wetlands Inventory (NWI) indicates there are no wetlands on the subject site
Vegetation:	The proposed subject site consists of open space characteristic of active farm fields .
County Priority Natural Areas:	According to the map "Livingston County's High-Quality Natural Areas" (2021), there are no High-Quality Natural Areas on the subject site.

TOWNSHIP MASTER PLAN DESIGNATION:
<p>The Future Land Use plan and map of Conway Township (2018) designates the site as <i>Agricultural Residential</i>. The Township Master Plan further describes theses area in the following manner (p.37).</p> <p>Agricultural Residential</p> <p><i>The Agricultural Residential land use category provides opportunities for low-density suburban style housing while preserving and supporting agricultural uses. District developments promote the preservation of Conway Township land area through low-density cluster development of housing and careful consideration of existing land uses and community input. Wherever, possible, residential land uses are extended along paved roadways to provide better access for higher density uses.</i></p> <p><i>The residential component of this land use category recognizes existing subdivisions and makes provisions for new residential areas on large lots. Average development densities within the residential areas are planned for one dwelling unit per two acres except for subdivisions. Anticipated average development for subdivisions, whether in 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 in order 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 paved County Primary Roads through special land use approval.</i></p> <p><i>As the largest land use in Conway Township, farming activities are the predominant activity within this classification, although single-family detached dwelling units are allowed. This land use is characterized by large lots, very low residential density and agricultural business activities. This category intends to preserve prime farmland properties and should be protected from residential development when possible. The land within this area is well suited for growing crops due to soil type and terrain, which are unique natural resources of the township. New residential properties are highly encouraged to be contained in cluster development to preserve land area.</i></p> <p><i>Some non-agricultural uses may be of no harm to, or enhance the character of the farming area. Uses related to farming or the Planning Commission should allow agricultural production through special land use approval. For example, farm product processing, storage and distribution; the sale and service of products and equipment used in farming; farm related enterprises such as roadside produce markets, farm-craft stores; and sale of horticultural products and services.</i></p>

These uses should be evaluated for their unique impacts on surrounding agricultural lands with particular reference to the amount and quality of land to be taken out of production, and the way the sites are developed and accessed to minimize conflicts with adjacent agricultural uses.

The plan recommends that subdivisions in agricultural areas be subject to special land use approval by the Planning Commission to ensure better control over timing, size and location of projects. It is expected that subdivisions in the areas will develop in a logical pattern extending out from the residential areas so that subdivision developments do not "leapfrog" into areas and result in premature loss of farmland.

In order to further protect agricultural resources in Conway Township, properties within the Agriculture land use may be enrolled in the P.A. 116 Farmland and Open Space Protection Program. The availability of a Purchase of Development Rights (PDR) program is a critical component of agricultural land uses. PDRs allow landowners to sell development rights for the farm parcel to a governmental or not-for-profit entity in exchange for placement of an easement on the land which prohibits future non-agricultural development of the property. This agreement allows the farmer to receive the value of their property without allowing development.

COUNTY COMPREHENSIVE PLAN:

The 2018 Livingston County Master Plan does not direct future land use patterns, or development within Livingston County. Alternatively, it offers a county-wide land use perspective when reviewing potential rezoning amendments. The Land Use & Growth Management chapter of the plan includes decision-making recommendations regarding potential land use conflicts and promoting good land governance.

Based on these strategies, the consistency of rezoning from an AR-Agricultural Residential zoning district to a C-Commercial zoning district, in a location where the subject property is entirely surrounded to an already established agricultural/residential land use character in all directions appears to be in conflict with the goals and objectives of the township Master Plan.

COUNTY PLANNING STAFF COMMENTS:

CASE BACKGROUND:

The subject site is approximately 5.01 acres located on the west side of Fowlerville Road, north of Mohrle Road. Existing parcel #01-10-300-002 was split sometime after 3/16/2022 (Refer to assessor note in case file). Result of smaller split parcel (new parcel #01-10-300-020-Parcel A on survey) to be rezoned via this proposed Conditional Rezoning request by the petitioner. Request is to change zoning from current AR-Agricultural Residential to requested C-Commercial. According to the Planning Commission minutes of May 9, 2022, along with the supplied Statement of Conditions by the petitioner, the petitioner intends to develop the subject site as a fuel, service station for agricultural/farming equipment, with a small convenience store.

Access to the subject property is provided by Fowlerville Road, a paved public road. Public water and sewer are not present in the township and development of the property can be expected to utilize on an on-site septic system and private well. The parcel is vacant except for a small barn.

TOWNSHIP MASTER PLAN:

Key policies of the Township's Master Plan Commercial Chapter related to this conditional rezoning request are:

Commercial Goals and Objectives (p. 29):

Goal : Limit new commercial development to serve the needs of the local population while preserving sensitive natural resources and water supplies.

Objectives:

1. Encourage commercial endeavors that serve daily, local requirements, rather than having a regional focus.
2. Plan commercial development only in concentrated areas within the township and avoid strip commercial development.
3. Locate commercial development with direct access to paved roads, and at intersections with regional connections.
4. Provide specific locations on Fowlerville Road as primary commercial nodes to serve the township and more regional market.
5. Apply extensive buffers and strictly enforce landscaping regulations to ensure appropriate screening and avoid negative impacts to adjacent parcels and uses.

STAFF COMMENT: While this conditional rezoning does not comply with the Master Plan as far as the proposed geographic location for future commercial development (according to the township's Future Land Use chapter), however, from the Statement of Conditions provided by the applicant, it appears that it does somewhat comply with the township's goals and objectives for commercial development.

From the Statement of Conditions it appears that the rezoning somewhat complies with all five (5) Future Land Use Commercial Development objectives in that, the business is intended to be a small-scale local market which serves the local community only and does not have a regional focus (Objective #1), it is not part of a larger strip commercial development in any form (objective #2), it is located on Fowlerville Road, which is a paved road, and near the intersection of Mohrle Road (objective #3 and #4), and hopefully through a careful site plan development process with the township to ensure proper screening and buffers to avoid negative impacts with the single family residential use to the south, will comply with Objective #5.

It's also important to note that while it is the perfectly within the rights offered by the Michigan Zoning Enabling Act, 2006 PA 110, MCL 125.3405 to the petitioner to offer specific conditions in seeking a rezoning, it is also within the rights of the Township to not be encumbered by accepting the conditions offered by the petitioner, nor the rezoning request in whole.

Future Land Use: Commercial (p. 40)

STAFF COMMENT: The Conway Township Master Plan identifies two specific locations for future planned commercial development. The Plan describes the future plan for commercial development in the following way:

Two commercial areas or commercial nodes are planned for the township's future commercial development. These commercial nodes are located on the southeast and southwest corners of Fowlerville and Lovejoy Roads, as well as at the intersection of Fowlerville and Sherwood Roads. Fowlerville Road is a paved, north-south road that bisects Conway Township. Fowlerville Road receives more traffic than any road in the township. Fowlerville Road provides vehicular access to interchanges with Interstate 96 to the south and Interstate 69 to the north in Shiawassee County. Commercial nodes are located at intersections of heavily traveled roads to provide additional market support and to concentrate commercial uses in the township. Conway Township has a screening ordinance in effect for commercial areas.

FOWLERVILLE ROAD & LOVEJOY ROAD (NOTE: North of subject site)

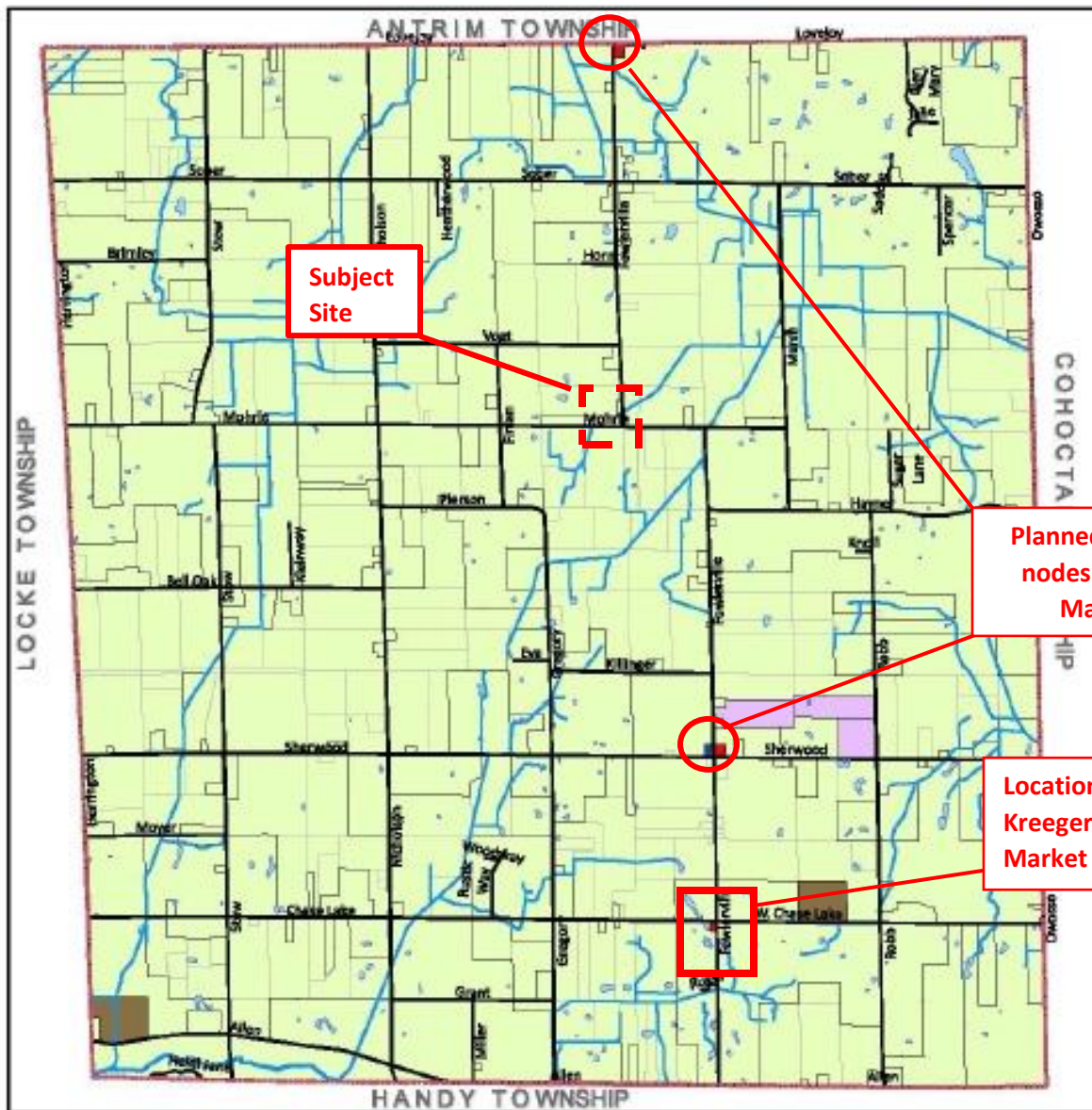
The southeast and southwest corners of Fowlerville Road and Lovejoy Road comprise the northern commercial nodes. This intersection is located roughly halfway between Interstate 96 and Interstate 69. The northeast and northwest corners of this intersection are located in Antrim Township, Shiawassee County.

FOWLERVILLE ROAD & SHERWOOD ROAD (NOTE: South of subject site)

The Fowlerville Road and Sherwood Road intersection is planned as one of two commercial development nodes. Township Hall is also located at this intersection. Sherwood Road, although only partially paved, provides vehicular traffic within the township with a direct west route toward East Lansing. Planning commercial development for these nodes will provide ample opportunity for uses limited to local convenience to locate within the township. Local convenience uses will provide goods and services to township residents, and will eliminate a need for strip commercial development along Fowlerville Road. High quality site design standards and regulations will be necessary to ensure quality development within the Commercial District.

