

Conway Township Planning Commission Meeting Minutes

November 12, 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, Asa Kreeger, Adam Kreeger. • Township Board Members: Larry Parsons, Trustee, present • Planning Commission Members present: Dennis Bowdoin, George Pushies, Londa Horton, Dennis Sommer, Mike Stock. • Planning Commission Members absent: Chuck Skwirsk. • Zoning Administrator, Todd Thomas, present • Chris Atkins – Master Planner, 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.</p> <p>The next meeting is December 10, 2018 at 7:00pm.</p>	
Minutes from last meeting	<p>Mike Stock commented that the Road Commission discussion regarding the property at 6995 N. Fowlerville Rd. was not on the agenda. Recommendation to move this item to the Call to Public area.</p> <p>Larry Parsons moved to approve the minutes of the October 8, 2018 meeting as amended, second by Denny Sommer. All in favor. Motion passed.</p>	<p>Londa to amend the minutes by moving Road Commission regarding the property at 6995 N. Fowlerville Rd. discussion to Call to Public area on agenda.</p>
Communications	<p>These communications were shared:</p> <ul style="list-style-type: none"> • Right to Farm Act Brown Bag lunch attended by Denny Sommer. • If you have area zoned agriculture you don't want to limit number of animal units based on zoning, per Larry Parsons. Reference GAMPS. 	
Call to the Public	-0-	

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Old Business	<ul style="list-style-type: none"> • Who should get site plan applications? Todd Thomas to bring a list of items for further discussion including number of animals in GAMPS. This will require a public hearing and all other steps involved. • Site Plan review for Asa Kreeger of Conway Land Company, LLC for 6995 Fowlerville Road, part of the NE ¼ of Section 34, T4N, R3E Conway Township, Livingston County, Michigan. Tax ID No. 4701-34-200-006. <ul style="list-style-type: none"> ○ Dennis Bowdoin stated he believed Asa Kreeger has met all the conditions and has supplied us with letters from the: Road Commission, Health Dept., Drain Commission, and Fire Authority, with conditions set by Attorney Cooper and Planner Atkins having been met. ○ Affidavit is not signed. It has to be recorded at the Register of Deeds. ○ He did show detail that the concrete is 6”, commented Chris Atkins. ○ Discussion regarding variance needed if a light goes in on N. Fowlerville Rd. This is a hypothetical right now. Chris Atkins commented that the site plan of today can go forward, but if a variance is needed in the future, that’s Asa Kreeger’s risk. ○ Applicant must show a hardship if there is another avenue to take via ZBA, commented Dennis Bowdoin. ○ The only thing we have to worry about today is the site plan before us, commented Dennis Bowdoin. ○ Oct. 5 letter from the Road Commission, the Oct. 3 letter referenced, commented Larry Parsons. Take TR and attach it to this one of Oct. 5, commented Chris Atkins. ○ George Pushies wants to keep all the documents to show the progression of this project. ○ Abby Cooper commented that applicant has already referenced documents and how they all work together. ○ Chris Atkins commented that he made recommendations regarding asphalt and shrubs by the dumpster, but they were recommendations. ○ Todd Thomas wants an activity schedule so he can file it. ○ Bumper blocks are required by zoning. ○ 106a zoning ordinance – storage of materials is not allowed outside, commented Mike Stock. 	Todd to make a list of items for further discussion along with who should get site plan applications.
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	<ul style="list-style-type: none"> ○ Larry Parsons made a motion to approve the site plans; <ul style="list-style-type: none"> ▪ cover sheet revised on 11/10/18 and printed on that date ▪ sheet EX issued on 11/10/18 ▪ sheet SP issued on 11/10/18 ▪ sheet AP issued on 11/10/18 ▪ sheet DT issued on 11/10/18 ▪ sheet TR issued on 11/10/18 as included sheet TR issued Oct. 3, 2018 ▪ sheet FP issued on 11/10/18 ▪ with condition that the asphalt beyond the bumper blocks be removed and area be seeded with grass. Denny Sommer second. All in favor. Motion passed. 	
New Business	<ul style="list-style-type: none"> • Zoning Administrator Report – Todd issued two land use permits, received a land division application with one parcel being divided into four with a shared driveway. He has had solar energy inquiries for whole house panels. We need about 450' to do a whole house versus the current 250' requirement. 	
Update from the Board	Larry Parsons gave an update from the Township Board.	
Call to public	Asa Kreeger thanked the Planning Commission.	
General Discussion	-0-	
Adjournment	George Pushies made a motion to adjourn at 8:12pm. Second by Denny Sommer. All in favor. Motion passed.	