



Conway Township Planning Commission

Monday, July 13, 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 July 13, 2026 AGENDA**
5. **APPROVAL OF THE June 8, 2026 MEETING MINUTES**
6. **COMMUNICATIONS**
 - a. Zoning Administrator's Report - No Report from Russ yet
 - b. Livingston County Planning Commission Update/Report - Dennis
 - c. Update from the last board meeting – June 16 Draft Meeting Minutes
7. **OLD BUSINESS**
 - a. Airport Special Use Permit - Resubmit
 - b. Cryptocurrency Data Mining Facilities and Data Centers
 - c. Essential Services Ordinance
8. **NEW BUSINESS**
 - a.
 - b.
9. **PLANNING COMMISSION MEMBER DISCUSSION**
10. **2nd 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, August 10, 2026



Conway Township Board of Trustees
Regular Board Meeting Minutes
June 16th, 2026, at 7:00pm.

Meeting called to order at 7:00pm by Supervisor Bonnie Flanery with the Pledge of Allegiance.

ROLL CALL: Present: B. Flanery (Supervisor); D. Grubb (Treasurer);

G. Pushies (Trustee); S. Porter (Trustee)

Not Present: T. Foote (Clerk)

	AGENDA	ACTIONS TAKEN	ITEMS DISCUSSED
1	Consent Agenda	Motion to approve Consent Agenda by D. Grubb. Second by G. Pushies. Motion carried 3-1.	- The Supervisor noted that the budget report was moved from the consent agenda to "Reports and Communications" to allow for discussion. - Consent agenda items are intended for approval without discussion.
	Additions/ Approval of Board Meeting Agenda	Motion to approve the June 16th agenda and move presentations by Chief Feig and Michigan Class before Reports and Communications by D. Grubb. Second by S. Porter. Motion carried 4-0.	Move Presentations from #13 and #14 to #4 and #5.
	Call to the Public		One member of the public spoke.
4	Presentation- Fire Chief Feig		- Chief Feig presented the value of having an Automated External Defibrillator (AED) and a "Stop the Bleed" kit at the township hall. - He demonstrated a portable, bystander-friendly AED unit, explaining its ease of use, function, and maintenance. - The "Stop the Bleed" kit contains a tourniquet and clotting material. - Chief Feig offered free CPR, AED, and Stop the Bleed training for the board and public in the near future.
5	Presentation- Michigan CLASS		Kristin Angel presented Michigan CLASS, a local government investment pool for Michigan public agencies, compliant with Public Act 20.



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			• About 1,200 agencies participate in the \$6–7 billion pool. • Key features include same-day liquidity with daily compounding interest, no participation fees from Michigan CLASS (banks may charge for ACH/wire), and public transparency with daily rates posted online. • The opt-in process is simple, and agencies can maintain a zero balance. • Governance is handled by a portfolio team, credit team, and the Michigan Board of Trustees. Products include the primary liquid pool, Michigan CLASS Edge (variable NAV), and a new Term Product Pool (launched June 1, 2026) offering fixed terms like CDs.
6	Budget Report for May		• Spring Cleanup was less than the previous year, leaving an expected overage of approximately \$1,500. There was discussion about possibly allocating these remaining funds to a previously discussed township-wide cleanup program.
7	County Planning Commission Report		• A "Brown Bag lunch" on land division is scheduled for June 24, 2026.
8	Planning Commission Ex-Officio Report		• An airport special use permit decision is expected next month.
9	Assessors Update		• A tribunal case regarding a property tax uncapping dispute is pending, with a court date expected in a minimum of three months. • Poverty guideline exemptions were discussed, with figures presented from HUD and Cohoctah; the board will review



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			these and other models before the next meeting. • A recent case established "silence is not permission" for government officials to enter private property, the State Tax Commission (STC) is expected to provide guidance within 4-6 weeks. • Current practice is to only enter property with explicit permission, and waiver forms are being developed.
10	Zoning Update		• The Zoning Administrator reported an issue with cargo/sea containers appearing on properties, often on vacant land without permits. • The current ordinance defines them as accessory structures, which technically requires a principal residence, but there is conflicting language in the ordinance regarding other structures on vacant land. • The board discussed the need for fair enforcement and the possibility that the newly codified ordinances contain errors. It was suggested to notify residents of permit requirements via the township newsletter or website.
11	Treasurers Update		• Summer tax bills will be mailed out on July 1, 2026.
12	Fire Board Update		• The fire board's budget was passed at their last meeting.
13	Clerks Update		• The Deputy Clerk announced it is election season, with a primary on August 4, 2026, and a general election on November 3, 2026. • There is a significant need for election workers, particularly those representing the Democratic party, for early voting and election day.



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			Election Training begins on June 22, 2026, and applications are due by the end of June if you want to work in any of the upcoming elections.
14	Supervisors Update		- The supervisor is working to obtain Mobile Home Commission meeting minutes to guide the next steps on that ordinance. - The Road Millage discussion will be postponed until 2027, as the deadline to get it on the ballot for 2028 is not until then.
15	Policy No. 7		Remove Policy 7 from future agendas for now.
16	Ordinance to amend the zoning ordinance regarding special land uses (Moratorium Ordinance)	Motion to adopt Resolution 20260616-1 to amend the zoning ordinance regarding special land uses by S. Porter. Second by D. Grubb. Motion carried 4-0 in roll call vote: T. Foote- Not Present D. Grubb- Y G. Pushies- Y S. Porter- Y B. Flanery- Y	It was confirmed that a moratorium could last for an initial six months and be extended to a total of 18 months.
17	MTA Annual Dues	Motion to approve the MTA plus annual membership in the amount of \$4408.30 by B. Flanery. Second by S. Porter. Motion carried 4-0 in roll call vote: T. Foote- Not Present D. Grubb- Y G. Pushies- Y S. Porter- Y B. Flanery- Y	The board discussed renewing its annual Michigan Townships Association (MTA) membership. After downgrading from "Premium" to "Essential" last year, they found the Planning Commission was no longer covered. The board decided to upgrade to the "Plus" level, which covers the entire board, Planning Commission, and Zoning Administrators, to assess utilization before considering the more expensive "Premium" tier.