STAFF COMMENT: The township's Future Land Use map on the following page identifies the above locations and their proximity to the proposed subject site.

Map 6: Conway Township Future Land Use Map



- County Road
- River/Stream
- Waterbody
- Agricultural/Residential
- Manufactured Home Community ≥ 50 Acres
- Commercial
- Industrial
- Township Hall

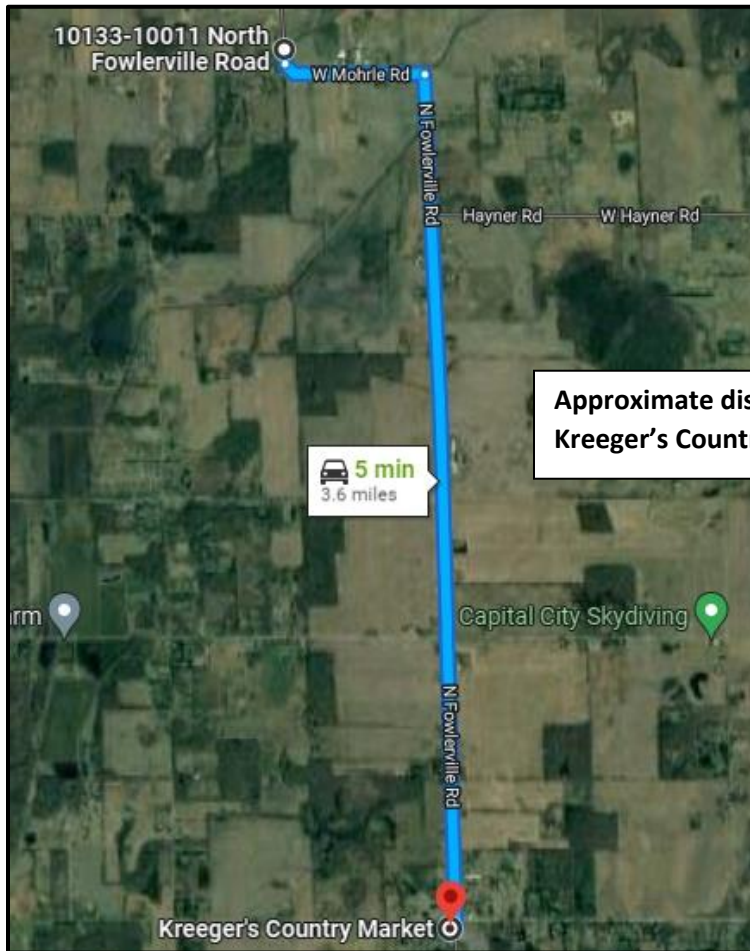
FUTURE LAND USE

Conway Township, Livingston County

0 0.5 1 Miles

Carlisle/Wortman Associates
January 31, 2018





Approximate distance to current existing
Kreeger's Country Market

STAFF COMMENT: *As the map above indicates, currently there is a commercial/retail store, named Kreeger's County Market, located at 6995 N Fowlerville Rd, approximately 4 miles to the south of the subject site. According to the business' website description on Google, this market is a country convenience store with to-go food, quick snacks, alcohol, cigarettes and lotto. Store sells locally raised meat, produce, flowers and products. It is unclear as to whether this use is operating as a legal conforming or non-conforming use under the current township zoning ordinance, but it is located outside of the township's officially designated locations for commercial development according to its future land use plan/map.*

It is also not clear from the information provided by the township's legal counsel for this case that the commercial / retail store proposed for the subject site would be the same or different than this existing business, however, County Planning Staff does acknowledge that the applicant has stated in the Statement of Conditions that gasoline service will be one of the items that could be offered by the proposed new use, a use which appears is not available at the existing Kreeger's location.

TOWNSHIP ZONING ORDINANCE:

Key policies of the Township's Zoning Ordinance Commercial and Conditional Rezoning Regulations related to this rezoning request

ARTICLE 10. C COMMERCIAL DISTRICT

Section 10.01 Intent

The C Commercial District is established to accommodate limited commercial development to serve the requirements of the community. All commercial uses shall be designed in a way that avoids negatively impacting adjacent uses. This district is intended for the formation of a cluster of commercial uses rather than an undesirable strip commercial pattern of development.

STAFF COMMENT: *It appears that the intent and Statement of Conditions of this conditional rezoning by the applicant will result in a single entity, small-scale convenience store operation, rather than a strip commercial pattern of development.*

TOWNSHIP CONDITIONAL REZONING REGULATIONS:

STAFF COMMENT: Section 4.09 of the Conway Township Zoning Ordinance details standards for a conditional rezoning. These criteria are provided below for County Planning Commission general information.

ARTICLE 4. AMENDMENTS**Section 4.09 Conditional Rezoning.****A. Intent.**

It is recognized that there are certain instances where it would be in the best interests of Conway Township, as well as advantageous to property owners seeking a change in zoning boundaries, if certain conditions could be proposed by property owners as part of a request for a rezoning. It is the intent of this Section to provide a process consistent with the provisions of Section 405 of the MZEA (MCL 125.3405), by which an owner seeking a rezoning may voluntarily propose conditions regarding the use and/or development of land as part of the rezoning request.

B. Application and Offer of Conditions.

1. An owner of land may voluntarily offer in writing conditions relating to the use and/or development of land for which a rezoning is requested. This offer may be made either at the time the application for rezoning is filed or may be made at a later time during the rezoning process.
2. The required application and process for considering a rezoning request with conditions shall be the same as that for considering rezoning requests made without any offer of conditions, except as modified by the requirements of this Section.
3. The owner's offer of conditions may not purport to authorize uses or developments not permitted in the requested new zoning district.
4. Any use or development proposed as part of an offer of conditions that would require a special land use permit under the terms of this ordinance may only be commenced if a special land use permit for such use or development is ultimately granted in accordance with the provisions of this ordinance.
5. Any use or development proposed as part of an offer of conditions that would require a variance under the terms of this ordinance may only be commenced if a variance for such use or development is ultimately granted by the Zoning Board of Appeals in accordance with the provisions of this ordinance.
6. Any use or development proposed as part of an offer of conditions that would require site plan approval under the terms of this ordinance may only be commenced if site plan approval for such use or development is ultimately granted in accordance with the provisions of this ordinance.
7. The offer of conditions may be amended during the process of rezoning consideration provided that any amended or additional conditions are entered voluntarily by the owner. An owner may withdraw all or part of its offer of conditions any time prior to final rezoning action of the Township Board provided that, if such withdrawal occurs subsequent to the Planning Commission's public hearing on the original rezoning request, then the rezoning application shall be referred to the Planning Commission for a new public hearing with appropriate notice and a new recommendation.

C. Planning Commission Review.

The Planning Commission, after public hearing and consideration of the factors for rezoning set forth in Section 4.06 of this ordinance, may recommend approval, approval with recommended changes or denial of the rezoning; provided, however, that any recommended changes to the offer of conditions are acceptable to and thereafter offered by the owner.

E. Approval.**2. The Statement of Conditions shall:**

- (a) be in a form recordable with the Livingston County Register of Deeds or, in the alternative, be accompanied by a recordable Affidavit or Memorandum prepared and signed by the owner giving notice of the Statement of Conditions in a manner acceptable to the Township Board;
- (b) contain a legal description of the land to which it pertains;
- (c) contain a statement acknowledging that the Statement of Conditions runs with the land and is binding upon successor owners of the land;

(d) incorporate by attachment or reference any diagram, plans or other documents submitted or approved by the owner that are necessary to illustrate the implementation of the Statement of Conditions (if any such documents are incorporated by reference, the reference shall specify where the document may be examined);

(e) contain a statement acknowledging that the Statement of Conditions or an Affidavit or Memorandum giving notice thereof may be recorded with the Livingston County Register of Deeds; and

(f) contain the notarized signatures of all of the owners of the subject land preceded by a statement attesting to the fact that they voluntarily offer and consent to the provisions contained within the Statement of Conditions.

STAFF COMMENT: From all indications, it appears from the materials supplied by Township legal counsel for this conditional rezoning that all items under this regulation have been satisfied.

TOWNSHIP GENERAL REZONING CRITERIA:

As with any rezoning request, the Planning Commission shall take into consideration the criteria for amendment of the official Zoning Map as detailed in Section 4.06 of the Zoning Ordinance when considering the request. Although the applicant has not offered a specific proposed use, based on the request to rezone the property to the Commercial district, we offer the following review comments against the criteria:

ARTICLE 4. AMENDMENTS

Section 4.06 Criteria for Amendment of the Official Zoning Map

In reviewing a petition for an amendment to the official zoning map, the Planning Commission and Township Board shall consider the following criteria in making its findings, recommendations and decision.

Criteria	Township Planner's Finding (Review dated May 3, 2022)	County Planning Staff Comments
Whether or not the proposed zoning change is justified by a change in conditions since the original ordinance was adopted or by an error in the original ordinance.	<i>It does not appear there has been a change in conditions since the ordinance was last adopted and last amended (March 2020) or that there was an error in the original ordinance.</i>	<u>Staff concurs with the Township Planner's comments regarding this criterion.</u>
The precedents and the possible effect of such precedents, which might result from approval or denial of the petition.	<i>The rezoning request is not consistent with the Future Land Use designation for the property. Rezoning a property to a district not aligned with the Future Land Use map in the Master Plan may set a precedent for any property to be applied for to be rezoned, regardless of the determined Future Land Use.</i>	<u>Staff concurs with the Township Planner's comments regarding this criterion.</u>
The capacity of Conway Township or other government agencies to provide any services, facilities, or programs that might be required if the petition were approved.	<i>Additional governmental services or facilities may be needed for a commercial use more than an agricultural or residential use. This may be clearer if the applicant provides information on the specific intended use.</i>	<u>Staff would concur in general with the Township Planner's comments that logically, due to the higher intensity use created by a commercial use as opposed to an ag or residential use, additional governmental services or facilities may be needed for a commercial use more than an agricultural or residential use.</u>
Effect of approval of the petition on the condition and value of property in Conway Township or in adjacent communities.	<i>It is not possible to satisfy this standard at this time without specific property use information.</i>	<u>Staff concurs in general with the Township Planner's comments regarding this criterion as this is largely unknown at this time.</u>

Criteria	Township Planner's Finding (Review dated May 3, 2022)	County Planning Staff Comments
<p>Compatibility of the site's physical, geological, and hydrological and other environmental features with the host of uses permitted in the proposed zoning district.</p>	<p>The host of uses in the proposed Commercial zoning district may not be compatible with the property's features. The Commercial Goal detailed in the Master Plan is to limit commercial development to serve needs while preserving natural resources. There are specific areas identified in the Master Plan for this commercial development to expand where it is compatible with existing conditions. This property is not within one of those areas.</p>	<p><u>While there are specific areas identified in the Master Plan for this type of commercial development to expand where it may possibly be more compatible with existing conditions, Staff is unaware of any existing physical, geological, hydrological or other environmental features on the proposed site that limit this site considerably and which would make it any more or less compatible with existing conditions, as compared to those sites identified in the township's Master Plan specifically designated for future commercial development.</u></p>
<p>The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, density, nature of use, traffic impacts, aesthetics and infrastructure.</p>	<p>A number of potential uses allowed in the proposed commercial district are not compatible with the agricultural and residential nature of the surrounding area. The intent of the current zoning district, Agricultural Residential, is to preserve and protect lands that are best suited for agricultural uses and designated land for residential use that does not alter the agricultural character of the district. It is likely that uses permitted in the commercial district would create greater traffic impacts than the existing Agricultural Residential district, may require additional infrastructure or services, and would likely not be consistent with aesthetics and nature of uses in the area.</p>	<p><u>Staff concurs in general with the Township Planner's comments regarding this criterion, however, in order lessen the level of conflict of the proposed use on adjacent and the entire immediately surrounding agricultural/residential character of the area, and to ensure the highest extent of compatibility possible, the Township Planning Commission through guidance via its consultants will need to undertake a very careful and diligent site plan review process.</u></p>
<p>Relationship of the petition to the adopted Conway Township Comprehensive Plan.</p>	<p>The proposed rezoning is not consistent with the Conway Township Master Plan. The Master Plan details commercial goals and objectives that specifically state that commercial development should be in concentrated areas in the Township and be limited to two specifically identified commercial nodes. These nodes are located at the corners at Fowlerville Road & Lovejoy Road and Fowlerville Road & Sherwood Road. This property is not within one of these nodes and is identified as Agricultural/Residential in the Future Land Use Map. The intent of the Agricultural/Residential designation is focused on farming/agricultural activity and very low density residential, with which a commercial use would be inconsistent.</p>	<p><u>Staff concurs in general with the Township Planner's comments regarding this criterion, however, the location of the subject parcel is not that too far distant from the areas identified for commercial development in the Township Master Plan to seriously consider it spot zoning. It is located on the same road identified in the Plan for future commercial development and near a fairly utilized intersection (Mohrle Road). Refer further to Staff Comments related to the Master Plan's Commercial Goal and Objectives on pp. 3-4 of this review.</u></p>

