November 9, 2020

Agenda	Items Discussed	Actions to be Taken
Attendees	Public: -0-	
	Township Board Members: Larry Parsons, Trustee, present	
	 Planning Commission Members present: George Pushies, Londa Horton, Meghan Swain-Kuch, Chuck Skwirsk, Keith Wasilenski. 	
	 Commissioner Mike Stock is attending remotely and he is attending from a location in Conway Township, Livingston County, Michigan. 	
	Planning Commission Members absent: -0-	
	Zoning Administrator: Todd Thomas, present	
	Livingston County Planning Commissioner: Dennis Bowdoin, present	
	Township Attorney: Abby Cooper, present	
	Township Planner: Chris Adkins, present	
Call to Order and Pledge to Flag	Co-Chairperson George Pushies 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 December 14, 2020 at 7pm.	
Minutes from last meeting	Larry Parsons moved to approve tonight's agenda. Second by Keith Wasilenski. All in the favor. Motion passed.	
	Larry Parsons moved to approve the minutes of the October 12, 2020 meeting. Second by Chuck Skwirsk. All in favor. Motion passed.	
Communications	Larry Parsons spoke of a bill that has now passed, allowing some grants for infrastructure for underserved areas. Local government cannot apply for those grants. It's more for internet service providers.	
	Dennis Bowdoin passed it along to Surf Air and they are interested.	
Call to the Public	-0-	

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	Zaning Ordinance Amendments (Dhase II), deted Nevember 2	[]
Old Business	 Zoning Ordinance Amendments (Phase II), dated November 2, 2020; Coorga Duckies made a motion that items 1.5 he set up 	Clark to put in
	 George Pushies made a motion that items 1-5 be set up for the public hearing for the December 14, 2020 Planning Commission meeting. This includes: 	Clerk to put in newspaper for notice of Public Hearing.
	 Sign standards (New Article 17) LCPC comment in Z-30-18 (Articles 7-11) 	
	 Lefe comment in 2-so to (Atticles 7-11) shared drive (16.06(A) remove site plan review requirement; 16.06(F) must build before LUP for house add shared driveways to this provision) Keeping of animals (Section 6.22 (A), (B) Airport approach (Revised Section 6.23). Second by Chuck Skwirsk. Second amendment to the motion to include the date of the next meeting by Keith Wasilenski. All in favor. Motion passed. 	Mike Stock to work with clerk.
	Accessory Buildings draft by Chris Atkins. Discussion ensued.	
	 Under "D" for placement you could have the accessory building in the front yard and as of now it's side and back 	
	yards only.	Chris Atkins to
	 "G2" is not permitted prior to the principal structure, 	compare our ZO to Deerfield's, take into
	commented Todd Thomas. You never really have to build the primary building as there is no time limit. "A" minimum	consideration
	square footage for accessory buildings?? 19.12A.1 new	comments and come up with new verbiage.
	construction of a temporary land use permit can be granted. We do not allow that now. Come up with \$3000- \$4000 escrow amount to remove the trailer, etc.	No percentage, sliding scale. J into F.
	 Concern of less than two acres commented Keith Wasilenski. 	Will provide draft within two weeks to
	 George Pushies commented the accessory building cannot be more than 30% of the rear yard in Deerfield's ZO. 	Mike Stock.
	 One detached structure is the limit commented Keith Wasilenski, not with a detached garage as that would be 	
	two detached structures. Mike Stock commented about ground mounted solar 	
	structures and they had a graduated chart depending on the lot size. We need to allow more than one accessory	
	 structure. Chris Atkins commented that he would eliminate solar 	
	panels on a post from the coverage.	
	 If they comply with setbacks, and height requirements, then the percentage will make it difficult for the ZA to 	
	access the size, commented George Pushies. Take out	
	 the percentage. An impervious surface may be an issue with water run off 	
	commented Chris Atkins.	
	 Mike Stock commented we don't want to count an 	

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	 attached garage as an accessory or solar panel, but we do want to allow at least two detached accessories. F and J can be combined, commented Chris Atkins in our ZO. Chris Atkin to provide a slide scale to represent allowable build sq. ft. size base on lot size. Seven acres will be the maximum lot size limit on the scale. Event barns draft: Abby has some revisions: Restrict to just AR district which would exclude in the R district? It could be R or AR, fine with the whole township. Want it required to be on a solid surface public roadway? Yes Do not have back parcel use the public easement. "G" is appropriate. Normal traffic or noise not a significant increase. "N" noise ordinance is general law ordinance is #5. There is a decibel level not to be exceeded. Take "h" out. Outside music "O" – in the agrotourism section music can be allowed. Take out "O." It contradicts "N." Londa Horton commented that just because of problems of enforcement should not deter us from making a ZO to help the Township. Livingston County Health Dept. – Sanitation, indoor restrooms. Provide copy of Certificate of Occupancy. R.4. Take out "barn" verbiage. 	Chris Atkins – Regarding ADU, can only be occupied by immediate family members for accessory structure for detached. Chris to provide some example verbiage.
New Business	-0-	
Zoning Administrator Report	Todd Thomas granted permits last month for two poles barns and one home attached garage.	
Update from the Board	Larry Parsons gave an update from the Township Board.	

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Update from Land Division Committee	George Pushies commented that there was one Land Division last month.
Call to Public	Dennis Bowdoin recognized Larry Parsons 29 years of service on the Conway Township Board.
Adjournment	Londa Horton made a motion to adjourn, second George Pushies. All in favor. Motion passed. Adjourned at 9:00pm.