



## Conway Township Planning Commission

Monday, January 12, 2026 | 7:00pm

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, Michigan 48836

- 1. CALL TO ORDER / PLEDGE**
- 2. ROLL CALL**
- 3. CALL TO THE PUBLIC**
- 4. APPROVAL OF PLANNING COMMISSION MEETING January 12, 2026 AGENDA**
- 5. APPROVAL OF THE December 8, 2025 MEETING MINUTES**
- 6. APPROVAL OF THE 2025 ANNUAL REPORT**
- 7. COMMUNICATIONS**
  - a. Zoning Administrator's Report
  - b. Livingston County Planning Commission Update/Report
  - c. Update from the last board meeting
- 8. OLD BUSINESS**
  - a. Vote to work on Data Center and Bitcoin Mining Center Regulatory Ordinance – Send to Township Board for approval
  - b. Vote to work on Essential Services Ordinance – Send to Township Board for approval.
  - c. Master Plan – Final Version
- 9. NEW BUSINESS**
  - a. Lucas Curd & Kayla Poissant – reappointed to PC Board
  - b. Election of Planning Commission Officers
  - c. Master Plan – Final Version
- 10. PLANNING COMMISSION MEMBER DISCUSSION**
- 11. 2<sup>nd</sup> CALL TO THE PUBLIC**
- 12. ADJOURNMENT**

**Any person may speak for up to 3 minutes during the public comment period.**

***Next Meeting will be Monday, February 9, 2026***



## Conway Township Planning Commission Meeting Minutes

Monday, December 8<sup>th</sup>, 2025 | 7:00pm EST

Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
<b>Attendees</b>	PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Shawn Morrison, Kelly Ralko  <b>ABSENT</b> - Steve Weiss- Vice Chair, Kayla Poissant- Secretary  Zoning Administrator: Russ Cesarz ( <b>ABSENT</b> )  Livingston County Planning Commissioner: Dennis Bowdoin  Township Planner- Liz Hart- McKenna  Township Attorney- Michael Homier, Keith Brown ( <b>BOTH ABSENT</b> )	None
<b>Call to Order/Pledge</b>	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
<b>Approval of Agenda</b>	<b>Motion to accept the meeting agenda as presented for December 8<sup>th</sup>, 2025. Motion by S. Morrison. Support G. Pushies. Motion Approved.</b>	<b>Motion Approved</b>
<b>Approval of November 10<sup>th</sup>, 2025 Minutes</b>	<b>Motion to accept meeting minutes from November 10<sup>th</sup>, 2025. Motion by L. Curd. Support by K. Ralko. Motion Approved.</b>	<b>Motion Approved</b>
<b>Call to the Public</b>	None at this time.	None
<b>Communications</b>	a. Zoning Administrator Report: R. Cesarz was absent- No report given.  b. Board Ex-Officio Report: Minutes were sent to the PC. L. Curd and K. Poissant were voted to continue on for another three years on the PC.  c. Livingston County Planning Commission Report: D. Bowdoin stated that the LCPC denied the text amendment from Holly Township, denied Howell	None None None