Conway Township Board of Trustees
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June 16th, 2026, at 7:00pm.

	Board Member Discussion		• The board discussed liability (covered by the Person's Emergency Care Act), operational maintenance, and the importance of having instructions for the public regarding the AED. It was noted that even fire departments can face civil cases, but the consensus was that attempting lifesaving measures is worthwhile. Discussion also covered the need for adult and child pads, laminated instructions, and potential maintenance contracts. The treasurer mentioned she has already researched grants for the equipment. It was also noted that a first aid kit exists in the office but is not publicly accessible in the hall; placing one in an accessible area was suggested. • A proposal to add "Conway Township Hall" signage to the green building facade was discussed. • A reminder was made to check with Decker regarding AI insurance coverage.
	Last Call to the Public		3 members of the public spoke. • Sunday July 5th will be the Fowlerville Fireworks and Parade,
		Motion to adjourn made by G. Pushies. Second by D. Grubb. Motion carried 4-0.	Meeting adjourned at 9:11pm.

Approved:

SPECIAL USE PERMIT APPLICATION

Supplement

Airport Camping & Recreational Camping Facilities

Maple Grove Airport (FAA Identifier: 65G) • Conway Township, Livingston County, Michigan

Applicant (Property Owner)	Lundy, LLC — 102 Chicago Ave., Charlevoix, MI 49720
Property / Airport	Maple Grove Airport (65G), W Sherwood Rd, Conway Township — Parcel 4701-23-400-013
Permit Type	Special Use Permit — Airport Camping
Date Submitted	March 2026 (Revised June 2026)
Parcel ID	4701-23-400-013
Airport Operator	iSkydive America iskydive.com

1. Applicant Information

Property Owner / Applicant	Lundy, LLC
Applicant Mailing Address	102 Chicago Ave., Charlevoix, MI 49720
Parcel ID	4701-23-400-013
Airport Operator	iSkydive America iskydive.com
Airport	Maple Grove Airport — FAA Identifier 65G
Airport Address	W Sherwood Road, Conway Township, Livingston County, MI
Township	Conway Township
County	Livingston County, Michigan
Permit Authority	Conway Township Planning Commission
Zoning Amendment	Airport Camping — Newly Adopted Ordinance (2026)

2. Project Description & Purpose

The property owner of Maple Grove Airport (65G), in coordination with airport operator iSkydive America, proposes to establish a seasonal, permitted airport camping facility in Conway Township. The facility is designed to serve the full range of airport users and visitors, including but not limited to: customers and guests of iSkydive America's skydiving operations; participants in organized aviation events such as fly-ins, airshows, and aviation gatherings; visiting pilots and aircraft crews utilizing the airport for overnight stays; glider pilots and crews engaged in soaring activities; and other aeronautical users and aviation visitors whose use is consistent with the Conway Township Airport Camping Zoning Ordinance.

The intent of the facility is to enhance Maple Grove Airport as a full-service general aviation destination and to support the range of aeronautical activities conducted at the airport. Camping at airfields and drop zones is a nationally recognized practice that deepens the aviation community’s connection to the airport, supports multi-day events and extended operations, and generates meaningful economic activity for the surrounding community.

Two camping zones are proposed, each accommodating both RV and tent camping, as described in detail in Section 4. All zones are open to eligible airport users as defined by the applicable zoning ordinance.

3. Site Description

Airport Name	Maple Grove Airport
FAA Identifier	65G
Airport Class	Private-use / General Aviation
Parcel Location	Conway Township, Livingston County, Michigan
Adjacent Roads	W Sherwood Road (south), N Robb Road (east)
Parcel Character	Rural agricultural, open grass airfield with existing structures
Proposed Season	Spring through Fall (approximately May 1 – October 31, annually)
Hours of Camping	Check-in after 12:00 PM; check-out by 11:00 AM

The airport parcel contains open grass areas on both sides of both runways, an existing hangar and office structure near the southern portion of the property, and open ground suitable for designated camping zones. All proposed camping areas are situated away from the active runway surface and within locations that do not impede aircraft operations, as depicted on the site plan attached hereto.

4. Proposed Camping Zones

Two camping zones are established by this application. Both zones accommodate RV and tent camping. All zones are available to eligible airport users as defined by the Conway Township Airport Camping Zoning Ordinance, including skydiving guests, visiting pilots, aviation event participants, and other aeronautical visitors. Locations correspond to the site map submitted with this application:

Zone	Location	Permitted Use	Capacity
Zone B — RV or Tent (Blue, south field)	South-center field, near hangar	RV & tent camping	Est. 10–15 units
Zone C — RV or Tent (Blue/Gold)	East field, adjacent to N Robb Rd	RV & tent camping	Est. 10–15 units

The capacity estimates identified for each zone reflect the maximum potential occupancy and are not intended to represent typical or expected usage. On a routine basis, camping occupancy will be modest

— often a handful of campers at most. Potential full or near-full occupancy across all zones would only be anticipated during organized aviation events, such as a Dawn Patrol-style fly-in or a multi-day skydiving event, and even then it is not guaranteed. The estimated totals are provided to establish an upper bound for planning purposes, not to suggest that maximum occupancy is a routine or likely condition.

Zone B — RV & Tent Camping (Blue, South-Center Field)

Situated in the open south-center field area adjacent to the hangar and operations building, Zone B provides convenient access to restroom facilities and the main operations area. This zone accommodates both RV and tent camping. Access to Zone B is by the existing improved access road that runs north from W Sherwood Road to the hangar — a distance of approximately 541 feet — which already serves the hangar and operations building today. No new access drive is required. It is anticipated to serve skydiving guests, visiting pilots flying in for overnight stays, aviation event participants, and other airport visitors requiring a convenient camping option close to the operations area.

