

Conway Township Planning Commission Meeting Minutes

June 11, 2018

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

Agenda	Items Discussed	Actions to be Taken
Attendees	<ul style="list-style-type: none"> • Public: Herm and Shirley Yost, Bob Carusi, Asa Kreeger • Township Board Members present: Larry Parsons, Conway Township Trustee Liaison. • Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Dennis Sommer. Chuck Skwirsk, absent. Zoning Administrator, Todd Thomas, present. Abby Cooper, attorney, present. 	
Call to Order and Pledge to Flag	<p>Chair, Dennis Bowdoin called the Conway Township Planning Commission meeting to order at 7:00pm and led in the Pledge of Allegiance. Dennis called roll call. All present except Chuck Skwirsk.</p> <p>The next meeting is July 9, 2018 at 7:00pm.</p>	
Minutes from last meeting	<p>Mike Stock moved to approve the minutes of May 14, 2018 meeting, second by Denny Sommer. All in favor. Motion passed.</p>	
Communications	<p>Dennis Bowdoin shared these communications:</p> <ul style="list-style-type: none"> • July 12, 18, 19, 24 the MTA Hot Topics in Planning and Zoning will be presented in various locations. Call: 517.321.6467. Register at: www.michigantownships.org • Special Assessments legislation before the House is proposed to allow townships to allow special assessments for broadband and the internet. • Millage election legislation is proposed that would allow; new, increasing, and renewal millages at the November election only. • The Transportation Fund is currently going to committee allowing townships can take the authority away from the Road Commission. <p>Larry Parsons shared:</p> <ul style="list-style-type: none"> • He attended a Livingston County meeting on recreational marijuana. This will be on the November election. 	
Call to the Public	-0-	
Public Hearing	<p>The Public Hearing scheduled for AT&T at 9280 N. Fowlerville Rd., Parcel# 4701-14-300-008, was not held. Notice of the Public Hearing went in paper; however, neighbors were not notified in time. So, the Public Hearing will be postponed. Denny Sommer made a motion to postpone the Public Hearing until neighbors are notified, second Larry Parsons. Dennis Bowdoin recommended the Public Hearing take place July 9 at the regular meeting. All in favor. Motion passed.</p>	

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Old Business	<ul style="list-style-type: none"> • Site Plan update and review of the Conway Land Company at 6995 N. Fowlerville Rd., Parcel #4701-34-200-006. <ul style="list-style-type: none"> ○ Livingston County Road Commission requires 250' setback from the centerline of the existing road and the existing does not meet this frontage. ○ Health Dept. required 50' from septic to wetland and according to plan it was only 43 feet. ○ Sheriff Department reported 11 accidents from 2012-16. Two vehicle accidents are common with someone pulling out in front of someone else. ○ Asa Kreeger met with the Road Commission and they are highly recommending a deaccelerating lane on Fowlerville Road traveling southbound. <ul style="list-style-type: none"> ▪ Make sure fire trucks can make swing around drive. ▪ We need letter from Road Commission giving approval. ▪ Health Dept. should remeasure from the septic to the wetland. ○ The Planners Recommendations on the Site Plan Review by Carlisle/Wortman Associates, Inc., is dated June 7, 2018 and listed on pages 5, 7, 8. There are items to be addressed: <ul style="list-style-type: none"> ▪ Remove areas of excessive asphalt and replace with landscaping as required in Section 16.06 ▪ The applicant shall provide bumper blocks in all parking spaces to minimize pedestrian/vehicular conflicts ▪ All proposed parking stalls shall be identified by yellow or white pavement markings; barrier free space and access area shall be identified with blue pavement marking and standard signage ▪ Applicant to provide an estimated time of day and frequency of expected deliveries and what type of vehicle may be used ▪ Determine if loading/unloading area can be removed ▪ Possibly seek a variance for loading/unloading area ▪ Site access shall be reviewed by the Fire Department and Livingston County Road Commission ▪ All work performed with in the right of way requires proper permits ▪ Applicant to confirm the location of the water well 	
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	<ul style="list-style-type: none">▪ Confirm if new drain field is required and provide an estimate date of completion▪ Applicant to confirm communications, if any, with the county regarding storm water management▪ Install additional landscaping per option three (3) in Section 16.06▪ Remove a fifteen (15) foot wide strip of asphalt at the perimeter of the parking area for a greenbelt, rehabilitate, and plant with the appropriate vegetative landscape▪ The Planning Commission may permit the width of the greenbelt to be reduced in cases where existing conditions do not permit a fifteen (15) foot width▪ Confirm the depth/thickness of the concrete pad and approach▪ Applicant to provide at what height the mounted wall lights will be above grade and the height parking lot pole light○ Attorney, Abby Cooper recommends: more of an educational piece regarding how the nonconformity comes into play and how the applicant can proceed as long as the nonconformity is not increased. See what buffers make sense once the driveway is determined.○ Once all requirements are met, Asa Kreeger can present before the Planning Commission approval, e.g. Road Commission letter, Fire Department letter, etc.○ Asa Kreeger expressed concern over the landscaping buffer. Design Inc. has experience with this, commented Larry Parsons. We do not want to create any hazardous driving conditions as a result of the buffer selected.	
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New Business	<ul style="list-style-type: none">• Special Use Permit for AT&T – they will require a Special Use Permit which will be postponed until the Public Hearing. Motion by Larry Parsons to postpone the Public Hearing and Site Plan, second by Denny Sommer. All in favor. Motion passed.• Zoning Administrator report given by Todd Thomas.• Internet Committee Report - this committee was disbanded, commented Dennis Bowdoin.	
Update from the Board	Larry Parsons gave an update from the Township Board.	
Call to public	Bob Carusi asked who is paying for the Chase Lake Road asphalt.	
General Discussion		
Adjournment	George Pushies made a motion to adjourn at 8:25pm. Second by Larry Parsons. All in favor. Motion passed.	