	Township's conditional rezoning, approved Osceola Township's text amendment, and approved Cohoctah Township's text amendment. He stated that there is a new commissioner, Chuck Wright.	
<b>Old Business</b>	<p><b>a. Essential Services Ordinance- Reline Version from ITC- Discuss</b>  L. Curd stated that this version is from ITC. The PC discussed. It was agreed to have the version cleaned up and condensed, and brought back to the PC to review.</p> <p><b>b. Master Plan- Update</b>  L. Curd stated that the draft of the Master Plan was sent to the PC. L. Hart stated that the last part is to complete the action plan together towards the goals. L. Hart went over the process going forward. The PC discussed adding, potentially, other maps to the Master Plan. Scenic photos were also discussed adding into the Master Plan. Discussion continued.</p> <p>Large lots vs parcels, footage/area, were discussed. It was discussed clarifying the definitions between the two, and updating the ordinances accordingly. Discussion continued.</p> <p>January 12th, at the next PC meeting, the PC will have the final draft.</p>	None
<b>New Business</b>	<p><b>a. Schedule of Meetings- 2026</b>  L. Curd presented the potential schedule for 2026 for PC meetings. The schedule would continue on the 2<sup>nd</sup> Monday of each month. PC discussed.</p> <p><b>Motion to accept the scheduled meetings for the Planning Commission for 2026 as presented. Motion by M. Stock. Support by G. Pushies. Motion Approved.</b></p> <p><b>b. Data Center and Bitcoin Mining Center Regulatory Ordinance- from Foster Swift</b>  The PC discussed the presented ordinance. There was discussion on adding more details and clarifying within the ordinance. The PC discussed potential locations. L. Curd would gather more information and get back to the PC.</p>	<b>Motion Approved</b>

<b>Commission Discussion</b>	L. Curd thanked S. Morrison for his years of service. S. Morrison stated that he would continue on until his position was filled.  PC members asked for input from D. Bowdoin, L. Hart.	None
<b>Last Call to the Public</b>	S. Porter- She stated that she hopes that with data centers that there would be with minimum acres, potentially with an overlay.  M. Brown- He stated that he would like to see adding in that the developer would have to pave the road if it was not paved.	None
<b>Adjournment</b>	<b>Motion to adjourn at 8:18pm. Motion by G. Pushies. Support by S. Morrison. Motion Approved.</b>	<b>Motion Approved</b>

Respectfully Submitted:

Kayla Poissant,  
PC Secretary

Approved:

Lucas Curd,  
PC Chair



## Conway Township Planning Commission 2025 Annual Report

Date	Overview
January	<ul style="list-style-type: none"><li>• Mike Stock and Steve Weiss were appointed to the PC.</li><li>• L. Curd elected as Chair.</li><li>• K. Poissant elected as Secretary.</li><li>• Cadence of Meetings- voted on and set as the 2<sup>nd</sup> Monday of each month at 7pm.</li><li>• Citizens Planner training, Locke Township Public Hearing, were discussed.</li><li>• McKenna signed a contract as the Township Planner.</li></ul>
February	<ul style="list-style-type: none"><li>• News and Views were starting to do a section in the paper discussing agendas and upcoming meetings- discussed.</li><li>• Elm Street- Owner was in attendance, discussed plans moving forward.</li><li>• T. Parker joined the PC, and was elected as the Vice Chair.</li><li>• Airport Camping- Discussed.</li><li>• Master Plan- Survey Questionnaires and a Master Plan “kick-off” was discussed.</li></ul>
March	<ul style="list-style-type: none"><li>• Elm Street- Pushed to following month.</li><li>• Airport Camping- PC discussed owner email.</li><li>• Motion to start drafting ordinance for Airport Camping- Motion Approved.</li><li>• Planners went over the responsibilities of the PC and Board in regards to the Master Plan.</li></ul>
April	<ul style="list-style-type: none"><li>• McKenna drafted potential Airport Camping Ordinance.</li><li>• Motion to have the Township Board review fee schedule for the Airport Camping ordinance- Motion Approved.</li><li>• Motion to postpone ordinance until following month- Motion Approved.</li><li>• Questionnaire was discussed. PC discussed mailer with QR code.</li><li>• Motion to look into residential overlay district subject to review by attorney, planner, and county- Motion Approved.</li></ul>
May	<ul style="list-style-type: none"><li>• Motion to postpone Airport Camping ordinance until owner submits an application- Motion Approved.</li><li>• McKenna provided draft postcard.</li><li>• PO Box mailing was discussed.</li></ul>

