

Conway Township Planning Commission Meeting Minutes

July 9, 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, Dan Coon, Steve Carr, Caleb Jenkins. • Township Board Members present: Mike Rife, Supervisor, present. Larry Parsons, Trustee absent. • Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Mike Stock, Dennis Sommer, Chuck Skwirsk. • 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 Larry Parsons.</p> <p>The next meeting is August 13, 2018 at 7:00pm.</p>	
Minutes from last meeting	<p>George Pushies moved to approve the minutes of the June 11, 2018 meeting, second by Mike Stock. All in favor. Motion passed.</p>	
Communications	<p>Dennis Bowdoin shared these communications:</p> <ul style="list-style-type: none"> • Denny Sommer attended the Brown Bag Lunch on Solar Energy – Seven Common Questions. Our ordinances cover all their concerns it appears. The goal is 25% for total renewal energy by 2030. • Denny Sommer commented on the Right to Farm Act in Fenton Township where farmers were awarded legal fees. Horse farm manure spreading was not allowed. They also could not bale hay. 	
Call to the Public	-0-	
Public Hearing	<p>7:05pm Public Hearing opened on AT&T parcel #4701-14-300-008. AT&T Wireless Network internet will involve attaching outside antennae which renders speeds 30-10 megs for a distance of about two miles away from the tower. Wi-Fi – this is data which includes movies. Bob Carusi asked about the internet connectivity. 7:13 pm closed Public Hearing.</p>	
Old Business	<ul style="list-style-type: none"> • Site Plan update on party store - nothing new to report. 	

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<p>New Business</p>	<ul style="list-style-type: none"> • Special Use Permit for AT&T – All requirements have been made. 150 feet on height of pole for application of tower. This needed to be revised. 158 feet is height with lightning rod, brought up by George Pushies. Make sure application and drawings match. 10' is rear fencing as well, mentioned AT&T rep when questioned by Denny Sommer. There are three conditions for approval mentioned Abby Cooper. Completion may be September or October. The delay will be fiber coming to us. <p>Special Use Application <u>SUP #03-018</u> for <i>Plan for a 158-foot Wireless Communication Facility with Equipment Shelter</i> filed AT & T Mobility, 9280 N. Fowlerville, MI 48836. The Planning Commission finds that:</p> <ul style="list-style-type: none"> A. WILL be harmonious with, and in accordance with, the general objectives of the Conway Township Comprehensive Plan, also known as the Master Plan, and will be consistent with the intent and purpose of this ordinance. B. WILL be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area. C. WILL NOT be hazardous or disturbing to existing or future neighboring uses or detrimental to the economic welfare of the community. D. WILL be compatible with the natural environment and existing and future land uses in the vicinity. E. WILL be served adequately by essential public facilities and services, such as streets, police and fire protection, drainage structures, refuse disposal, or that persons or agencies responsible for the establishment of the proposed use(s) shall be able to provide them and that such proposed use(s) will not create excessive additional requirements at public cost for public facilities and services. F. WILL NOT involve uses, activities, processes, materials, equipment, or conditions of operation which will be detrimental to any persons, property or the general welfare by reason of excessive smoke, noise, fumes, glare, vibration, odor, or handling or storage of hazardous materials and supplies. <p>The <u>CONDITIONS FOR APPROVAL</u> are:</p> <ul style="list-style-type: none"> a. Provision of a bond in favor of Conway Township in the amount of \$15,000 prior to the commencement of work on the site. The bond shall remain valid during the existence of the tower on the site. b. Removal of the tower, including all structural components of the tower and those below ground within 180 days of cessation of operations. The Planning Commission reserves the right to request evidence of ongoing operation at any time after construction of the tower. Failure to remove an abandoned tower within 60 days of receipt of a notice from the Township, requesting such removal shall be grounds for the Township to remove the tower at the Applicant and/or owner's expense. If there are two or more users of a single tower, this provision does not take effect until all users 	

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	<p>cease using the tower. Any bond held may be used by the Township to recover its removal costs.</p> <p>c. Per Section 13.10(G)(6)(c)(iii), the tower shall be maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers or structures that are published by the Electronic Industries Association, as amended, and shall supply the Township with a yearly report of such maintenance. If upon inspection the Township concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.</p> <ul style="list-style-type: none"> ○ Mike Stock made a motion to approve Special Use with conditions. Second by Denny Sommer. All in favor. Special Use is approved. • Site Plan application SPR #03-018 for Plan for a 150-foot Wireless Communication Facility with Equipment Shelter filed AT&T Mobility, 9280 N. Fowlerville, MI 48836. The conditions applicable to the approval are as stated in approval for SUP #03-018. <ul style="list-style-type: none"> ○ Moved to approve with conditions, Denny Sommer. Second Mike Stock. All in favor. Site plan is approved. • Zoning Administrator report given by Todd Thomas. Four land use permits issued for month of June. • The Livingston County Master Plan pg. 123 refers to two residents on one property. It's deemed Aging in Place, Mixed Use zoning. Pitfall is putting aging parents in a residence and when they are gone then it's rental property. Dennis Bowdoin would like to see the Commission address this issue. Could the owners enjoy a tax abatement until their parents are gone? Abby Cooper said this is not allowed. • Master Plan status update. Dennis Bowdoin sent an updated photo of the Town Hall to our consultants Carlisle/Wortman Associates. We need the new cover and completed Master Plan. Todd Thomas will take this on. 	
Update from the Board	Dennis Bowdoin gave an update from the Township Board.	

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Call to public	<p>Mike Rife asked how many Commissioners get on the MTA website? Mike will get the Commissioners on it. There is a chat section that is useful for questions. For example: Radar can be used to tell how many people are buried in a lot and how deep. There are groups that will come to your cemetery for this.</p> <p>Bob Carusi wants the County Road Commission to fix our roads. He referenced Brighton roads.</p>	
General Discussion	<p>Londa Horton mentioned the new Farm Bill that would appropriate loans for broadband service. Mike Rife commented that Conway Township has an application in for such a loan.</p> <p>Klein Cemetery looks great due to cleanup commented Denny Sommer.</p>	
Adjournment	<p>George Pushies made a motion to adjourn at 8:00pm. Second by Mike Stock. All in favor. Motion passed.</p>	