Zone C — RV & Tent Camping (Blue with Gold/Yellow)

Located along the eastern edge of the property adjacent to N Robb Road, Zone C accommodates both RV and tent camping. The facility will use all existing entrances on the airport for access. As Maple Grove is a grass airfield where aircraft and vehicles routinely operate and park on turf, no constructed or paved access drive is required for vehicles to reach the zone. Should a new entrance onto N Robb Road be added in the future, the applicant will obtain the necessary permit from the Livingston County Road Commission. It is expected to serve visiting pilots with motorhomes, RV-based and tent-based aviation event attendees, and other airport visitors requiring larger vehicle accommodation.

5. Operations Plan

5.1 Management & Oversight

Camping operations will be managed by the airport manager. The airport manager will be responsible for check-in/check-out, enforcement of quiet hours and site rules, and coordination regarding any safety or operational issues.

5.2 Reservations & Eligible Users

Camping reservations will be accepted in advance through iSkydive America's online booking platform, by phone, or by direct contact with the airport manager. Eligible campers include all airport users whose use is consistent with the Conway Township Airport Camping Zoning Ordinance, including skydiving guests, licensed skydivers, visiting pilots, passengers and aircraft crew, aviation event participants, and other bona fide airport visitors. Walk-in camping may be accommodated on a space-available basis at the operator's discretion as long as guests qualify as bona fide airport users per the ordinance. Fees charged in connection with camping, if any, are incidental to the associated aviation activity (e.g., event registration, tandem jump packages, or fly-in fees) and are not intended to constitute commercial campground use or public rental of campsites as defined in the Conway Township Zoning Ordinance.

5.3 Quiet Hours & Conduct

- Quiet hours: 10:00 PM – 7:00 AM daily
- No amplified music or generators after 10:00 PM
- Alcohol consumption permitted within designated camping areas only; no alcohol in operational airport areas
- Open fires permitted in designated fire rings only; no ground fires. Designated fire ring locations shall maintain a minimum setback of 100 feet from any aircraft and 200 feet from any fuel storage area, consistent with the Conway Township Airport Camping Zoning Ordinance
- Pets permitted on leash; owners responsible for cleanup
- All waste must be disposed of in provided receptacles or removed from site
- All RVs must be self-contained and use a pump service if needed

5.4 Sanitation

Access to the existing restroom facility within the operations building will be provided to registered campers. For aviation events when there are more than 15 registered camping units (tents or RVs), the airport will provide portable restroom facilities at a ratio of not less than one unit per 15 registered camping units – tents or RV.

5.5 Parking

Each RV site will accommodate one tow vehicle in addition to the RV unit. No personal vehicles will be permitted on the active runway, taxiway, or apron areas. The facility will use all existing entrances on the airport for access to the camping zones. Because Maple Grove is a grass airfield on which aircraft and vehicles routinely operate and park on turf, no new constructed access drives are required to reach either camping zone. Should a new entrance onto N Robb Road be added in the future, the applicant will obtain the necessary permit from the Livingston County Road Commission.

5.6 Emergency Access

Emergency vehicle access to all camping zones will be maintained at all times. Routes to camping sites will be provided by the airport manager and emergency access is available to both zones by road or runway/airport use.

6. Safety & Airport Compatibility

All proposed camping zones have been sited with the following safety considerations:

- No camping zone encroaches on the runway, taxiway, or FAA-designated runway protection zone (RPZ)
- Campers will receive a written safety orientation upon check-in, including airspace awareness information, fire safety rules, and emergency procedures
- All camping activity complies with applicable FAA Advisory Circulars regarding airport land use compatibility

7. Compliance with Conway Township Zoning Ordinance

The applicant acknowledges and agrees to operate in full compliance with the Conway Township Airport Camping Zoning Amendment as adopted in 2026, and all applicable provisions of the Conway Township Zoning Ordinance. The camping facility shall be open to all eligible airport users consistent with the ordinance, including visitors attending aviation events, glider and soaring operations, general aviation transients, skydiving operations, and other permitted aeronautical uses. In particular, the applicant represents:

- The proposed use is consistent with the permitted uses authorized under the Airport Camping amendment, including aviation events and other aviation uses
- Camping access will not be restricted to any single aeronautical user or operator; the facility is open to all eligible airport users as defined by the ordinance
- The site layout as depicted on the attached site plan conforms to the zoning amendment's dimensional and operational standards
- The applicant will make the site available for inspection by Conway Township officials upon reasonable notice

8. Community & Economic Benefits

The proposed airport camping facility is expected to generate meaningful economic and community benefits for Conway Township and the surrounding Livingston County area over the upcoming years, including:

- Increased overnight stays by a broad range of aviation visitors, extending their economic impact into local restaurants, fuel stations, and retail establishments
- Support for organized aviation events including fly-ins, skydiving events, soaring competitions, and other aviation gatherings benefit the local community through entertainment and also draw visitors from outside the community to support the local economy
- Enhancement of Maple Grove Airport as a full-service general aviation destination welcoming to pilots, gliders, skydivers, and other aeronautical users
- Promotion of Conway Township and Maple Grove Airport within the broader aviation community as a destination airport
- No adverse impact anticipated on adjacent residential or agricultural properties given the setbacks, screening, and operational controls described herein

9. Conditions of Approval

Lundy, LLC respectfully requests that this Special Use Permit be granted subject to conditions consistent with the following, and agrees in advance to comply with any reasonable conditions imposed by the Board:

- Camping duration shall not exceed three (3) consecutive nights, except during a designated Recreational Aviation Activity as defined by the Conway Township Airport Camping Zoning Ordinance, for which the duration of the activity shall govern the length of stay
- Maximum combined occupancy across all zones as listed in this application
- Any expansion of camping zones to require separate permit review
- Permit subject to revocation upon material violation of these conditions after notice and opportunity to cure

10. Attachments

- Attachment A — Aerial Site Plan with Camping Zones Identified
- Attachment B — Conway Township Airport Camping Zoning Amendment (adopted 2026)
- Attachment C — Sample Camping Guest Rules & Safety Orientation
- Attachment D — Special Use Permit Application

Applicant Certification

The undersigned, as owner of the property identified herein, hereby certifies that the information contained in this Special Use Permit Application is true and correct to the best of the applicant's knowledge, and that the applicant agrees to comply with all applicable provisions of the Conway Township Zoning Ordinance and any conditions of approval imposed by the Planning Commission. The applicant further certifies that iSkydive America is authorized to operate the camping facility on behalf of the property owner in accordance with the terms of this application.

