## **Conway Township Planning Commission Meeting Minutes**

March 9, 2020

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

Agenda	Items Discussed	Actions to be Taken
Attendees	Public: One attendee.	
	Township Board Members: Larry Parsons, Trustee present	
	<ul> <li>Planning Commission Members present: George Pushies, Londa Horton, Mike Stock, Caleb Jenkins, Keith Wasilenski, Chuck Skwirsk</li> </ul>	
	Planning Commission Members absent: -0-	
	Zoning Administrator: Todd Thomas, present	
	Township Attorney: Abby Cooper, present	
	Township Planner: Chris Adkins, present	
Call to Order and Pledge to Flag	Chairperson Mike Stock called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. He called roll call. All present.	
	The next meeting is April 13, 2020 at 7pm.	
Minutes from last meeting	Larry Parsons moved to approve tonight's agenda. Second Caleb Jenkins. All in favor. Motion passed.	
	George Pushies moved to approve the minutes of the February 10, 2020 meeting. Second by Larry Parsons. All in favor. Motion passed.	
Communications	Locke Township reviewing/amending Master Plan	
	<ul> <li>Londa Horton brought up a bill before the House to store construction docs in electronic or digital format to save space, time and money</li> </ul>	
	Cleaning of election polling sites from the CDC website lists coronavirus fighting products, mentioned Londa Horton	
Call to the Public	-0-	
Old Business	<ul> <li>Review zoning revisions provided by Abby Cooper.</li> <li>1. List of proposed ZO amendments – no changes to the table, added acronyms spelled out. Moved to 'tentatively approved' by the Planning Commission.</li> <li>2. Sign standards – from last meeting minutes</li> <li>3. Event barn vs. commercial building – added paved, solid surface road, for item Q add; annual review, hours of operation, seasonal or year-round, bathrooms, music, rustic or similar style, exterior aesthetics. – annual review already provided for in article 13.06D, but put within the document also.</li> <li>4. Airport Zoning – Abby Cooper added content Dennis Bowdoin requested. The height restriction in Zone 5 is 18 inches (not feet) above the surface of the runway and the</li> </ul>	Chris Adkins to draft event barn ordinance adding items mentioned.

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	date of the most recent approval. These facts do not appear on the maps or in the communication received but Dennis believes them to be accurate. Ask Dennis Bowdoin if language has been updated since 2006.  Chris Atkins addressed Accessory Buildings  George Pushies commented that principal structure is in question. We have 7 definitions of a dwelling.  George Pushies drafted Section 6.06 Supplemental Regulations pertaining to principal buildings and accessory structures.  Mike Stock wants % lot coverage for accessory structures. Londa Horton asked, "Is the ZA going	Abby Cooper to ask Dennis Bowdoin if language has been updated since this document of 2006.
	<ul> <li>to have to measure now?"</li> <li>Be careful warned, Chris Adkins, with regard to redirecting water if someone puts up a huge pole barn with a pitched roof towards the neighbor. If they put up 3-4 accessory buildings, then will you require they look alike, use the same type of material? Are you concerned with ascetics and proportioning?</li> <li>Todd Thomas commented that you must protect the space for a principal building if you build the accessory first.</li> <li>The setback between structures is 10 feet.</li> <li>An accessory has a setback of 15 feet. There is a 100-foot setback from the road for the principal dwelling.</li> </ul>	
	<ul> <li>Caleb Jenkins liked George Pushies #1 proposal combined with #2, e.g. with 2 acres or more, one principal building and there is no limit on accessory buildings and no limit on lot %, add water flow direction. 2 acres or less you get one accessory structure. (discussion – on unlimited number of accessories). Chris Adkins to draft language. Combine #1 and 2 – accessory is allowed on all lot's parcels, include water has to be directed away from adjacent lots. Caleb Jenkins made a motion to the above. George Pushies second. All in favor. One opposed from Larry Parsons. Motion passed.</li> <li>Chris Adkins clarified the site distance triangle is 15' from the intersection which is the Livingston County Road Commission standards for clear vision for signs.</li> </ul>	Chris Adkins to draft principal building and accessory structure verbiage.

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New Business	Discuss revision to Planning Commission Bylaws regarding administering of meeting agendas, sections 12 and 13.  Bylaws #12 needs update – Digital copy provided and/or posted on website or receive a hard copy at the township hall.  Discussion over Clerk archiving records and where they are kept.  The deadline for submission for agenda items to the Planning Commission Chair and Secretary is Tuesday at noon the week prior to meeting.	Larry Parsons to approach Clerk over where PC minutes are archived.  Abby Cooper to make changes to Bylaws.
Zoning Administrator Report	<ul> <li>Update from Zoning Administrator, Todd Thomas. There was one land division application for Kato Trust at 8333 Morhle Rd. for dividing one parcel into three. Approved February 5, 2020,</li> </ul>	
Update from the Board and Land Division Committee	<ul> <li>Larry Parsons gave an update from the Township Board.</li> <li>Update from the Land Division Committee given by George Pushies.</li> </ul>	
Call to public	A resident commented that Nicholson Road put on road dressing and there is an awful soft spot.	
General Discussion	George Pushies asked Chris Adkin to look at Section 6.06 section N with regards to dwellings.	Chris Adkins to look at dwelling in section 6.06 and N.
Adjournment	George Pushies made a motion to adjourn at 8:44pm, second by Caleb Jenkins. All in favor. Motion passed.	