Criteria	Township Planner's Finding (Review dated May 3, 2022)	County Planning Staff Comments
<i>Where a rezoning is reasonable given the above criteria, a determination that the requested zoning district is more appropriate than another district or amending the list of permitted or special uses within a district.</i>	<i>The requested district is not more appropriate than the current zoning designation.</i>	<u>Staff concurs with the Township Planner's comments regarding this criterion.</u>

VOLUNTARY CONDITIONS OFFERED BY THE APPLICANT (Conway Land Company, LLC aka "CLC"):

STAFF COMMENT: The following are the final voluntary conditions as offered by the applicant, according to the Statement of Conditions submitted by Conway Land Company, LLC (As drafted by Roger L. Myers, Esq., Myers & Myers, PLLC, 915 N. Michigan Ave., Howell, MI 48843)

1. The CLC Parcel shall not be used as an airport, heliport or related uses as referenced in section 6.23 of the Township's zoning ordinance.
2. The CLC Parcel shall not be used for public buildings.
3. The CLC Parcel shall not be used for adult regulated uses.
4. The CLC Parcel shall not be used for small, medium, or large wind energy turbines.
5. The CLC Parcel shall not be used for self-storage facilities or contractor's yard.
6. The CLC Parcel shall be used to create a commercial retail space that offers:
 - a. Agricultural supplies;
 - b. Fuel for agricultural use and non-agricultural use;
 - c. Lawn and garden supplies and equipment;
 - d. Convenience store products;
 - e. Pet supplies;
 - f. Alcohol;
 - g. Locally raised and sourced products (vegetables, honey, flowers etc.).
7. Owner shall substantially complete all improvements contemplated in the proposed use of the CLC Parcel sufficient to secure a certificate of occupancy within 18 months of the approval of the final site plan by the Township.
8. In the event of a conflict between the provisions of any Conway Township ordinance and the terms set forth herein, the terms of this agreement shall prevail.
9. All of the conditions enumerated herein shall be binding upon and inure to the benefit of the Owner and its successors and assigns.
10. All of the conditions enumerated herein shall run with the land and be applicable to the CLC Parcel and any subsequent divisions, subdivisions or condominium projects established on the property or any part thereof.
11. The Owner agrees that this Statement of Conditions may be recorded with the Livingston County Register of Deeds upon approval by the Conway Township Board.

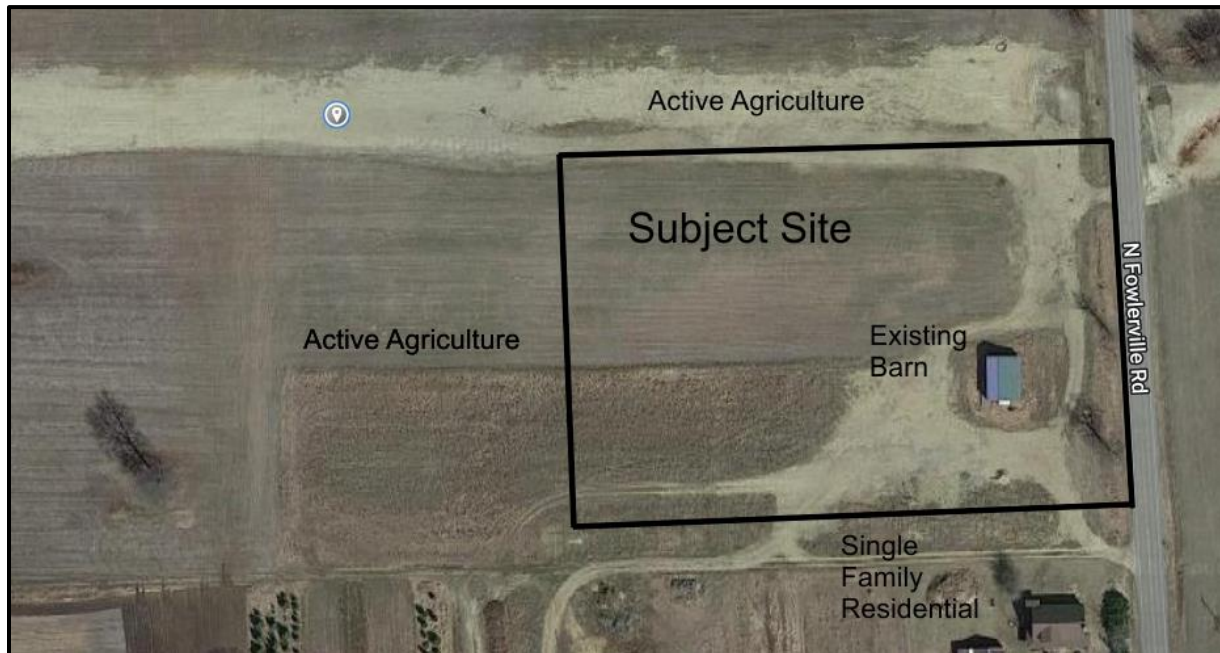
COUNTY PLANNING STAFF RECOMMENDATION:

APPROVAL WITH CONDITIONS.

On the face of it, the proposed rezoning is inconsistent with the Township Master Plan. However, the applicant has volunteered a set of conditions that provide more details for the township to consider and a clearer picture as to the actual intended use as a result of the rezoning being approved. However, it will be imperative that a careful and thorough site plan approval process will need to take place if the township chooses to approve of the rezoning and its conditions, in order to ensure the level of negative impacts of the proposed use are kept to the absolute minimum and compatibility of the site with surrounding properties is achieved to the best extent possible.

Recommendation: Approval with Conditions. Conditions being that the township and applicant mutually agree with the Statement of Conditions as required by Section 4.09 of the Township Zoning Ordinance.

EXISTING LAND USE MAP:



FUTURE LAND USE MAP:



SURROUNDING ZONING MAP:**TOWNSHIP ZONING MAP:**

**Subject
Site**

Zoning Districts

- AR - Agricultural/ Residential
- C - Commercial
- I - Industrial
- R - Residential

SITE PHOTOS:



Subject Site



View Looking North from Site



View Looking South from Site

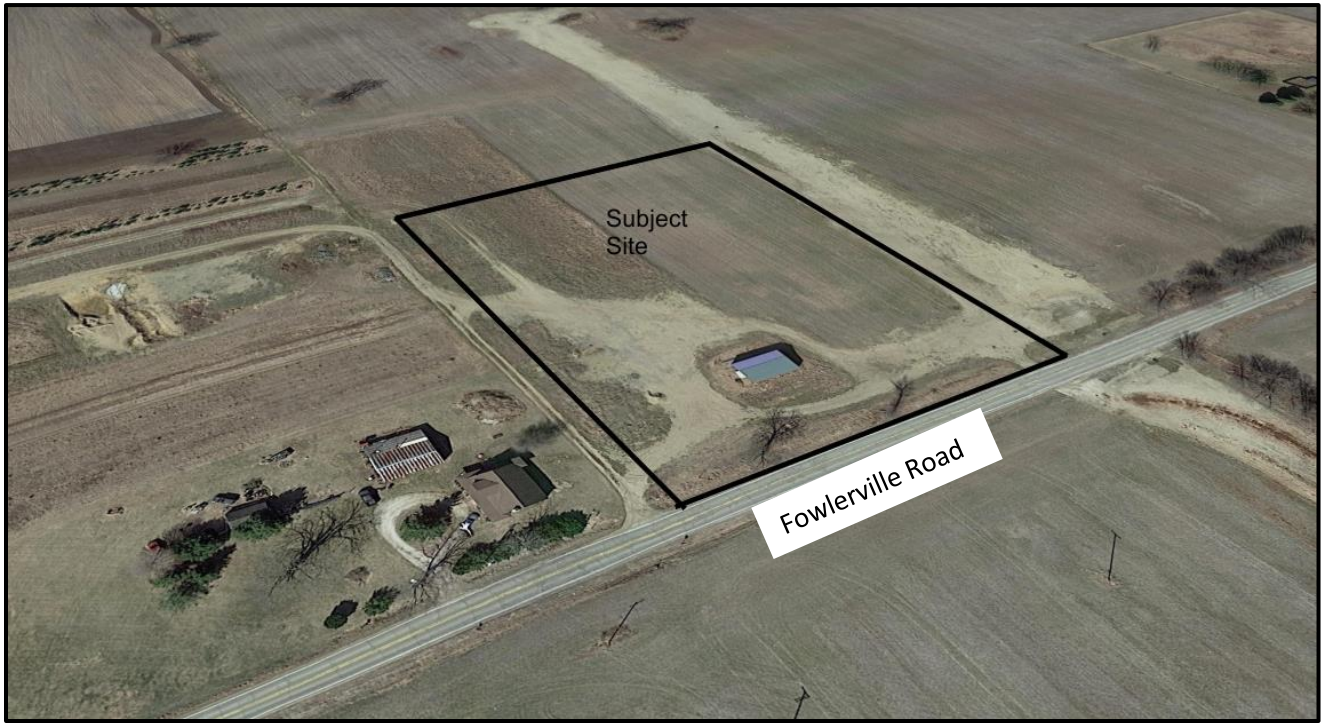


View Looking East



View Looking West from Site

AERIAL PHOTO:



July 28, 2022

Planning Commission
Conway Township
8015 N Fowlerville Road
Fowlerville, MI 48836

Attention: Meghan Swain-Kuch, Planning Commission Chair

Subject: Solar Ordinance Updated Draft

Dear Commissioners:

As you know, we have been collectively working on a Solar Ordinance update over the past several months. As we get closer to a complete draft, we wanted to highlight a few outstanding discussion topics and things to consider with the most recent draft. These are detailed below:

- **Setback from wetlands** (Section 6.26.D.10). The setback requirement in the current draft is 200 feet from the boundary of any lake, drain, wetland or other surface water body. Atwell's letter indicated that this requirement may be burdensome and suggested alternatives. If the Township feels this setback requirement is unreasonable, an alternative standard could be considered; for example, the Planning Commission could reduce this setback if an applicant provides data that there will not be negative impacts on natural features, drainage patterns, etc. This is a topic for Planning Commission discussion.
- **Wildlife Corridors** (Section 6.26.D.15). There was discussion at the last meeting about revising this standard after discussion with the Atwell representative. We have included in red bold text some alternative language for your consideration. This alternative text would still require that some form of wildlife corridor is provided within the project, but allows for flexibility to be site-specific, as there may be natural pathways that would allow for the intended wildlife access. Applicants would be required to show that corridors are provided and allow for wildlife movement, but do not have to follow a rigid 1,000-foot fence break. This is a topic for Planning Commission discussion.
- **Decommissioning** (Section 6.26.D.20). There has been some discussion at the last couple meetings about the means for ensuring that financial guarantees are provided and are evaluated to ensure they reflect current conditions.
 - Currently, the draft requires that a financial security guarantee be provided and can be in the form of a cash bond, irrevocable bank letter of credit, or performance bond in a form approved by the Township. This can be made more specific if the Township has a preference for the form that this financial guarantee takes. This is a topic for Planning Commission discussion.