PROPERTY OWNER / APPLICANT

Signature: _____

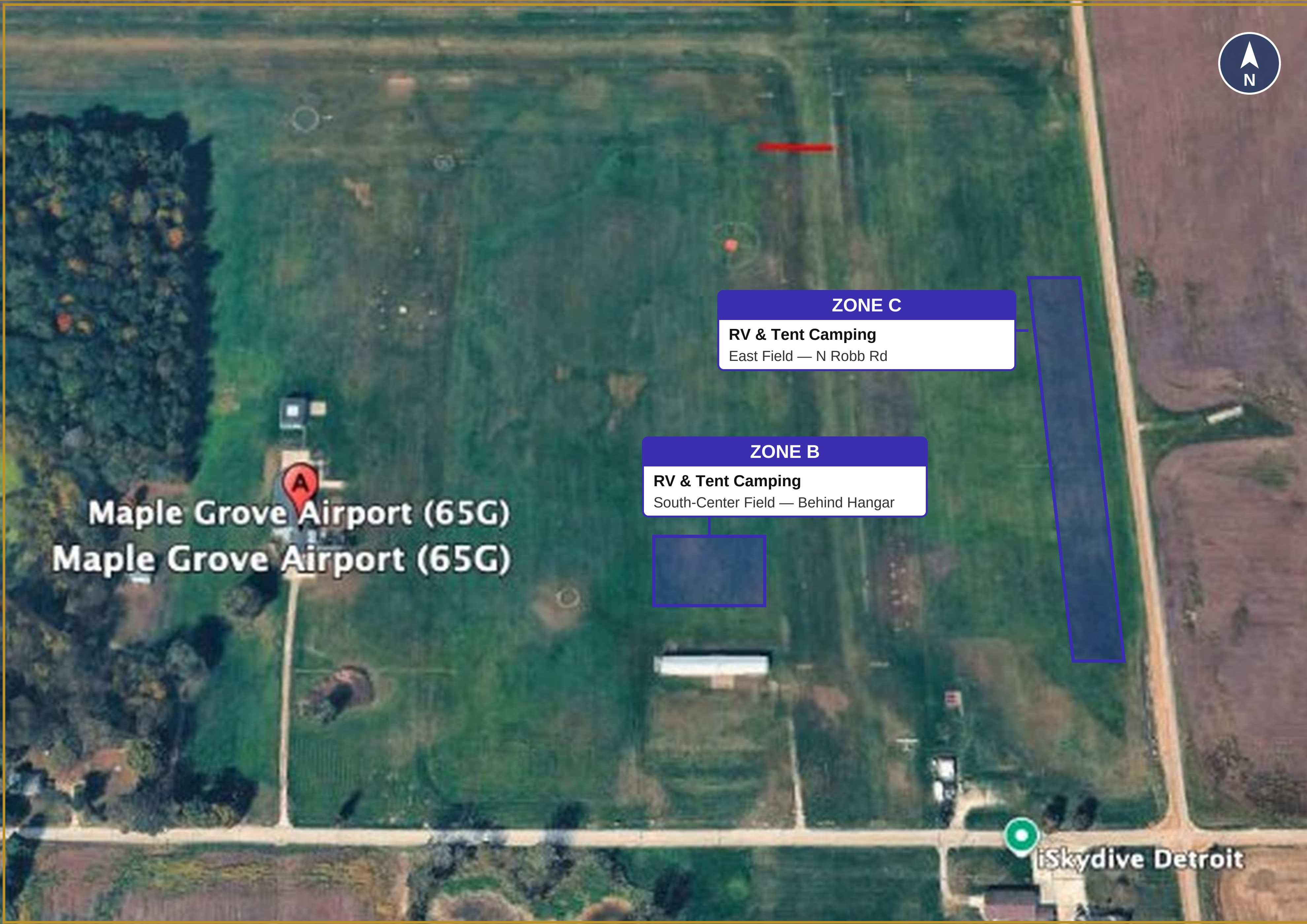
Printed Name: Luther Kurtz

Title / Capacity: Managing Member

Date: _____

ATTACHMENT A — PROPOSED CAMPING ZONES SITE PLAN

Maple Grove Airport (65G) · Conway Township, Livingston County, Michigan · Special Use Permit Application



LEGEND

 Zone B — RV & Tent Camping (South-center field, behind hangar)

 Zone C — RV & Tent Camping (East field, adjacent to N Robb Rd)



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners and the
Conway Township Board of Trustees

FROM: Robert Stanford, Principal Planner, AICP

SUBJECT: Z-45-25 Amendments to Zoning Ordinance Article
Article 6 General and Supplementary Regulations
Section 6.23 Airport, Heliports and Related Uses

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

The Conway Township Planning Commission proposes to add a new subsection to **Article 6 General and Supplementary Regulations, Section 6.23 Airport, Heliports and Related Uses, as Subsection (E) Accessory Uses**, which pertains to the regulation of short-term airport camping of the township zoning ordinance.

Staff offers the following comments and recommendation for your review. Proposed additions to existing text are noted in red underline. Text proposed for removal is in ~~strikethrough~~.

