



## Conway Township Planning Commission

Monday, May 19, 2025 | 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 May 19, 2025 AGENDA**
5. **APPROVAL OF THE April 14, 2025 MEETING MINUTES**
6. **COMMUNICATIONS**
  - a. Zoning Administrator's Report
  - b. Livingston County Planning Commission Update/Report
  - c. Update from the last board meeting
7. **OLD BUSINESS**
  - a. **Maple Grove Airport Camping – Zoning text amendment from McKenna**
  - b.
8. **NEW BUSINESS**
  - a. Master Plan Draft Postcard – McKenna to provide at meeting
  - b.
  - c.
9. **PLANNING COMMISSION MEMBER DISCUSSION**
10. **2<sup>nd</sup> CALL TO THE PUBLIC**
11. **ADJOURNMENT**

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

***Next Meeting will be Monday, June 9, 2025***



|                     |   |   |
|---------------------|---|---|
|                     | gravel extraction ordinance, Green Oak rezoning local business to single, and Genoa had a site plan review for parking.   |   |
| <b>Old Business</b> | <p>a. Elm Street- Any Updates- ZA- R. Cesarz stated that he has not heard/no communication from the owner. Owner is now non-compliant. He will be sending a letter denying the Special Land Use Permit, and he would need to proceed with rezoning. Discussion continued.</p> <p>b. Maple Grove Airport Camping- McKenna drafted a potential ordinance. Discussion continued. There was discussion on who is going to pay for the amendment including legal fees, drafting fees, etc. The fee schedule for the Township was discussed. There was discussion with the airport owner. Dawn Patrol was discussed. D. Bowdoin mentioned the lack of volunteers- cleaning, prep, set-up, food, etc. is needed.</p> <p><b>Motion to request to have the Township Board review all fees for the airport camping ordinance amendment and give a report. Motion by M. Stock. Support by G. Pushies. Motion Approved.</b></p> <p><b>Motion to postpone the airport camping ordinance until next month. Motion by L. Curd. Support by G. Pushies. Motion Approved.</b></p> | <p>None</p> <p><b>Motion Approved</b></p> <p><b>Motion Approved</b></p> |
| <b>New Business</b> | <p>a. Master Plan Discussion- McKenna Discussed took place about the questionnaire. The topic of having postcard mailer be sent to resident and the lower cost was discussed. It would have a QR code to go to the survey. It was also discussed to have paper copies available to those who wanted/needed it. Discussion continued.</p> <p>b. Discussion of Possible Residential Overlay District- Discussion took place regarding the overlay district.</p>   | None  |

|                                |   |                        |
|--------------------------------|---|------------------------|
|                                | <b>Motion to propose a future residential overlay district subject to review by the county, the Township attorney, and the planner. Motion by S. Weiss. Support by G. Pushies. Motion Approved.</b> | <b>Motion Approved</b> |
| <b>Commission Discussion</b>   | None at this time.  | None                   |
| <b>Last Call to the Public</b> | M. Brown discussed the overlay district and to make sure the proper road is followed, and to consider commercial areas as well.   | None                   |
| <b>Adjournment</b>             | <b>Motion to adjourn at 8:38pm. Motion by G. Pushies. Support by M. Stock. Motion Approved.</b>   | <b>Motion Approved</b> |

Respectfully Submitted:

Kayla Poissant,  
PC Secretary

Approved:

Lucas Curd,  
PC Chair



# Memorandum

**TO:** Conway Township Planning Commission  
**FROM:** Liz Hart, Senior Planner  
**SUBJECT:** Zoning Text Amendment – Addition of Aircraft Camping as an Accessory Use to Airports  
**DATE:** April 28, 2025

This memo proposes a zoning text amendment to permit aircraft camping as an accessory use to legally established airports in Conway Township. The intent is to accommodate a unique and low-impact form of aviation tourism – where pilots, passengers, and individuals may temporarily camp adjacent to their aircraft – while maintaining the Township’s land use goals and public safety hazards.

## BACKGROUND

Airports are currently regulated under Section 6.23 of the Conway Township Zoning Ordinance, which outlines standards for airports, heliports, and related uses. However, the ordinance does not specifically address camping activities, nor does it differentiate aviation-related camping from commercial or recreational campgrounds. The proposed accessory use would apply only to pilots, their passengers, or individuals accompanying pilots for aviation-related activities, and would be clearly subordinate to the primary aviation use.

As part of the proposed zoning text amendment permitting limited camping in connection with aviation activities, it is necessary to clarify the types of aviation events that would qualify campers to stay on-site. A definition is recommended to ensure that camping is accessory to legitimate aviation use, and not open to general tourism or unrelated activities.