- The draft currently requires that the estimated decommissioning amount be reviewed and approved by the Township Board every three years, based on updated estimates provided by the applicant. There was discussion at the last meeting about making this an annual review. The current standard for municipalities and recommended standard by best practice guidance is that this review take place every 3 to 5 years. We would recommend that the Township follow the best practice standard and keep this at every three years.
- **Site Plan Requirements** (Section 6.26.D.27). Atwell's comments on the current draft suggested removing the requirement that plans for grading and drainage management be included with conceptual plan submittal, as these plans typically require extensive civil engineering. However, we know that drainage is a main concern for these projects. The Township could consider an alternative requirement with the conceptual site plan that still shows the general plan for grading and drainage, but does not require that full civil engineering drawings be completed at that time. This is a topic for Planning Commission discussion.
- **Battery Storage.** Battery storage was discussed at the last meeting. As noted, storage is rapidly becoming part of many large-scale solar developments based on changing conditions (i.e. declining cost). We are still researching the topic and most appropriate way to address this, as the best practice guidance on battery storage is fairly minimal. We will continue to work on providing draft language to address this.
- **Substations.** There was discussion at the last meeting about electrical substations and how those would be addressed/reviewed. Currently, the Conway Township Zoning Ordinance considers electrical substations as "Essential Public Services," as noted in the definition. This is standard in communities. Essential Public Services are currently a Special Land Use in the AG District. If a substation were to be applied for, it would be considered a standalone use and follow the appropriate process for a Special Land Use.

Other items to review while reviewing the most recent draft:

- **Landscaping/Screening** (Section 6.26.D.16). We are working on providing a diagram to show the landscape buffer pattern as discussed and should have that available at the meeting.
- **Additional approvals and agency reviews** (Section 6.26.D.23). Additional agencies have been added to this list, as discussed at the last meeting.
- **Site Plan Requirements** (Section 6.26.D.27). To address a comment from Atwell about clarity on when the special land use permit would be applied for (with conceptual plan submittal or formal site plan submittal), we have added some language to clarify that special land use would be applied for with the formal site plan application.

We are looking forward to discussing further at the August 8, 2022 Planning Commission meeting. If you have any further questions, please don't hesitate to contact us at 810-335-3800.

Sincerely,

CIB PLANNING



Hannah Smith
Planner II

Definitions

Solar Energy Collector: A panel or panels, and other devices or equipment, or any combination thereof, that collect, store, distribute and/or transform solar, radiant energy into electrical, thermal or chemical energy for the purpose of generating electric power or other form of generated energy for use in or associated with a principal land use on the parcel of land on which the solar energy collector is located and, if permitted, for the sale and distribution of excess available electricity to an authorized public utility for distribution to other lands.

1. **Building-Mounted Solar Energy Collector:** A solar energy collector attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a building.
2. **Ground-Mounted Solar Energy Collector:** A solar energy collector that is not attached to and is separate from any building on the parcel of land on which the solar energy collector is located.
3. **Utility-Scale Solar Energy System:** A large-scale facility of solar energy collectors with the primary purpose of wholesale or retail sales of generated electricity.
4. **Accessory Solar Energy System:** A small-scale solar energy system with the primary purpose of generating electricity for the principal use on the site.

Solar Array: A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

Dual Use: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

1. **Pollinator Habitat:** A site designed to have vegetation that will enhance pollinator populations, including a diversity of flowering plants and a percentage of wildflowers.
2. **Conservation Cover:** A site designed with practices to restore native plants, grasses, and prairie with the aim of protection specific species or providing specific ecosystem services, such as carbon sequestration or soil health.
3. **Forage/Grazing:** Sites that incorporate rotational livestock grazing and forage production as part of a vegetative maintenance plan.
4. **Agrivoltaics:** Sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.

Maximum Tilt: The maximum angle of a solar array (i.e. most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimal angle of a solar array (i.e. most horizontal position) for capturing solar radiation as compared to the horizon line.

Participating Property: One or more properties under a signed lease or easement for development of a utility-scale solar energy system associated with a project.

Non-Participating Property: One or more properties for which there is not a signed lease or easement for development of a utility-scale solar energy system associated with a project.

Section 6.26 Solar Energy Collectors

A. Purpose and Intent.

Conway Township promotes the effective and efficient use of solar energy collection systems. It is the intent of the Township to permit these systems by regulating the siting, design, and installation of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of solar energy collectors. Accessory and utility-scale solar energy collectors, as defined in this Ordinance, shall comply with the provisions of this Section.

B. Criteria For the Use of All Solar Energy Equipment.

1. Solar energy equipment shall be located to minimize visual impacts from the public right-of-way.
2. Solar energy equipment shall be repaired, removed, or replaced within twelve (12) months of no longer being operational.
3. All solar energy equipment must conform to all County, State, and Federal regulations and safety requirements as well as applicable industry standards.

C. Accessory Solar Energy Systems. Accessory solar energy systems, as defined in Article 2 Definitions, include building-mounted systems and ground-mounted systems with the primary purpose of generating electricity for the principle use on the site. Accessory solar energy systems are a permitted accessory use in all zoning districts, subject to administrative review and approval.

1. **Application to Zoning Administrator.** An applicant who seeks to install an accessory solar energy system shall submit an application to the Zoning Administrator upon forms furnished and approved by the Conway Township Board of Trustees.
2. **Application Criteria.** The application must be approved in writing by the Zoning Administrator. The application shall include the following:
 - a. Photographs of the property's existing conditions.
 - b. Renderings or catalogue cuts of the proposed solar energy equipment.
 - c. Certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency acceptable to Township.
 - d. Plot plan to indicate where the solar energy equipment is to

Commented [AC1]: Building-mounted solar energy collectors are listed as a permitted and ground-mounted solar energy collectors are allowed as special land use in the R, AR, C, and I districts. **WILL NEED TO BE UPDATED AFTER FINAL DRAFT

Commented [HS2R1]: Will need to update accordingly

be installed on the property.

- e. Description of the screening to be provided for ground mounted solar energy equipment.
- f. In addition to the criteria contained in this subsection, applicants seeking approval of a ground-mounted solar energy collector system that is accessory to a residence and does not exceed 250 square feet, must also demonstrate that it meets all requirements of subsection (5).

3. **Exclusions from Administrative Review.**

- a. The installation of one (1) solar panel with a total area of less than eight (8) square feet.
- b. Repair and replacement of existing solar energy equipment, provided that there is no expansion of the size or coverage area of the solar energy equipment.

4. **Building-Mounted Solar Energy Collector Requirements.** A building-mounted solar energy collector shall be a permitted accessory use in all zoning districts, subject to the following requirements:

- a. Administrative review as set forth in subsection (1) above is required of all building-mounted solar energy collectors permitted as an accessory use, subject to the exclusions in subsection (3).
- b. Solar energy collectors that are mounted on the roof of a building shall not project more than five (5) feet above the highest point of the roof but, in any event, and shall not exceed the maximum building height limitation for the zoning district in which it is located, and shall not project beyond the eaves of the roof.
- c. Solar energy collectors mounted on the roof of a building shall be only of such weight as can safely be supported by the roof. Proof thereof, in the form of certification by a professional engineer or other qualified person, shall be submitted to the Zoning Administrator prior to installation; such certification shall be subject to the Zoning Administrator's approval.
- d. Solar energy collectors that are roof-mounted, wall-mounted or are otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the Zoning

Administrator prior to installation; such proof shall be subject to the Zoning Administrator's approval.

- e. Solar energy collectors that are wall-mounted shall not exceed the height of the building wall to which they are attached.
- f. Solar energy collectors shall not be mounted on a building wall that is parallel to an adjacent public right-of-way.
- g. The exterior surfaces of solar energy collectors that are mounted on the roof or on a wall of a building, or are otherwise attached to a building or structure, shall be generally neutral in color and substantially non-reflective of light.
- h. Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the Zoning Administrator prior to installation. The Zoning Administrator may inspect the completed installation to verify compliance with the manufacturer's directions.
- i. Solar energy collectors, and the installation and use thereof, shall comply with the County construction code and the electrical code.
- j. A building-mounted solar energy collector installed on a nonconforming building, structure, or use shall not be considered an expansion of the nonconformity, but shall be required to meet all height and placement requirements.

5. **Ground-Mounted Accessory Solar Energy Collector Requirements.** Ground-mounted solar energy collector systems which are accessory to a principal use shall be a permitted accessory use in all zoning districts, subject to the following requirements:

- a. Accessory ground-mounted solar energy collectors shall be located only as follows:
 - They shall be located in the rear yard or the side yard, but not in the required rear yard setback or in the required side yard setback unless permitted by the Planning Commission.
 - Should extenuating circumstance exist that prevent locating in the rear or side yard, the Planning Commission may approve a front yard location, but, in no event, shall the energy system be located in the required front yard setback.

The applicant shall demonstrate to the Commission that the rear or side yard location is not feasible.

- b. Solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the application and shall be subject to the Zoning Administrator's approval.
- c. Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special land use application. The solar energy collector may be subject to the Zoning Administrator's inspection to determine compliance with the manufacturer's directions.
- d. **Height.** Accessory ground-mounted solar energy collectors shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment, when oriented at maximum tilt.
- e. **Appearance.** The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light.
- f. **Lot Coverage.** The total area of accessory ground-mounted solar energy collectors shall not be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land. For any parcel of land two (2) acres or less, an accessory ground-mounted solar energy collector shall not be deemed an accessory building or structure for purposes of Section 6.06(F).
- g. **Fencing.** Accessory ground-mounted solar energy collectors must be fenced in with at least a six (6) foot fence around the perimeter of the system.
- h. **Nonconformities.** An accessory ground-mounted solar energy collector installed on a nonconforming use or lot shall not be considered an expansion of the nonconformity, however, shall meet placement and height requirements

D. Utility-Scale Solar Energy Systems. Utility-scale solar energy systems, as defined in Article 2 Definitions, are permitted by Special Land Use approval and are subject to site plan and special land use review requirements.

1. **Special Land Use Required.** Special land use approval is

required for a utility-scale solar energy system. Utility-scale solar energy systems are permitted as a special land use in AR Agricultural Residential, C Commercial, and I Industrial districts only.

2. **Height.** Utility-scale solar energy systems shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment, when oriented at maximum tilt. The Planning Commission can permit up to twenty (20) feet in height for utility-scale systems as part of the special land use approval, to allow for grazing or other operations.
3. **Lot Coverage.** The total area of utility-scale solar energy systems shall not be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land.
4. **Installation and safety.** Utility-scale solar energy systems shall be properly installed to ensure safety, and meet the following requirements:
 - a. Solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the special land use application and shall be subject to the Planning Commission's approval.
 - b. Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special land use application. The special land use, if granted, may be subject to the Zoning Administrator's inspection to determine compliance with the manufacturer's directions.
5. **Appearance.** The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light.
6. **Compliance with construction and electrical codes.** Utility-scale solar energy systems, and the installation and use thereof, shall comply with all applicable construction codes and electric codes, including state construction codes and the National Electric Safety Code.
7. **Fencing.** Utility-scale solar energy systems shall be fenced in with at least a seven (7) foot chain link fence or seven (7) foot woven wire fence with wooden or steel posts. Fencing must meet all applicable standards, including National Electrical Code requirements. Barbed wire is prohibited. Fencing is not subject to setback requirements.

