

# Conway Township Planning Commission Meeting Minutes

August 12, 2019

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

Agenda	Items Discussed	Actions to be Taken
<b>Attendees</b>	<ul style="list-style-type: none"> <li>• Public: Four attendees from the public.</li> <li>• Township Board Members: Larry Parsons, Trustee present</li> <li>• Planning Commission Members present: George Pushies, Londa Horton, Mike Stock, Keith Wasilenski, Chuck Skwirsk and Caleb Jenkins.</li> <li>• Planning Commission Members absent: -0-</li> <li>• Zoning Administrator, Todd Thomas, present.</li> <li>• Township attorney, Abby Cooper, present.</li> </ul>	
<b>Call to Order and Pledge to Flag</b>	<p>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.</p> <p>The next meeting is September 9, 2019 at 7:00pm.</p>	
<b>Minutes from last meeting</b>	<p>Larry Parsons moved to approve the minutes of the July 8, 2019 meeting. Second by Chuck Skwirsk. All in favor. Motion passed.</p>	
<b>Communications</b>	<ul style="list-style-type: none"> <li>• Recognition of the 2018 Livingston County Master Plan Award</li> <li>• MIGreenPower tour of Lapeer Solar Park is September 14, 2019. Must RSVP to DTE.</li> </ul>	
<b>Call to the Public</b>	<ul style="list-style-type: none"> <li>• -0-</li> </ul>	
<b>Old Business</b>	<ul style="list-style-type: none"> <li>• ZO (Zoning Ordinance) changes at July 17, 2019 Livingston County Department of Planning approved all our ZO seven changes.</li> <li>• Changes we propose:               <ul style="list-style-type: none"> <li>○ Article 10C. B. Site Plan Review – take out “building” and insert “Land Use”</li> <li>○ Article 11.I – Industrial District, 11.06 Site Plan Approvals Required, change “building” to “Land Use.”</li> <li>○ All changes except ZO 30.19 go to the Township Board for approval. Motion by Caleb Jenkins to send these changes to the Conway Township Board, Second by Chuck Skwirsk. Roll Call vote: Chuck Skwirsk, Caleb Jenkins, Londa Horton, Mike Stock, George Pushies, Keith Wasilenski, Larry Parsons – all yes. Motion Passed.</li> </ul> </li> <li>• Agritourism industry - weddings, cider mills, U-Pick operations, play grounds, nature trails – ZO in Putnam Township.</li> </ul>	<p><b>Larry Parsons to strikethrough ZO 30.19 and send LCDP July 17, 2019 packet to Conway Township Board.</b></p>

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	<ul style="list-style-type: none"> <li>• Social Equity in the Livingston County Master Plan – comments by Londa Horton. Things to consider regarding social inequities that impact quality of life: aging, access to core services, mobility, children, income.                             <ul style="list-style-type: none"> <li>○ Allow aging in place: staying in the same locale, accessory dwelling units within the principal structure or a single-family residence-sharing the residence with a caregiver or a tenant to better afford their mortgage payments.</li> <li>○ Consider universal access: curb ramps, automated doors, hardware designed for easy use such as levered door handles, no-step entries, adaptive lighting that comes on when someone approaches, information such as signage that is presented in a variety of formats: visual, audio, text.</li> </ul> </li> <li>• Wedding Barns and Article 6, it's a commercial use right now. Discussion over calling it weddings vs. banquets. Abby Cooper commented ZO 13.10 Site Design Conditions, has detailed verbiage. It needs to have its own section. This will have to be in the Commercial Zone and added under 10.03 Special Uses. Then direct residents to 13.10 and add its own letter. Abby to come up with specific language.</li> <li>• Article 6, section 6.06A, E, I accessory building allowance. Mike Stock asked, "What percentage of lot coverage do we want for different parcel sizes?" Keep the break at 2 acres commented George Pushies. Residents are allowed one attached and two detached accessory buildings right now. Mike commented 6.06A (Relation to Principal Building), allowed 150% of total square foot area of principal residence on parcels of two acres or less, but in "E" (Number of Accessory Structures), does attached garage count as an accessory structure? Todd Thomas comments that the verbiage needs to be cleaned up. Do percentage on less than 2 acres and percentage on 2 or more acres, commented George Pushies. An attached garage is historically not counted as part of the total square foot area, commented Todd Thomas.</li> </ul>	<p><b>Abby Cooper to craft verbiage</b></p> <p><b>Mike Stock asked that Commissioners take a look at other municipality accessory building ordinances prior to next meeting.</b></p>
<b>New Business</b>	<ul style="list-style-type: none"> <li>• Todd Thomas gave the Zoning Administrator report. He issued five land use permits last month.</li> </ul>	
<b>Update from the Board and Split Committee</b>	<p>Larry Parsons gave an update from the Township Board.</p> <p>Todd Thomas gave Property Split Committee update.</p>	
<b>Call to public</b>		

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<b>General Discussion</b>	Londa Horton mentioned Handy Township prosecuted man dumping refuse in the area.  Larry Parsons acknowledged Dennis Bowdoin's appointment to the Livingston County Planning Commission.	
<b>Adjournment</b>	George Pushies made a motion to adjourn at 8:53pm, second by Caleb Jenkins. All in favor. Motion passed.	