Conway Township proposes to add a new subsection to **Article 6 General and Supplementary Regulations, Section 6.23 Airport, Heliports and Related Uses, as Subsection (E) Accessory Uses**, which pertains to the regulation of short-term airport camping, to read as follows:

E. Accessory Uses.

1. Purpose. Allow for limited camping activity by pilots, their passengers, or individuals for aviation related visits, directly associated with aviation tourism, while maintaining public safety and land use compatibility.
2. Applicability. Permitted only on parcels with a legally established airport, and only for pilots, aircraft passengers, or individuals accompanying pilots for aviation-related events.
3. Definition.
 - i. Aircraft camping. 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, without limitation, skydiving, gliding, scenic or recreational flights, flight training events, fly-ins, and aviation-themed events.

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
milivcounty.gov/planning/



Township Recommendation: Approval. The Tyrone Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 11, 2025, Planning Commission Public Hearing.

Staff Recommendation: Approval With Conditions.

In general, it appears that the amendment as proposed does provide a satisfactory amount of regulatory control over aviation-related camping activities. It checks the necessary boxes related to ensuring public health, welfare and safety concerns.

However, as an alternative and for sake of consistency with the current organizational format of the township ordinance, it would be recommended that the township:

- 1) Allow "Aviation-Related Camping" as an accessory use in the Industrial District, to the permitted use of Airports, heliports, and related uses in this district (refer to Section 6.23), as well as a special use as proposed.

In addition, as a condition for County Planning Commission approval, and directly related to the special use aspect specifically:

- 2) Relocate this language within Article 13, "Special Land Uses", Section 13.10 "Site Design Conditions" as a newly added use within this Section (Listed as Subitem "U" in this section).

Thus, not only does this require the potential applicant (in this case the airport/heliport owner/operator, rather than an individual pilot and their associates, as this text could be misinterpreted to mean as proposed) to comply with all provisions of Article 13 (most specifically Section 13.05 "Required Planning Standards and Findings" and Site Plan Review Standards of Article 14, which is required of all special uses), as well as providing the township the opportunity to regulate this unique and special land use activity with consistency as it does so with other unique and special land use activities currently listed in this section, such as "Ag Service Establishments", "Bed and Breakfast Homestays", "Home Occupations", "Child Care Centers", and "Commercial Recreation", among others.

This would be a much more logical location for this language and would be more consistent with the process of special use application, review, and decision making in accordance with the current organizational format of the entire township zoning ordinance.



Livingston County Department of Planning

MEMORANDUM

TO: Mr. Mike Brown and the Conway Township Board of Trustees
FROM: Robert Stanford, Principal Planner, AICP
SUBJECT: Follow up correspondence to County Case Z-45-25
Amendments to Township Zoning Ordinance Article
Regarding Article 6 General and Supplementary Regulations
Section 6.23 Airport, Heliports and Related Uses

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

The Livingston County Planning Commission met on Wednesday, December 17, 2025, and reviewed the Conway Township Zoning Ordinance text amendments referenced above. The County Planning Commissioners made the following recommendations:

Z-45-25 – Approval With Conditions.

The Planning Commission agreed with the staff recommendation and the process highlighted by staff in the staff review as to the preferred means of implementing the ordinance amendments in to the Township Zoning Ordinance.

I would like to address this process a bit more clearly at this time and hopefully clear up any further questions you may have in this regard. It is basically a two-step process which I describe below.

STEP 1. Insert the following text into "Article 6 General and Supplementary Regulations", "Section 6.23 Airport, Heliports and Related Uses", as subsection "(E) Accessory Uses".

E. Accessory Uses.

1. Purpose. Allow for limited camping activity by pilots, their passengers, or individuals for aviation related visits, directly associated with aviation tourism, while maintaining public safety and land use compatibility.
2. Applicability. Permitted only on parcels with a legally established airport, and only for pilots, aircraft passengers, or individuals accompanying pilots for aviation-related events.
3. Definition.
 - i. Aircraft camping. Temporary camping in a tent by aircraft pilots, their passengers, or individuals accompanying pilots, occurring on the same parcel as

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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, without limitation, skydiving, gliding, scenic or recreational flights, flight training events, fly-ins, and aviation-themed events.

STEP 2. Insert the following text into **Article 13 "Special Land Uses", Section 13.10 "Site Design Conditions"**, as a new subsection **"(U) Aircraft Camping and Recreational Aviation Activities"**. Change initial subitem from "4" to "1" as shown below.

4.1. Standards

a. Eligibility

- i. All campers must be pilots, passengers of aircraft using the associated airfield, or individuals accompanying pilots for recreational aviation activities.
- ii. Camping is only permitted in connection with recreational aviation activities.

b. Tent Camping

- i. Tents shall be placed within twenty-five (25) feet of the aircraft or within a designated camping area approved by the Zoning Administrator.
- ii. Tent camping is limited to a maximum of three (3) consecutive nights or the duration of a recreational aviation activity.
- iii. Tent campers must register with the airport manager upon arrival.
- iv. Tent campers shall use bathroom facilities provided in the terminal or designated building.

c. RV Camping

- i. Recreational vehicles must be fully self-contained. No utility hookups shall be provided.
- iii. RV camping is limited to three (3) consecutive nights or the duration of a recreational aviation activity.
- iv. RVs must park in designated camping areas only.

d. Fire Safety

- i. Fires are permitted only in designated fire rings located more than one hundred (100) feet from any aircraft, and at least two hundred (200) feet from any fuel farm.



e. General Requirements

- i. Camping must not interfere with airport operations or aviation safety.
- ii. No commercial campground use or public rental of campsites is permitted. Only activities defined as airport camping in this Section are permitted.

f. Review and Approval

- i. Airport camping shall require approval as a Special Land Use by the Planning Commission.
-

Not only does this require the potential applicant to comply with all provisions of Article 13 (most specifically Section 13.05 "Required Planning Standards and Findings" and Site Plan Review Standards of Article 14, which is required of all special uses), as well as providing the township the opportunity to regulate this unique and special land use activity with consistency as it does so with other unique and special land use activities currently listed in this section, such as "Ag Service Establishments", "Bed and Breakfast Homestays", "Home Occupations", "Child Care Centers", and "Commercial Recreation", among others.