8. **Transmission and communication lines.** All power transmission and communication lines between banks of solar panels and to nearby electric substations or interconnections with any buildings or other structures shall be located underground. Exemptions may be granted in instances when soil conditions, shape, topography, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the Planning Commission.
9. **Setbacks.** Minimum setbacks shall be two-hundred (200) feet from any non-participating property with a residence and one hundred twenty-five (125) feet from all other non-participating properties. This shall be measured from the property line of the adjacent property to the closest point of the solar array at minimum tilt or any solar energy system components. A utility-scale solar energy system is not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply.
10. **Setback from wetlands.** Utility-scale solar energy systems shall be at least two hundred (200) feet from the boundary of any lake, drain, wetland or other surface water body.
11. **Sound.** The sound pressure level of a utility-scale solar energy system and all ancillary solar equipment shall not exceed 45 dB(A) at the property line of adjacent properties or the exterior of any habitable structure, whichever is closer. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.
12. **Lighting.** Utility-scale solar energy system lighting shall be limited to inverter and/or substation locations only. Any lighting shall be directed downward and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.
13. **Groundcover.** A utility-scale solar energy system shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. A ground cover vegetation establishment and management plan shall be submitted as part of the site plan.
 - a. Properties bound by a Farmland Development Rights Act (PA 116) Agreement must follow the Michigan Department of Agriculture and Rural Development's Policy for allowing commercial solar panel development on PA 116 lands.
 - b. Ground cover at properties not enrolled in PA 116 shall meet one or more of the following types of Dual Use, as

defined in this Ordinance, to promote ecological benefits:

- Pollinator Habitat
- Conservation Cover
- Forage/Grazing
- Agrivoltaics

14. **Drainage.** Drainage on the site shall be maintained in a manner consistent with, or improved upon, existing natural drainage patterns. Any disturbance to drainage or water management practices must be managed within the property and on-site, in order to not negatively impact surrounding properties as a result of the development. This shall be maintained for the duration of the operation and shall be able to be returned to pre-existing conditions following decommissioning. Any existing drainage tiles that are identified on the property shall be shown on the as-built drawings submitted following construction.

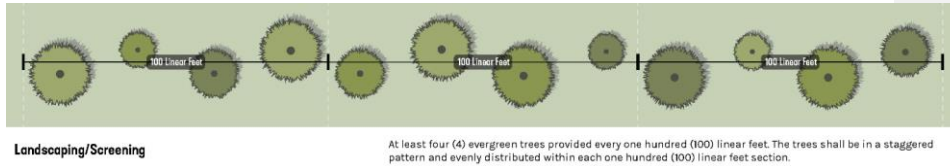
15. **Wildlife Corridors.** Utility-scale solar energy system developments shall have access corridors for wildlife to navigate through the development. Corridors shall be provided with a break in the fencing every one-thousand (1,000) feet and shall be kept open to allow for movement of migratory animals and other wildlife. This may be modified by the Planning Commission as part of the special land use permit based on site-specific considerations.

Alternative Text: Utility-scale solar energy system developments shall have access corridors for wildlife to navigate through the development. Developers should demonstrate within their site plan means for allowing for wildlife corridors throughout the site, which may include natural patterns, breaks in the fencing, and other means for allowing movement of migratory animals and other wildlife.

16. **Landscaping/Screening.** Landscaping shall be provided in accordance with the standards required in Section 6.16 Required Landscaping and Screening, as well as the following additional screening requirements if determined appropriate by the Planning Commission:

- a. At least four (4) evergreen trees provided every one hundred (100) linear feet. The trees shall be in a staggered pattern and evenly distributed within each one hundred (100) linear feet section, as shown in Figure 6.26.1.
- b. Each evergreen tree shall have a minimum mature height of fifteen (15) feet and have a minimum height of seven (7) feet at the time it is planted.
- c. Landscaping shall be installed and inspected following project completion and prior to energy generation within the project.

Figure 6.26.1 Landscaping/Screening~~INSERT DIAGRAM for landscaping buffering.~~



17. **Signage.** Signage shall be permitted in accordance with Article 17. Signage shall be required to identify the owner and provide a 24-hour emergency contact phone number.
18. **Agricultural Protection.** Utility-scale solar energy systems shall be sited to minimize impacts to agricultural production, including the following:
 - a. Systems shall be sited to minimize land disturbance or clearing except for minimally necessary. Topsoil shall be retained on-site.
 - b. Any access drives shall be designed to minimize extent of soil disturbance, water runoff, and soil compaction.
19. **PA 116 Farmland Development Rights Program.** Per the Michigan Department of Agriculture and Rural Development (MDARD), land enrolled in the PA 116 program may be permitted to participate in solar energy development subject to MDARD policy and requirements. Per MDARD standards, this land must be able to be returned to agricultural uses following the end of the solar development agreement or if/when the solar development is decommissioned for any reason.
20. **Decommissioning.** A decommissioning plan is required at the time of application to be reviewed and approved by the Planning Commission.
 - a. The decommissioning plan shall include:
 - The anticipated manner in which the project will be decommissioned, including a description of the process for removal of all structures and foundations, restoration of soil to a depth of four (4) feet and vegetation, and how all above-grade and below-grade improvements will be removed, retained, or restored for viable reuse of the property consistent with the zoning district.
 - The projected decommissioning costs for removal of the system (net of salvage value in current dollars) and site restoration/soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of panels if installed on PA 116 land.

- The method of ensuring that funds will be available for site decommissioning and stabilization. A financial security guarantee in an amount determined by the Township Board, based off of the decommissioning cost estimate provided, is required. This financial security guarantee must be posted at the time of receiving a construction permit for the system. The security shall be in the form of a cash bond, irrevocable bank letter of credit, or performance bond in a form approved by the Township. The estimate shall be prepared by the engineer for the applicant and shall be subject to approval by the Township.

b. A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be reviewed every three (3) years, for the life of the project, and approved by the Conway Township Board. Updated costs estimates based on these conditions shall be provided by the applicant for review.

~~c. A utility-scale solar energy system owner may at any time proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan.~~

~~c. Any proposed amendment to the decommissioning plan with shall be presented to the Planning Commission for approval, and proceed according to the revised plan.~~

21. **Abandonment.** In the event that a utility-scale solar energy system has been abandoned (meaning not having been in operation for a period of one year without a waiver from the Planning Commission), the system shall be removed by the applicant or the property owner and the site shall be stabilized and re-vegetated, in compliance with the approved decommissioning plan. If the abandoned system is not removed or repaired, amongst other available remedies, the Township may pursue legal action against the applicant and property owner to have the system removed and assess its cost to the tax roll of the subject parcel. The applicant and property owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal of the structure. The Township may utilize the benefit of any financial security being held under this Section to offset its cost. As a condition of approval, the applicant and property owner shall give permission to the Township to enter the parcel of land for this purpose.

22. **Annual Reports.** For a utility-scale solar energy system, an annual report shall be submitted to the Planning Commission by a date determined at the time of special land use approval. The annual report shall include an update on electricity generation by the project, as well as document all complaints received regarding the utility-scale solar energy system along with the status of complaint

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resolutions and the actions taken to mitigate the complaints.

23. **Additional approvals and agency reviews.** The following approval and agency reviews shall be required, as applicable:
- a. Local Fire Chief;
 - b. Department of Environment, Great Lakes, and Energy (EGLE);
 - ~~c.~~ Livingston County Drain Commission;
 - ~~d.~~ Livingston County Road Commission;
 - ~~e.~~ Livingston County Environmental Health;
 - ~~f.~~ Federal Aviation Administration (FAA);
 - ~~g.~~ Local Airport Zoning (if applicable);
 - ~~h.~~ Building Department;
 - ~~i.~~ Tax Assessor.
24. **Operations Agreement.** The applicant shall provide the Planning Commission with an operations agreement, which sets forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation. It shall be a condition of approval that the Zoning Administrator shall be notified and provided copies of any changes.
25. **Indemnity/Insurance.** The Township shall be indemnified from all third-party claims for personal or property damage arising from the Developer's negligent and/or intentional acts and/or omissions during construction, maintenance, and decommissioning of the utility-scale solar energy system and shall be listed as an additional insured on applicable insurance policies during the life of the project.
26. **Maintenance and Repair.** Repair, replacement, and maintenance of components is permitted without the need for a new special land use permit. Proposals to change the project footprint of an existing system shall be considered a new application.
27. **Site Plan Requirements.** Utility-scale solar energy systems are subject to submittal of a conceptual layout plan for Planning Commission approval, followed by a formal site plan submission meeting all requirements in Article 14 Site Plan Review. Special Land Use permits shall be applied for at the time of formal site plan submission.
- a. **Conceptual Layout Plan.** For utility-scale solar energy systems, a conceptual layout plan shall be submitted and reviewed prior to submission of a formal site plan. The conceptual site plan shall be reviewed by the Planning

Commission to allow for discussion and feedback. The conceptual plan must be approved by the Planning Commission before a formal site plan submission is made. The following information is required to be shown on a conceptual layout plan:

- General parcel information, as required by Section 14.03(A) General Information, as applicable
- Existing topography of the site shown at two (2) foot contour intervals with existing surface drainage patterns indicated
- Proposed plans for site grading and drainage management
- General landscaping plan, including proposed details for screening
- The proposed location and layout of all solar arrays in the solar energy system
- The proposed location and layout of any ancillary equipment (such as inverters), buildings, access drives, and security fencing
- Location of existing wetlands

b. **Site Plan.** Formal site plan submission for a utility-scale solar energy system must include a detailed site plan including all applicable requirements found in Section 14.03 information required of this Ordinance, except that utility-scale solar energy systems shall be submitted at a scale of 1" = 200 feet, plus the following site plan requirements:

- Location of all arrays, including dimensions and layout of arrays, ancillary structures and equipment, utility connections, dwellings on the property and within one-hundred (150) feet of the property lines, any existing and proposed structures, wiring locations, temporary and permanent access drives, fencing details, wildlife corridors, screening and landscaping detail, and any signage
- Information on where and how the utility-scale solar energy system will connect to the power grid. No utility-scale solar energy system shall be installed until evidence has been given to the Planning Commission that the electric utility company has agreed to allow the applicant to install an interconnected customer-owned generator to the grid or the applicant otherwise has a means for the wholesale or retail sales of generated electricity.
- Plan for land clearing and/or grading required for the installation and operation of the system
- Plan for ground cover establishment and management
- [Anticipated construction schedule](#)
- Sound modeling study including sound isolines extending from the sound source(s) to the property lines
- A decommissioning plan in accordance with 6.26.D(18)
- The location of prime farmland, as defined by the U.S. Department of Agriculture, Natural Resources

Conservation Service – Web Soil Survey

- Additional studies may be required by the Planning Commission if reasonably related to the standards of this Ordinance as applied to the application, including but not limited to:
 - Visual Impact Assessment: A technical analysis by a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.
 - Environmental Analysis: An analysis by a third-party qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, wildlife, endangered and threatened species. If required, the analysis shall identify all appropriate measures to minimize, eliminate or mitigate adverse impacts identified and show those measures on the site plan, where applicable.
 - Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the utility-scale solar energy system and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event. Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.
 - Glare Study: An analysis by a third-party qualified professional to determine if glare from the utility-scale solar energy system will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influences on the utility-scale solar energy system.
- c. Final site plan approval shall only be granted once all necessary governmental approvals have been obtained. Planning Commission approval is conditioned upon approval from all other agencies.
- d. **Modifications of approved site plan.** Any modifications, revisions, or changes to an approved site plan shall be considered either a minor or major site plan amendment and must follow the standards of Section 14.08 Amendment of

an Approved Site Plan.

- **Major Changes.** Major site plan changes considered major include those listed in Section 14.08(C), or the following:
 - Changes of location of arrays, fencing, buildings, or ancillary equipment by more than 10 feet.
 - An increase in height of solar panels.
- **Minor Changes.** Minor site plan changes considered minor include those listed in Section 14.08(D), or the following:
 - Changes of location of arrays, fencing, buildings, or ancillary equipment by less than 10 feet.
- e. **Application Fee & Escrow Required.** An applicant for a utility-scale solar energy system must pay applicable application fees according to the Conway Township fee schedule. An escrow account shall be set up when Special Land Use application is filed to cover costs and expenses associated with the review and approval process.