	<ul style="list-style-type: none"> <li>• Motion to recommend approval of post card mailer and estimated costs- Motion Approved.</li> <li>• Ranger Power submitted application for Special Use Permit for a solar farm.</li> </ul>
June	<ul style="list-style-type: none"> <li>• Planner confirmed that PO Boxes are on the mailer list.</li> <li>• Post card was ready to print for the Master Plan.</li> <li>• Motion to change post card to a letter and send it with the taxes- Motion Approved.</li> <li>• Headland Solar Application- was deemed incomplete at this time.</li> <li>• Motion to set Public Hearing for Headland Solar Special Land Use and Solar Application for July 9<sup>th</sup> at 7pm- Motion Approved.</li> <li>• Multiple copies of the application were offered to be delivered to the Township by applicant.</li> <li>• Master Plan- SWOC Discussion postponed until the July 14<sup>th</sup> meeting.</li> </ul>
July	<ul style="list-style-type: none"> <li>• Master Plan survey mailed out. Website issues were resolved.</li> <li>• PC discussed that there was a presentation from Headland Solar/Ranger Power on the solar application.</li> <li>• SWOC exercise was conducted with the PC members for the Master Plan.</li> <li>• Solar Application questions were discussed.</li> <li>• Conflict of Interest for the solar application was discussed.</li> </ul>
August	<ul style="list-style-type: none"> <li>• Discussion with Ranger Power occurred.</li> <li>• List of questions for the applicant were discussed and gathered.</li> <li>• Discussion with the Fowlerville Fire Chief occurred.</li> <li>• Master Plan- Results of survey were reviewed.</li> <li>• Discussion with Elm Street owner occurred.</li> <li>• Motion to set Public Hearing for Elm Street Wholesale rezoning application for Oct 13<sup>th</sup>- Motion Approved.</li> <li>• SEMCOG survey- discussed.</li> <li>• Codification update- discussed regarding all the new updates and status of the update.</li> <li>• Luke Bryant Concert- Discussed but no application was submitted at this time.</li> <li>• Substation for fire department was discussed in regards to the solar application.</li> </ul>
September	<ul style="list-style-type: none"> <li>• Public Hearing for Elm Street Wholesale occurred.</li> </ul>

	<ul style="list-style-type: none"> <li>• Sound report from Darren Brown was reviewed for the Headland Solar application.</li> <li>• Elm Streets Conditional Rezoning was voted on- Motion Approved.</li> <li>• Master Plan drafts were sent out. Land Use Maps would be looked at next.</li> <li>• Steve Weiss elected to Vice Chair Position.</li> <li>• Joint Meeting with Cohoctah PC occurred on 9/9.</li> <li>• Motion to adopt Resolution No. 2025-09-15-1 as amended on 9/15/25 regarding Headland Solar- Motion Approved.</li> </ul>
October	<ul style="list-style-type: none"> <li>• Master Plan- Vision Statements were reviewed and one was selected.</li> <li>• Elm Street Wholesale Conditional rezoning was sent to LCPC.</li> <li>• Essential Service Ordinance was discussed- updated draft will be looked at.</li> <li>• Public Hearing set for Airport Camping Amendment for next month's meeting.</li> </ul>
November	<ul style="list-style-type: none"> <li>• Public Hearing for Airport Camping amendment to ordinance occurred.</li> <li>• Motion to recommend approval of amending ordinance to allow Airport Camping- Motion Approved.</li> <li>• Master Plan- Land Use Maps were reviewed.</li> <li>• Data/Crypto Centers were discussed.</li> </ul>
December	<ul style="list-style-type: none"> <li>• L. Curd and K. Poissant were voted by Township Board to continue on the PC.</li> <li>• Essential Services Ordinance was discussed and reviewed.</li> <li>• Master Plan- Drafts sent to the PC. Scenic Photos were discussed and to add them into the plan.</li> <li>• Schedule of 2026 meetings were voted on- 2<sup>nd</sup> Monday of the month- Motion Approved.</li> </ul>