This recommended set of revisions are much more logical locations for the particular sets of provisions and would be more consistent with the process of special use application, review, and decision making in accordance with the current organizational format of the entire township zoning ordinance.

CONWAY TOWNSHIP

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING ORDINANCE
TO ADD AIRPORT CAMPING AS AN ACCESSORY USE TO AIRPORTS.

The Township of Conway ordains:

Section 1. Amendment to Article 6. General and Supplemental Regulations, Section 6.23: Airports, Heliports, and Related Uses. The Township amends Article 6. General and Supplemental Regulations, Section 6.23: Airports, Heliports, and Related Uses by adding "Subsection E. Accessory Uses" to read as follows:

"E. Accessory Uses.

1. *Purpose.* Allow for limited camping activity by pilots, their passengers, or individuals for aviation related visits, directly associated with aviation tourism, while maintaining public safety and land use compatibility.
2. *Applicability.* Permitted only on parcels with a legally established airport, and only for pilots, aircraft passengers, or individuals accompanying pilots for aviation-related events.
3. *Definition.*
 - i. **Aircraft camping.** 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, without limitation, skydiving, gliding, scenic or recreational flights, flight training events, fly-ins, and aviation-themed events.
4. **Standards**
 - a. **Eligibility**
 - i. All campers must be pilots, passengers of aircraft using the associated airfield, or individuals accompanying pilots for recreational aviation activities.
 - ii. Camping is only permitted in connection with recreational aviation activities.

b. Tent Camping

- i. Tents shall be placed within twenty-five (25) feet of the aircraft or within a designated camping area approved by the Zoning Administrator.
- ii. Tent camping is limited to a maximum of three (3) consecutive nights or the duration of a recreational aviation activity.
- iii. Tent campers must register with the airport manager upon arrival.
- iv. Tent campers shall use bathroom facilities provided in the terminal or designated building.

c. RV Camping

- i. Recreational vehicles must be fully self-contained. No utility hookups shall be provided.
- iii. RV camping is limited to three (3) consecutive nights or the duration of a recreational aviation activity.
- iv. RVs must park in designated camping areas only.

d. Fire Safety

- i. Fires are permitted only in designated fire rings located more than one hundred (100) feet from any aircraft, and at least two hundred (200) feet from any fuel farm.

e. General Requirements

- i. Camping must not interfere with airport operations or aviation safety.
- ii. No commercial campground use or public rental of campsites is permitted. Only activities defined as airport camping in this Section are permitted.

f. Review and Approval

- i. Airport camping shall require approval as a Special Land Use by the Planning Commission.

Section 2. Validity and Severability.

If any portion of this Ordinance is found invalid for any reason, such holding will not affect the validity of the remaining portions of this Ordinance.

Section 3. Repealer.

All other ordinances inconsistent with the provisions of this Ordinance are hereby repealed to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date.

This Ordinance takes effect upon the expiration of seven days after publication as provided by law.

88477:00001:202088550-1



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.



Livingston County Department of Planning

December 18, 2025

Conway Township Board of Trustees
c/o Tara Foote, Clerk
Conway Township Hall
P.O. Box 1157
Fowlerville, MI 48836

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
Principal Planner

Abby Carrigan
Planning Intern

Re: **County Planning Commission Review**
Z-45-25: Conway Township Zoning Ordinance Amendments
Section 6.23 Airport Camping As An Accessory Use

Dear Board Members:

The Livingston County Planning Commission met on Wednesday, December 17, 2025, and reviewed the Conway Township Zoning Ordinance text amendments referenced above. The County Planning Commissioners made the following recommendation:

Z-45-25 – Approval With Conditions.

In general, it appears that the amendment as proposed does provide a satisfactory amount of regulatory control over aviation-related camping activities. It checks the necessary boxes related to ensuring public health, welfare and safety concerns. However, as an alternative and for sake of consistency with the current organizational format of the township ordinance, it would be recommended that the township:

1) Allow "Aviation-Related Camping" as an accessory use in the Industrial District, to the permitted use of Airports, heliports, and related uses in this district (refer to Section 6.23), as well as a special use as proposed.

In addition, as a condition for County Planning Commission approval, and directly related to the special use aspect specifically:

2) Relocate this language within Article 13, "Special Land Uses", Section 13.10 "Site Design Conditions" as a newly added use within this Section (Listed as Subitem "U" in this section).

Thus, not only does this require the potential applicant (in this case the airport/heliport owner/operator, rather than an individual pilot and their associates, as this text could be misinterpreted to mean as proposed) to comply with all provisions of Article 13 (most specifically Section 13.05 "Required Planning Standards and Findings" and Site Plan Review Standards of Article 14, which is required of all special uses), as well as providing the township the opportunity to regulate this unique and special land use activity with consistency as it does so with other unique and special land use activities currently listed in this section, such as "Ag Service Establishments", "Bed and Breakfast Homestays", "Home Occupations", "Child Care Centers", and "Commercial Recreation", among others.

This would be a much more logical location for this language and would be more consistent with the process of special use application, review, and decision making in accordance with the current organizational format of the entire township zoning ordinance.

Department Information

Administration Building
304 E. Grand River Avenue
Suite 206
Howell, MI 48843-2323

(517) 546-7555
Fax (517) 552-2347

Web Site
<https://millivcounty.gov/planning/>

ZONING/MASTER PLAN AMENDMENT FORM

Livingston County Planning Commission, 304 East Grand River, Suite 208, Howell, MI 48843-2323

LOCAL CASE NUMBER _____ COUNTY CASE NUMBER Z-45-25

The Conway Township Planning Commission is submitting the following amendment for review and comment.