28. **As-Built Drawings.** A set of as-built drawings shall be submitted to the Township following project completion and prior to energy generation within the project.

E. Solar Access Requirements. When a solar energy collection system is installed on a lot, accessory structures or vegetation on an abutting lot shall not be located so as to block the solar collector's access to solar energy. The portion of a solar collector that is protected is the portion which is located so as not to be shaded between the hours of 10:00am and 3:00pm by a hypothetical twelve (12) foot obstruction located on the lot line.

F. Solar Access Exemptions. Structures or vegetation existing on an abutting lot at the time of installation of the solar energy collection system, or the effective date of this ordinance, whichever is later is exempt from subsection (E). above. Said subsection described in subsection (E) above controls any structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.

Hannah Smith

From: Sarah Mills <sbmills@umich.edu>
Sent: Friday, July 29, 2022 11:44 PM
To: Hannah Smith
Subject: Conway Township review
Attachments: Draft Language_Section 6.26 Solar Energy Collectors_07272022.docx

Hi Hannah (and Conway Township Officials),

I've finally had a chance to review the ordinance; my apologies again for the delay. Please don't be deterred by the comments on the definitions section--I think that this draft covers all of the key elements that you'd want to cover. I've offered lots of comments--in particular, on places where you may want to be more prescriptive--and just a few line-edits as food for thought. I do think that being clearer in your definitions will help clear up some confusion, since it's not evident in your definitions now, for example, about how the posts/racking that solar panels are mounted on are part of the system, or that the inverters that convert the DC power to AC are also part of the system (i.e., and subject to these rules). [if they AREN'T intended to be part of the SES, you should think about what rules you have for them]. Also, I think you may want to look at the comments I had about the unintended consequences of the wildlife provisions, alternatives to having a hard cap on the size of accessory ground-mounted solar, and/or the unintended consequence of an engineer's certification (does it need to be sealed?) on rooftop solar pushing people to ground-mounted solar.

If you have any questions about the comments that I made or want me to attend a meeting to answer questions, talk through options, etc. please just let me know.

Best wishes,
Sarah

Sarah Banas Mills, PhD
Senior Project Manager, Graham Sustainability Institute
Lecturer, School for Environment and Sustainability
University of Michigan

Phone: 734-763-0726

Office: Graham North, 214 S. State (above Sava's)

Drop-in Office Hours: Mondays 1-5pm (for virtual, call me and I'll open the [zoom](#) room)

Definitions

Solar Energy Collector: A panel or panels, and other devices or equipment, or any combination thereof, that collect, store, distribute and/or transform solar, radiant energy into electrical, thermal or chemical energy for the purpose of generating electric power or other form of generated energy for use in or associated with a principal land use on the parcel of land on which the solar energy collector is located and, if permitted, for the sale and distribution of excess available electricity to an authorized public utility for distribution to other lands.

1. **Building-Mounted Solar Energy Collector:** A solar energy collector attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a building.
2. **Ground-Mounted Solar Energy Collector:** A solar energy collector that is not attached to and is separate from any building on the parcel of land on which the solar energy collector is located.
3. **Utility-Scale Solar Energy System:** A large-scale facility of solar energy collectors with the primary purpose of wholesale or retail sales of generated electricity.
4. **Accessory Solar Energy System:** A small-scale solar energy system with the primary purpose of generating electricity for the principal use on the site.

Solar Array: A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

Dual Use: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

1. **Pollinator Habitat:** A site designed to have vegetation that will enhance pollinator populations, including a diversity of flowering plants and a percentage of wildflowers.
2. **Conservation Cover:** A site designed with practices to restore native plants, grasses, and prairie with the aim of protecting specific species or providing specific ecosystem services, such as carbon sequestration or soil health.
3. **Forage/Grazing:** Sites that incorporate rotational livestock grazing and forage production as part of a vegetative maintenance plan.
4. **Agrioltaics:** Sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.

Maximum Tilt: The maximum angle of a solar array (i.e. most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimal angle of a solar array (i.e. most horizontal position) for capturing solar radiation as compared to the horizon line.

Participating Property: One or more properties under a signed lease or easement for development of a utility-scale solar energy system associated with a project.

Non-Participating Property: One or more properties for which there is not a signed lease or easement for development of a utility-scale solar energy system associated with a project.

Commented [MS1]: The sub-definitions here mix “solar energy collector” and “solar energy system”. You might consider standardizing them.

Commented [MS2]: It’s not clear that the racking, wiring, etc. are part of the system. This is covered in the definition of a solar energy system in the MSU/UM guidebook on page 23.

Commented [MS3]: The use of AND here suggests to me that a solar energy collector must be “for the purpose of generating electric power...for use in or associated with a principal land use”. Not sure what happens if solar IS the principal land use as in the case of many utility-scale SES. Would that make it completely prohibited? If that’s not the intention, then you might change this language.

Commented [MS4]: Because of this reference to SES, I think you either need to add a definition of solar energy system or tweak solar energy collector.

Deleted: on

Section 6.26 Solar Energy Collectors

A. Purpose and Intent.

Conway Township promotes the effective and efficient use of solar energy collection systems. It is the intent of the Township to permit these systems by regulating the siting, design, and installation of such systems to protect the public health, safety, and welfare, and to ensure compatibility of land uses in the vicinity of solar energy collectors. Accessory and utility-scale solar energy collectors, as defined in this Ordinance, shall comply with the provisions of this Section.

B. Criteria For the Use of All Solar Energy Equipment.

1. Solar energy equipment shall be located to minimize visual impacts from the public right-of-way.
2. Solar energy equipment shall be repaired, removed, or replaced within twelve (12) months of no longer being operational.
3. All solar energy equipment must conform to all County, State, and Federal regulations and safety requirements as well as applicable industry standards.

C. Accessory Solar Energy Systems. Accessory solar energy systems, as defined in Article 2 Definitions, include building-mounted systems and ground-mounted systems with the primary purpose of generating electricity for the principle use on the site. Accessory solar energy systems are a permitted accessory use in all zoning districts, subject to administrative review and approval.

1. **Application to Zoning Administrator.** An applicant who seeks to install an accessory solar energy system shall submit an application to the Zoning Administrator upon forms furnished and approved by the Conway Township Board of Trustees.
2. **Application Criteria.** The application must be approved in writing by the Zoning Administrator. The application shall include the following:
 - a. Photographs of the property's existing conditions.
 - b. Renderings or catalogue cuts of the proposed solar energy equipment.
 - c. Certificate of compliance demonstrating that the system has been tested and approved by Underwriters Laboratories (UL) or other approved independent testing agency acceptable to Township.
 - d. Plot plan to indicate where the solar energy equipment is to

Commented [AC5]: Building-mounted solar energy collectors are listed as a permitted and ground-mounted solar energy collectors are allowed as special land use in the R, AR, C, and I districts. **WILL NEED TO BE UPDATED AFTER FINAL DRAFT

Commented [HS6R5]: Will need to update accordingly

be installed on the property.

- e. Description of the screening to be provided for ground mounted solar energy equipment.
- f. In addition to the criteria contained in this subsection, applicants seeking approval of a ground-mounted solar energy collector system that is accessory to a residence and does not exceed 250 square feet, must also demonstrate that it meets all requirements of subsection (5).

3. **Exclusions from Administrative Review.**

- a. The installation of one (1) solar panel with a total area of less than eight (8) square feet.
- b. Repair and replacement of existing solar energy equipment, provided that there is no expansion of the size or coverage area of the solar energy equipment.

4. **Building-Mounted Solar Energy Collector Requirements.** A building-mounted solar energy collector shall be a permitted accessory use in all zoning districts, subject to the following requirements:

- a. Administrative review as set forth in subsection (1) above is required of all building-mounted solar energy collectors permitted as an accessory use, subject to the exclusions in subsection (3).
- b. Solar energy collectors that are mounted on the roof of a building shall not project more than five (5) feet above the highest point of the roof but, in any event, and shall not exceed the maximum building height limitation for the zoning district in which it is located, and shall not project beyond the eaves of the roof.
- c. Solar energy collectors mounted on the roof of a building shall be only of such weight as can safely be supported by the roof. Proof thereof, in the form of certification by a professional engineer or other qualified person, shall be submitted to the Zoning Administrator prior to installation; such certification shall be subject to the Zoning Administrator's approval.
- d. Solar energy collectors that are roof-mounted, wall-mounted or are otherwise attached to a building or structure shall be permanently and safely attached to the building or structure. Proof of the safety and reliability of the means of such attachment shall be submitted to the Zoning

Commented [MS7]: What if the ground-mounted solar energy collector is accessory to a non-residential use? Are there no additional requirements?

What if the SES is accessory to a residence but is LARGER than 250 sqft? The last I checked, the average Michigan house uses ~8,500 kWh/yr and would need ~7kW solar to generate that. That works out to ~300-400 sqft.
[I used this: <https://news.energysage.com/how-many-solar-panels-do-i-need/> for the sq footage]

This certainly wouldn't be enough area if a working farm/farmstead wanted to add solar.

Commented [MS8]: This may be onerous / cost-prohibitive and instead lead residents to seek ground-mounted systems. [Given that you are treating all ground-mounted systems as special land uses, my sense is that it isn't your intention to push people from roof-mounted to ground-mounted.]

This issue came up the other day on a call where I was told structural integrity—especially in winter--was primarily an issue on flat roofs. I'm not sure how many flat roofs you have in the township.

Administrator prior to installation; such proof shall be subject to the Zoning Administrator's approval.

- e. Solar energy collectors that are wall-mounted shall not exceed the height of the building wall to which they are attached.
- f. Solar energy collectors shall not be mounted on a building wall that is parallel to an adjacent public right-of-way.
- g. The exterior surfaces of solar energy collectors that are mounted on the roof or on a wall of a building, or are otherwise attached to a building or structure, shall be generally neutral in color and substantially non-reflective of light.
- h. Solar energy collectors shall be installed, maintained, and used only in accordance with the manufacturer's directions. Upon request, a copy of such directions shall be submitted to the Zoning Administrator prior to installation. The Zoning Administrator may inspect the completed installation to verify compliance with the manufacturer's directions.
- i. Solar energy collectors, and the installation and use thereof, shall comply with the County construction code and the electrical code.
- j. A building-mounted solar energy collector installed on a nonconforming building, structure, or use shall not be considered an expansion of the nonconformity, but shall be required to meet all height and placement requirements.

5. **Ground-Mounted Accessory Solar Energy Collector Requirements.** Ground-mounted solar energy collector systems which are accessory to a principal shall be a permitted accessory use in all zoning districts, subject to the following requirements:

- a. Accessory ground-mounted solar energy collectors shall be located only as follows:
 - They shall be located in the rear yard or the side yard, but not in the required rear yard setback or in the required side yard setback unless permitted by the Planning Commission.
 - Should extenuating circumstance exist that prevent locating in the rear or side yard, the Planning Commission may approve a front yard location, but, in no event, shall the energy system be located in the required front yard setback. The applicant shall demonstrate to the Commission that the

Commented [MS9]: It seems maybe you mean only on a parallel if it is facing that right-of-way. Otherwise, my reading of this is that the "rear" wall would also be parallel to the adjacent right-of-way. I'm not 100% sure of the change, but just note that this struck me as odd.

rear or side yard location is not feasible.

Commented [MS10]: This all seems very sensible and clear.

- b. Solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the application and shall be subject to the Zoning Administrator's approval.
- c. Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special land use application. The solar energy collector may be subject to the Zoning Administrator's inspection to determine compliance with the manufacturer's directions.
- d. **Height.** Accessory ground-mounted solar energy collectors shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment, when oriented at maximum tilt.
- e. **Appearance.** The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light.
- f. **Lot Coverage.** The total area of accessory ground-mounted solar energy collectors shall not be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land. For any parcel of land two (2) acres or less, an accessory ground-mounted solar energy collector shall not be deemed an accessory building or structure for purposes of Section 6.06(F).
- g. **Fencing.** Accessory ground-mounted solar energy collectors must be fenced in with at least a six (6) foot fence around the perimeter of the system.
- h. **Nonconformities.** An accessory ground-mounted solar energy collector installed on a nonconforming use or lot shall not be considered an expansion of the nonconformity, however, shall meet placement and height requirements

Commented [MS11]: This is pretty permissive, but perhaps it's because of the 250 sqft limit? I would recommend that instead, you might consider applying a lot coverage limit (in the guidebook we peg it to the footprint of the primary structure; see page 25) rather than limit all properties to 250 sqft.