## JUSTIFICATION FOR THE AMENDMENT

Although Conway Township’s Zoning Ordinance does not separately define “camping” it does define a “campground” as *a parcel of land offering five (5) or more campsites for tents, recreational vehicles (RVs), or travel trailers to the public, either for free or for a fee*. Because this definition includes RVs and tents, it governs when camping activities rise to the level of regulated land use. However, the proposed aircraft camping use differs in several ways. It is limited to pilots, aircraft passengers, and individuals accompanying pilots for short-term aviation-related visits. Additionally, the use is directly tied to aviation-related activities, and subordinate to the primary use of the site as an airport. While the property owner has proposed up to five (5) seasonal RV spaces, these are not intended for general recreational use but rather to support aviation tourism and short-term aviation-related visits. As such, aircraft camping, including limited RV use, should be distinguished from a traditional campground and treated as an accessory use to a permitted airport.

## DEFINITION RECOMMENDATION

The proposed definition is intended to clearly control when camping is allowed in connection with aviation events. The goal is to tie camping eligibility to specific aviation related events without interfering with or limiting the overall operation of the airfield.



This definition focuses on activities where aviation is the primary purpose, including but not limited to, skydiving, gliding, fly-ins, flight training events, scenic flights, and similar activities.

### Proposed Definition

**Recreational Aviation Activities:** *Aviation activities where the use, operation, or enjoyment of aircraft is the primary purpose, including but not limited to skydiving, gliding, scenic or recreational flights, flight training events, fly-ins, and aviation-themed gatherings or exhibitions.*

The definition is meant to clearly lay out when camping is allowed in connection with aviation activities. It makes sure that camping only happens as part of specific aviation-related events, like fly-ins, scenic flights, or flight training. At the same time, it doesn't change or restrict how the airfield itself operates. Normal activities like flight training, skydiving, takeoffs, and landings can continue without any new limitations. The focus here is just on making sure camping stays tied to aviation events, without interfering with everything else that happens at the airfield.

This approach works because it strikes the right balance between zoning oversight and keeping the airfield flexible. It connects camping directly to aviation activities but doesn't touch the normal day-to-day use of the airfield. It also gives clear examples for enforcement, while staying broad enough to cover different types of aviation events. Overall, it keeps camping a supportive, aviation-related use without crossing into regulating aviation operations, which are already protected by state and federal law.

## PROPOSED ZONING LANGUAGE

### Section 6.23.E Accessory Uses

#### A. Aircraft Camping

##### a. Purpose

- i. Allow for limited camping activity by pilots, their passengers, or individuals for aviation related visits, directly associated with aviation tourism, while maintain public safety and land use compatibility.

##### b. Applicability

- i. Permitted only on parcels with a legally established airport, and only for pilots, aircraft passengers, or individuals accompanying pilots for aviation related events.

##### c. Definition

- i. Temporary camping in a tent by aircraft pilots, their passengers or individuals accompanying pilots, occurring on the same parcel as the airfield where the aircraft is parked. Aircraft camping is not considered a campground.
- ii. **Recreational Aviation Activities:** Aviation activities where the use, operation, or enjoyment of aircraft is the primary purpose, including but not limited to skydiving, gliding, scenic or recreational flights, flight training events, fly-ins, and aviation-themed

##### d. Standards

##### i. Eligibility

1. All campers must be pilots, passengers of aircraft using the associated airfield, or individuals accompanying pilots for recreation aviation activities.
2. Camping is only permitted in connection with recreation aviation activities such as skydiving, gliding, fly-ins, flight training, or scenic flights.



- ii. Tent Camping
  - 1. Tents shall be placed within twenty-five (25) feet of the aircraft or within a designated camping area approved by the Zoning Administrator.
  - 2. Tent camping is limited to a maximum of three (3) consecutive nights or the duration of a recreation aviation activity.
  - 3. Tent campers must register with the airport manager upon arrival.
  - 4. Tent campers shall use bathroom facilities provided in the terminal or designated building.
- iii. RV Camping
  - 1. Recreational vehicles must be fully self-contained. No utility hookups shall be provided.
  - 2. RV camping is limited to three (3) consecutive nights or the duration of a clearly recreation aviation activity.
  - 3. RVs must park in designated camping areas only.
- iv. Fire Safety
  - 1. Fires are permitted only in designated fire rings located more than one hundred (100) feet from any aircraft.
- v. General Requirements
  - 1. Camping must not interfere with airport operations or aviation safety
  - 2. No commercial campground use or public rental of campsites is permitted.
- vi. Review and Approval
  - 1. Aircraft camping shall require approval as a Special Land Use by the Planning Commission

## **RECOMMENDATION**

We recommend the Planning Commission initiate a text amendment process to add aircraft camping as an allowable accessory use to airports, with standards to ensure public safety, limited impact, and alignment with Township goals.