REZONING (MAP AMENDMENT) Property description and location (attach a map of the proposed amendment as required by law).

Size: _____ Property tax identifier: _____

Location: _____

Existing Zoning District is: _____ Proposed Zoning District: _____

Name of Petitioner: _____ Name of Property Owner: _____

Purpose of Change: _____

Existing Land Use: _____

ZONING ORDINANCE TEXT AMENDMENT The following Article(s) and Section(s) to be amended:

Article Number(s): 6 Article Name(s): General and Supplemental Regulations

Section Number(s): 6.23 Section Name(s): Airports, Helicopters, and Related Uses- Adding Subsection E

Please attach a copy of the proposed zoning ordinance changes.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on October 26, 2025 in the Fowlerville News and Views
(not less than 15 days before the public hearing per Michigan Zoning Enabling Act, Act 110 of 2006, MCL 125.3103)

Newspaper, which has general circulation in the jurisdiction. The Conway Township Planning
Commission held a public hearing on November 10, 2025 to hear the views of the public on the proposed amendment.

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. ☒ The meeting minutes are attached.
b. ☐ The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

MASTER PLAN

☐ Adoption of new or revised plan ☐ Amendment (Section/Chapter) _____

Note: For all master plan cases, the municipality must submit a statement signed by the Planning Commission Secretary stating that all of the necessary legislative bodies have been sent notice of the public hearing and copies of the proposed language/map, along with the name and address of each, and date of submittal.

PUBLIC NOTICE AND PUBLICATION SCHEDULE

Legal notice of the public hearing was published on _____
(not less than 15 days before the public hearing per Michigan Planning Enabling Act, Act 33 of 2008, MCL 125.3843)

In the _____ Newspaper, which has general circulation in the jurisdiction.
The Conway Township Planning Commission held a public hearing on _____ to hear the
views of the public on the proposed amendment. (date)

MINUTES OF PUBLIC HEARING (Please check "a" or "b" below)

- a. ☐ The meeting minutes are attached.
b. ☐ The minutes of the meeting will be sent later. The case information has been sent so that the Livingston County Planning Department staff can be working on the case while the minutes are being prepared. The facts brought out at the hearing are: (use additional sheets as necessary)

LOCAL JURISDICTION PLANNING COMMISSION ACTION

The recommendation of the Conway Township Planning Commission, at its meeting of November 10, 2025, was:
(date)

☒ Approval ☐ Disapproval ☐ Approval under the following conditions: (use additional sheets as necessary)

Lucas J. Curd, P.E.

Notary Public for Lucas J. Curd, P.E.
MICHIGAN EXPIRATION DATE 12/31/2025
MICHIGAN EXPIRATION DATE 12/31/2025

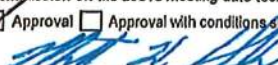
(Chair Signature)

LIVINGSTON COUNTY PLANNING COMMISSION ACTION

Date Received _____
The Commission on the above meeting date took the following action:

Date of LCPC Meeting 12/17/25

☒ Approval ☐ Approval with conditions stated in attachment ☐ Disapproval ☐ No action-encourage further review



(Chair Signature)



(Director Signature)

LOCAL JURISDICTION BOARD ACTION

Date of Meeting _____ The Conway Township Board at a legally constituted
meeting held on the above date ☐ PASSED ☐ PASSED WITH AMENDED LANGUAGE ☐ DID NOT PASS ☐ NO ACTION-ENCOURAGE FURTHER REVIEW the
recommended change contained herein.

Please sign and return one completed copy of this form to
the Livingston County Planning Department.

(Clerk)



Livingston County Department of Planning

MEMORANDUM

TO: Livingston County Planning Commissioners and the
Conway Township Board of Trustees

FROM: Robert Stanford, Principal Planner, AICP

SUBJECT: Z-45-25 Amendments to Zoning Ordinance Article
Article 6 General and Supplementary Regulations
Section 6.23 Airport, Heliports and Related Uses

Scott Barb
AICP, PEM
Director

Robert A. Stanford
AICP
Principal Planner

Martha Haglund
AICP
Principal Planner

Abby Carrigan
Planning Intern

The Conway Township Planning Commission proposes to add a new subsection to **Article 6 General and Supplementary Regulations, Section 6.23 Airport, Heliports and Related Uses, as Subsection (E) Accessory Uses**, which pertains to the regulation of short-term airport camping of the township zoning ordinance.

Staff offers the following comments and recommendation for your review. Proposed additions to existing text are noted in red underline. Text proposed for removal is in ~~strikethrough~~.

Conway Township proposes to add a new subsection to **Article 6 General and Supplementary Regulations, Section 6.23 Airport, Heliports and Related Uses, as Subsection (E) Accessory Uses**, which pertains to the regulation of short-term airport camping, to read as follows:

E. Accessory Uses.

1. Purpose. Allow for limited camping activity by pilots, their passengers, or individuals for aviation related visits, directly associated with aviation tourism, while maintaining public safety and land use compatibility.
2. Applicability. Permitted only on parcels with a legally established airport, and only for pilots, aircraft passengers, or individuals accompanying pilots for aviation-related events.
3. Definition.
 - i. Aircraft camping. 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, without limitation, skydiving, gliding, scenic or recreational flights, flight training events, fly-ins, and aviation-themed events.

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•
Web Site
milivcounty.gov/planning/



Township Recommendation: Approval. The Tyrone Township Planning Commission heard public comment and recommended Approval of these zoning amendments at its November 11, 2025, Planning Commission Public Hearing.

Staff Recommendation: Approval With Conditions.

In general, it appears that the amendment as proposed does provide a satisfactory amount of regulatory control over aviation-related camping activities. It checks the necessary boxes related to ensuring public health, welfare and safety concerns.