Commented [MS12]: This isn't currently required by the national electric code. I'm curious about the rationale for requiring this, especially on private property.

D. Utility-Scale Solar Energy Systems. Utility-scale solar energy systems, as defined in Article 2 Definitions, are permitted by Special Land Use approval and are subject to site plan and special land use review requirements.

1. **Special Land Use Required.** Special land use approval is required for a utility-scale solar energy system. Utility-scale solar

energy systems are permitted as a special land use in AR Agricultural Residential, C Commercial, and I Industrial districts only.

2. **Height.** Utility-scale solar energy systems shall not exceed sixteen (16) feet in height, measured from the ground at the base of such equipment, when oriented at maximum tilt. The Planning Commission can permit up to twenty (20) feet in height for utility-scale systems as part of the special land use approval, to allow for grazing or other operations.
3. **Lot Coverage.** The total area of utility-scale solar energy systems shall not be included in the calculation of the maximum permitted lot coverage requirement for the parcel of land.
4. **Installation and safety.** Utility-scale solar energy systems shall be properly installed to ensure safety, and meet the following requirements:
 - a. Solar energy collectors shall be permanently and safely attached to the ground. Proof of the safety and reliability of the means of such attachment shall be submitted with the special land use application and shall be subject to the Planning Commission's approval.
 - b. Solar energy collectors shall be installed, maintained and used only in accordance with the manufacturer's directions. A copy of such directions shall be submitted with the special land use application. The special land use, if granted, may be subject to the Zoning Administrator's inspection to determine compliance with the manufacturer's directions.
5. **Appearance.** The exterior surfaces of solar energy collectors shall be generally neutral in color and substantially non-reflective of light.
6. **Compliance with construction and electrical codes.** Utility-scale solar energy systems, and the installation and use thereof, shall comply with all applicable construction codes and electric codes, including state construction codes and the National Electric Safety Code.
7. **Fencing.** Utility-scale solar energy systems shall be fenced in with at least a seven (7) foot chain link fence or seven (7) foot woven wire fence with wooden or steel posts. Fencing must meet all applicable standards, including National Electrical Code requirements. Barbed wire is prohibited. Fencing is not subject to setback requirements.
8. **Transmission and communication lines.** All power

Commented [MS13]: This is great to allow for flexibility but with review.

Commented [MS14]: I'm not sure if there are brownfield properties in the township, but this may restrict putting on them since sometimes ballasts must be used for those systems. Ballasts would probably meet the "safely" criteria, but I'm not sure about "permanently".

Commented [MS15]: This doesn't conflict with current NEC standards, and it's great that you are clear about setbacks.

transmission and communication lines between banks of solar panels and to nearby electric substations or interconnections with any buildings or other structures shall be located underground. Exemptions may be granted in instances when soil conditions, shape, topography, or other elements of the natural landscape interfere with the ability to bury lines, or distance makes undergrounding infeasible, at the discretion of the Planning Commission.

Commented [MS16]: This suggests to me that wires running along a “bank” could run above ground – which is pretty common practice, run along the back of the panels or attached to the axis of pivot for tracking systems. If that’s not your intention, then you may want to edit.

9. **Setbacks.** Minimum setbacks shall be two-hundred (200) feet from any non-participating property with a residence and one hundred twenty-five (125) feet from all other non-participating properties. This shall be measured from the property line of the adjacent property to the closest point of the solar array at minimum tilt or any solar energy system components. A utility-scale solar energy system is not subject to property line setbacks for common property lines of two or more participating lots, except road right-of-way setbacks shall apply.

Commented [MS17]: These all seem very reasonable. I like that you clarify setbacks along participating lots.

10. **Setback from wetlands.** Utility-scale solar energy systems shall be at least two hundred (200) feet from the boundary of any lake, drain, wetland or other surface water body.

Commented [MS18]: Is this a common requirement in the code for other land uses? If so, I think reasonable to extend it to solar. If not, I’d ask why not. In particular, I’d question the setback from drains.

11. **Sound.** The sound pressure level of a utility-scale solar energy system and all ancillary solar equipment shall not exceed 45 dB(A) at the property line of adjacent non-participating properties or the exterior of any non-participating (?) habitable structure, whichever is closer. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.

Commented [MS19]: I like that this is clear and it’s pretty reasonable; the threshold will force any inverters to the interior of the project. I think you probably DO want to add my first suggested “non-participating” so you don’t come into problems with common participating property lines. I also can’t imagine a situation where a habitable structure would be closer than a non-participating property line unless it’s on a participating property, so maybe that’s intentional to not include non-participating there (but it seems a bit like you are protecting a landowner from something they brought upon themselves...)

12. **Lighting.** Utility-scale solar energy system lighting shall be limited to inverter and/or substation locations only. Any lighting shall be directed downward and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.

13. **Groundcover.** A utility-scale solar energy system shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. A ground cover vegetation establishment and management plan shall be submitted as part of the site plan.

- a. Properties bound by a Farmland Development Rights Act (PA 116) Agreement must follow the Michigan Department of Agriculture and Rural Development’s Policy for allowing commercial solar panel development on PA 116 lands.
- b. Ground cover at properties not enrolled in PA 116 shall meet one or more of the following types of Dual Use, as defined in this Ordinance, to promote ecological benefits:

- Pollinator Habitat
- Conservation Cover
- Forage/Grazing
- Agrivoltaics

Commented [MS20]: The definition of this on page 1 is pretty vague (i.e., a percentage of wildflowers). Some will CERTAINLY interpret this as 1% wildflowers. You might consider being slightly more prescriptive.

Commented [MS21]: This definition is also vague. Do you want to specify that it must be designed/approved by the conservation district?

14. **Drainage.** Drainage on the site shall be maintained in a manner consistent with, or improved upon, existing natural drainage patterns. Any disturbance to drainage or water management practices must be managed within the property and on-site, in order to not negatively impact surrounding properties as a result of the development. This shall be maintained for the duration of the operation and shall be able to be returned to pre-existing conditions following decommissioning. Any existing drainage tiles that are identified on the property shall be shown on the as-built drawings submitted following construction.

Commented [MS22]: I like this stipulation.

15. **Wildlife Corridors.** Utility-scale solar energy system developments shall have access corridors for wildlife to navigate through the development. Corridors shall be provided with a break in the fencing every one-thousand (1,000) feet and shall be kept open to allow for movement of migratory animals and other wildlife. This may be modified by the Planning Commission as part of the special land use permit based on site-specific considerations.

Alternative Text: Utility-scale solar energy system developments shall have access corridors for wildlife to navigate through the development. Developers should demonstrate within their site plan means for allowing for wildlife corridors throughout the site, which may include natural patterns, breaks in the fencing, and other means for allowing movement of migratory animals and other wildlife.

Commented [MS23]: I totally see where this is coming from; I'm imagining it's particularly intended for deer? [smaller critters can get through woven fence] I don't think it's so onerous to deter solar development, so I worry that it will create unintended consequences: namely, inefficient use of land and more fencing than is needed. I think what would happen is that a developer who does have a large tract / multiple parcels will make a weird "deer alley"—between two otherwise contiguous fields. Because of NEC, they'll need at least 15' on the inside of both of the fences along the alley, so the solar farm will end up enclosing more land than it would otherwise.

The alternative text is mushy, but does signal your intention to potential developers.

16. **Landscaping/Screening.** Landscaping shall be provided in accordance with the standards required in Section 6.16 Required Landscaping and Screening, as well as the following additional screening requirements if determined appropriate by the Planning Commission:

Commented [MS24]: I like that you are extending existing standards to this use. Are these mostly about the street frontage or is there also screening on the side and rear property lines?

If the former, you might be clear that no landscaping is required on common property lines of participating parcels OR (and probably even better) be explicit that trees should be outside the fence.

- At least four (4) evergreen trees provided every one hundred (100) linear feet. The trees shall be in a staggered pattern and evenly distributed within each one hundred (100) linear feet section.
- Each evergreen tree shall have a minimum mature height of fifteen (15) feet and have a minimum height of seven (7) feet at the time it is planted.
- Landscaping shall be installed and inspected prior to energy generation within the project.

Commented [MS25]: This seems reasonable, but I might be clearer about where it may be appropriate (e.g., along properties abutting existing non-participating houses).

Deleted: following project completion and

Commented [MS26]: Is there any precedent in the township for inspecting landscaping once a project (e.g., occupancy permit, etc) is operational? It wouldn't be a bad idea to add something to make sure landscaping is maintained for at least the first few years, but I think that's most appropriate if you do that for other uses.

INSERT DIAGRAM for landscaping buffering.

17. **Signage.** Signage shall be permitted in accordance with Article 17. Signage shall be required to identify the owner and provide a 24-hour emergency contact phone number.
18. **Agricultural Protection.** Utility-scale solar energy systems shall be sited to minimize impacts to agricultural production, including the following:
- Systems shall be sited to minimize land disturbance or clearing except for minimally necessary. Topsoil shall be retained on-site.
 - Any access drives shall be designed to minimize extent of soil disturbance, water runoff, and soil compaction.
19. **PA 116 Farmland Development Rights Program.** Per the Michigan Department of Agriculture and Rural Development (MDARD), land enrolled in the PA 116 program may be permitted to participate in solar energy development subject to MDARD policy and requirements. Per MDARD standards, this land must be able to be returned to agricultural uses following the end of the solar development agreement or if/when the solar development is decommissioned for any reason.
20. **Decommissioning.** A decommissioning plan is required at the time of application to be reviewed and approved by the Planning Commission.
- The decommissioning plan shall include:
 - The anticipated manner in which the project will be decommissioned, including a description of the process for removal of all structures and foundations, restoration of soil to a depth of four (4) feet and vegetation, and how all above-grade and below-grade improvements will be removed, retained, or restored for viable reuse of the property consistent with the zoning district.
 - The projected decommissioning costs for removal of the system (net of salvage value in current dollars) and site restoration/soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of panels if installed on PA 116 land.
 - The method of ensuring that funds will be available for site decommissioning and stabilization. A financial security guarantee in an amount determined by the Township Board, based off of the decommissioning cost estimate provided, is required. This financial security guarantee must be posted at the time of receiving a construction permit for the system. The security shall be in the form of a cash bond, irrevocable bank letter of credit, or performance bond in a form approved by the Township. The estimate shall be prepared

Commented [MS27]: I like these!

Commented [MS28]: Good reference here to PA116.

Commented [MS29]: I think this may allow for reuse of access lanes and/or fences, right? If so, I really like that idea.

by the engineer for the applicant and shall be subject to approval by the Township.

- b. A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be reviewed every three (3) years, for the life of the project, and approved by the Conway Township Board. Updated costs estimates based on these conditions shall be provided by the applicant for review.
- c. A utility-scale solar energy system owner may at any time:
 - Proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan;
 - Apply for Planning Commission approval to amend the decommissioning plan due to unforeseen change in the intervening years (e.g. changes in the zoning district uses or standards, landowner interest in retaining or reusing foundations or having additional above-grade improvements removed). If approved, decommissioning may proceed according to the revised plan.

Deleted: A

Deleted: with Planning Commission approval

Commented [AC30]: Too broad. They have to have some basis for amending the approved plan.

Commented [MS31R30]: I can see this critique. Here's a starting point with suggestions for making it clearer [and what we had in mind when we included this language in the guide.]

Deleted: and

21. **Abandonment.** In the event that a utility-scale solar energy system has been abandoned (meaning not having been in operation for a period of one year without a waiver from the Planning Commission), the system shall be removed by the applicant or the property owner and the site shall be stabilized and re-vegetated, in compliance with the approved decommissioning plan. If the abandoned system is not removed or repaired, amongst other available remedies, the Township may pursue legal action against the applicant and property owner to have the system removed and assess its cost to the tax roll of the subject parcel. The applicant and property owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal of the structure. The Township may utilize the benefit of any financial security being held under this Section to offset its cost. As a condition of approval, the applicant and property owner shall give permission to the Township to enter the parcel of land for this purpose.

22. **Annual Reports.** For a utility-scale solar energy system, an annual report shall be submitted to the Planning Commission by a date determined at the time of special land use approval. The annual report shall include an update on electricity generation by the project, as well as document all complaints received regarding the utility-scale solar energy system along with the status of complaint resolutions and the actions taken to mitigate the complaints.

23. **Additional approvals and agency reviews.** The following approval and agency reviews shall be required, as applicable:

- a. Local Fire Chief;

- b. Department of Environment, Great Lakes, and Energy (EGLE);
- [c. Livingston County Drain Commission;](#)
- [d. Livingston County Road Commission;](#)
- [e. Livingston County Environmental Health;](#)
- f. Federal Aviation Administration (FAA);
- g. Local Airport Zoning (if applicable);
- h. Building Department;
- i. Tax Assessor.

24. **Operations Agreement.** The applicant shall provide the Planning Commission with an operations agreement, which sets forth the operations parameters, the name and contact information of the certified operator, inspection protocol, emergency procedures and general safety documentation. It shall be a condition of approval that the Zoning Administrator shall be notified and provided copies of any changes.
25. **Indemnity/Insurance.** The Township shall be indemnified from all third-party claims for personal or property damage arising from the Developer's negligent and/or intentional acts and/or omissions during construction, maintenance, and decommissioning of the utility-scale solar energy system and shall be listed as an additional insured on applicable insurance policies during the life of the project.
26. **Maintenance and Repair.** Repair, replacement, and maintenance of components is permitted without the need for a new special land use permit. Proposals to change the project footprint of an existing system shall be considered a new application.
27. **Site Plan Requirements.** Utility-scale solar energy systems are subject to submittal of a conceptual layout plan for Planning Commission approval, followed by a formal site plan submission meeting all requirements in Article 14 Site Plan Review. [Special Land Use permits shall be applied for at the time of formal site plan submission.](#)
 - a. **Conceptual Layout Plan.** For utility-scale solar energy systems, a conceptual layout plan shall be submitted and reviewed prior to submission of a formal site plan. The conceptual site plan shall be reviewed by the Planning Commission to allow for discussion and feedback. The conceptual plan must be approved by the Planning Commission before a formal site plan submission is made. The following information is required to be shown on a conceptual layout plan:
 - General parcel information, as required by Section 14.03(A)

- General Information, as applicable
 - Existing topography of the site shown at two (2) foot contour intervals with existing surface drainage patterns indicated
 - Proposed plans for site grading and drainage management
 - General landscaping plan, including proposed details for screening
 - The proposed location and layout of all solar arrays in the solar energy system
 - The proposed location and layout of any ancillary equipment (such as inverters), buildings, access drives, and security fencing
 - Location of existing wetlands
- b. **Site Plan.** Formal site plan submission for a utility-scale solar energy system must include a detailed site plan including all applicable requirements found in Section 14.03 information required of this Ordinance, except that utility-scale solar energy systems shall be submitted at a scale of 1" = 200 feet, plus the following site plan requirements:
- Location of all arrays, including dimensions and layout of arrays, ancillary structures and equipment, utility connections, dwellings on the property and within one-hundred (150) feet of the property lines, any existing and proposed structures, wiring locations, temporary and permanent access drives, fencing details, wildlife corridors, screening and landscaping detail, and any signage
 - Information on where and how the utility-scale solar energy system will connect to the power grid. No utility-scale solar energy system shall be installed until evidence has been given to the Planning Commission that the electric utility company has agreed to allow the applicant to install an interconnected customer-owned generator to the grid or the applicant otherwise has a means for the wholesale or retail sales of generated electricity.
 - Plan for land clearing and/or grading required for the installation and operation of the system
 - Plan for ground cover establishment and management
 - Anticipated construction schedule
 - Sound modeling study including sound isolines extending from the sound source(s) to the property lines
 - A decommissioning plan in accordance with 6.26.D(18)
 - The location of prime farmland, as defined by the U.S. Department of Agriculture, Natural Resources Conservation Service – Web Soil Survey
 - Additional studies may be required by the Planning Commission if reasonably related to the standards of this Ordinance as applied to the application, including but not limited to:
 - Visual Impact Assessment: A technical analysis by

Commented [MS32]: If you keep in your current language about other water, including drains, you may want to have their locations included as well.

Commented [MS33]: Since setbacks are 200 feet, do you need this to go farther out?

Commented [MS34]: May need to update reference.

Commented [MS35]: Since you aren't regulating by soil type, I'm not sure you need this. Perhaps it's to evaluate 6.26.D. 18?

a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.

- Environmental Analysis: An analysis by a third-party qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, wildlife, endangered and threatened species. If required, the analysis shall identify all appropriate measures to minimize, eliminate or mitigate adverse impacts identified and show those measures on the site plan, where applicable.
 - Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the utility-scale solar energy system and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event. Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.
 - Glare Study: An analysis by a third-party qualified professional to determine if glare from the utility-scale solar energy system will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influences on the utility-scale solar energy system.
- c. Final site plan approval shall only be granted once all necessary governmental approvals have been obtained. Planning Commission approval is conditioned upon approval from all other agencies.
- d. **Modifications of approved site plan.** Any modifications, revisions, or changes to an approved site plan shall be considered either a minor or major site plan amendment and must follow the standards of Section 14.08 Amendment of an Approved Site Plan.
- **Major Changes.** Major site plan changes considered major include those listed in Section 14.08(C), or the following:
 - Changes of location of arrays, fencing, buildings, or ancillary equipment by more than 10 feet.
 - An increase in height of solar panels.

- **Minor Changes.** Minor site plan changes considered minor include those listed in Section 14.08(D), or the following:
 - Changes of location of arrays, fencing, buildings, or ancillary equipment by less than 10 feet.
- e. **Application Fee & Escrow Required.** An applicant for a utility-scale solar energy system must pay applicable application fees according to the Conway Township fee schedule. An escrow account shall be set up when Special Land Use application is filed to cover costs and expenses associated with the review and approval process.

28. **As-Built Drawings.** A set of as-built drawings shall be submitted to the Township following project completion and prior to energy generation within the project.

E. Solar Access Requirements. When a solar energy collection system is installed on a lot, accessory structures or vegetation on an abutting lot shall not be located so as to block the solar collector's access to solar energy. The portion of a solar collector that is protected is the portion which is located so as not to be shaded between the hours of 10:00am and 3:00pm by a hypothetical twelve (12) foot obstruction located on the lot line.

F. Solar Access Exemptions. Structures or vegetation existing on an abutting lot at the time of installation of the solar energy collection system, or the effective date of this ordinance, whichever is later is exempt from subsection (E). above. Said subsection described in subsection (E) above controls any structure erected on, or vegetation planted in, abutting lots after the installation of the solar energy collection system.

PROPOSED ZONING ORDINANCE AMENDMENTS
PENDING BEFORE CONWAY TOWNSHIP PLANNING COMMISSION
June 13, 2022

	SUBJECT	ZO SECTION	PUBLIC HEARING/ LCPC REVIEW	STATUS	COMMENTS
1.	Event Barns-Special Land Use Regulations	New Section 13.10(W)	Public Hearing on 12/13/21; LCPC # Z-08-22		PC kept amendments for further consideration after Jan 2022 LCPC recommendations
2.	Event Barns-Special Land Use by Districts	Spec Use 7.07 (A)(22), 8.03(A)(13), 10.03(A)(11), and 11.03(A)(10)	Public Hearing on 12/13/21; LCPC # Z-07-22		PC kept amendments for further consideration after Jan 2022 LCPC recommendations
3.	Event Barns-Parking Space Requirements	Amend Section 15.04	Public Hearing on 12/13/21; LCPC # Z-10-22		PC kept amendments for further consideration after Jan 2022 LCPC recommendations
4.	Accessory Dwelling Units	New Section 6.27	Public Hearing on 2/14/22; LCPC # Z-18-22	Planner to update w County comments-draft at June meeting to recommend approval to board	PC kept amendments for further consideration after LCPC March 2022
5.	Large/Small Venue Events				Considering regulations with Planner
6.	Solar Energy Collection Systems			Ongoing review; discuss latest draft at June meeting	Moratorium in effect until 9/17/22

Name	Titles	Phone	Email	Hire Date	Appointment Date	Expires
Karen Page	Assessor	517 223 0358	assessor@conwaymi.gov	2/17	02/2017	
Brande Nogafsky	Assessor's Assistant Recreation Board Rep	517 861 0946	assessorsasst@conwaymi.gov	12/12	7/21	
Don Smith	Board of Review	517-294-4798	josmith@cse.msu.edu	07/21	07/21	01/22
George Fyrciak	Board of Review	517 223 9392	fyrciak.farm@yahoo.com		01/21	01/23
Rich Ralston	Board of Review	517 294 2527	Richard.ralston82@gmail.com	12/15	01/21	01/23
David Whitt	Cemetery Committee Planning Commission Hall Attendent	989 620 4149	PC3@conwaymi.gov Whittdg63@gmail.com		08/19 12/2020	12/31/2023
Ed Adams	Cemetery Committee	858 752 3669	eda239@yahoo.com	6/19	05/19	
Gary Klein	Cemetery Committee Zoning Administrator	517 294 6068	glkcontracting@gmail.com zoningadmin@conwaymi.gov	7/22	02/19 03/19	03/22
Jeff Klein	Cemetery Committee, Planning Commission	517 282 4115	Jklein.jk67@gmail.com ; PC2@conwaymi.gov	6/19	05/19	01-2025
Elizabeth Whitt	Cemetery Committee Chair Clerk	517 223 0358 517 225 9499	clerk@conwaymi.gov	04/16	11/2020 10/19	11/2024
Gabi Bresett	Deputy Clerk, Cemetery Committee Secretary	517 223 0358	deputyclerk@conwaymi.gov	03/20	11/2020 1/2022	12-2023
Kelly Ralko	Planning Commission Vice Chair	734 679 4356	pcvicechair@conwaymi.gov	07/20	8/21	12/22
Mike Stock	ZBA Alternate	517 223 9858	mcaemstock@gmail.com	1/12	07/21	12/24
Lucas Curd	Planning Commission	517 648 1816	PC1@conwaymi.gov	6/22	6/22	12/22
Meghan Swain-Kuch	Planning Commission Chair	517 672 1747	PCChair@conwaymi.gov	07/20	01-01-22	12-31-25
Liz Whitt	Temp Planning Secretary	517 225 9499	PCSecretary@conwaymi.gov		06/22	12/22
Bill Grubb	Supervisor	517 223 4000	supervisor@conwaymi.gov	3/13	11/2020	11/2024

Anthony St. Charles	Hall attendant	313 720 3229	motorman661@gmail.com		11/2020	11/2024
George Pushies	Township Trustee Ex-Officio PC member	517 223 3392	Trustee1@conwaymi.gov	12/09	11/2020 11/2020	11/2024 11/2024
Richard Hohenstein	Trustee	517 899 7015	Trustee2@conwaymi.gov	05-22	05-22	11/20/22 noon
Debbie Grubb	Treasurer	517 648 2800	treasurer@conwaymi.gov	3/13	11/2020	11/2024
Richard Kastner	ZBA Alternate	517 468 0506			1/20	1/23
Dennis Bowdoin	ZBA Chair	517 223 7809	dennisb@cac.net		12/19	12/24
Kayla Poissant	Planning Commission	517-294-2345	kpoissant11@gmail.com		7/22/22	12/22