However, as an alternative and for sake of consistency with the current organizational format of the township ordinance, it would be recommended that the township:

- 1) Allow "Aviation-Related Camping" as an accessory use in the Industrial District, to the permitted use of Airports, heliports, and related uses in this district (refer to Section 6.23), as well as a special use as proposed.

In addition, as a condition for County Planning Commission approval, and directly related to the special use aspect specifically:

- 2) Relocate this language within Article 13, "Special Land Uses", Section 13.10 "Site Design Conditions" as a newly added use within this Section (Listed as Subitem "U" in this section).

Thus, not only does this require the potential applicant (in this case the airport/heliport owner/operator, rather than an individual pilot and their associates, as this text could be misinterpreted to mean as proposed) to comply with all provisions of Article 13 (most specifically Section 13.05 "Required Planning Standards and Findings" and Site Plan Review Standards of Article 14, which is required of all special uses), as well as providing the township the opportunity to regulate this unique and special land use activity with consistency as it does so with other unique and special land use activities currently listed in this section, such as "Ag Service Establishments", "Bed and Breakfast Homestays", "Home Occupations", "Child Care Centers", and "Commercial Recreation", among others.

This would be a much more logical location for this language and would be more consistent with the process of special use application, review, and decision making in accordance with the current organizational format of the entire township zoning ordinance.

Attachment C — Camping Guest Safety Briefing

MAPLE GROVE AIRPORT (65G) — CAMPING GUEST SAFETY BRIEFING

iSkydive America — Maple Grove Airport (65G) — Please read and retain for the duration of your stay.

Airspace & Aircraft Awareness

You are camping on an active general aviation airport. Aircraft operate here, including aircraft that approach and depart with little or no advance warning. Always be aware of your surroundings.

- Never enter the runway, taxiway, or aircraft parking apron without explicit authorization from airport staff. Walking between Zone B and the Terminal requires walking south of the runway along the road.
- Keep children and pets under direct supervision at all times near any paved or mowed operational surface.
- If you hear an aircraft engine or see an aircraft moving, stay clear and give it the right of way — always.
- Skydiving operations are conducted from this airport. Be aware that skydivers may land in designated areas. Do not walk into or obstruct the designated landing area.
- Do not shine lights, lasers, or reflective objects toward the sky during flight operations.

Fire Safety

- Open fires are permitted in designated fire rings only. No ground fires or fires outside designated areas.
- Never leave a fire unattended.
- Fully extinguish fires before sleeping or leaving your campsite. Drown with water, stir, and drown again.
- Fire extinguishers are located at the Terminal Building.
- No fireworks of any kind are permitted on airport property.

Emergency Procedures

In any emergency, call 911 first.

The 911 address for this airport is: **7080 W Sherwood Rd, Fowlerville, MI 48836**

- Notify the airport manager immediately of any fire, medical emergency, or aircraft incident.
- Do block any access points to the camping zones to preserve access for emergency vehicles.
- In the event of an aircraft emergency on or near the airport, remain in your campsite and away from operational areas (unless safety requires your movement) or directed otherwise by airport staff or emergency personnel.
- A first aid kit is located at the Terminal Building.

General Rules

- Quiet hours are 10:00 PM to 7:00 AM. No generators, amplified music, or excessive noise during quiet hours.
- All vehicles must remain within designated camping and parking areas. No personal vehicles on the runway, taxiway, or ramp at any time.
- Pets must be on a leash at all times. You are responsible for cleanup.

- Alcohol is permitted within your campsite only. It is not permitted in any operational area of the airport.
- Dispose of all trash in the provided receptacles or remove it from the site. All RVs must be self-contained; use a pump service if needed.
- Report any damage, safety concerns, or suspicious activity to the airport manager immediately.

Check-In & Check-Out

Check-in: 12:00 PM | Check-out: 11:00 AM

The airport manager is available during active camping hours. Do not hesitate to ask questions — we want your stay to be safe and enjoyable.

By camping at Maple Grove Airport, you acknowledge that you have read this briefing and agree to comply with all rules and safety requirements. Thank you for being a respectful guest on an active airport.

Conway Township

8015 N. Fowlerville Road
PO Box 1157
Fowlerville MI 48836

Phone 517-223-0358

Fax 517-223-0533

zoningadmin@conwayMI.gov



APPLICATION NO. _____

CONWAY TOWNSHIP APPLICATION FOR SPECIAL USE PERMIT

PLEASE PRINT OR TYPE (use back of application or attach additional sheets if more space is needed)

1. Applicant's Name: _____
Address: _____
Phone: _____
Email: _____
2. Applicant(s) is/are: (x) the owner/s of the property involved.
() acting on behalf of the owner/s of the property involved.
3. Address of property involved: _____
4. Legal description: _____

5. Property ID #: _____
6. The above property is presently zoned: _____
7. Which zoning ordinance section applies to this application? _____ - and camping amendment Section 6.23E.
8. The proposed use/s and nature/s of operations is/are: _____

9. Statement of cause justifying proposed use based on standards set forth in Section 13.05 of the Zoning Ordinance (attached): _____
Please see attached statement.

SPECIAL USE PERMIT IS NON TRANSFERABLE AND WILL BE ISSUED IN THE NAME OF THE APPLICANT.

NOTE: Attach an accurate survey drawing of said property showing existing and proposed buildings and structures, the types thereof and their uses.

The undersigned do hereby swear that the above information is true and correct to the best of my/our knowledge.

Date: _____ 3/13/26

x Luther Kurtz
Applicant Signature

x _____
Applicant Signature

x _____
Owner Signature (if different from applicant)

x _____
Owner Signature (if different from applicant)

ADMINISTRATION

Date received: _____ Fee paid: _____ Township Zoning Administrator X _____
Signature

Notice of Public Hearing was published on _____ & _____

Name of Newspaper _____

Public Hearing was held on _____

Administration Fees:

Application \$200

Escrow \$2500

Annual review \$150

SPECIAL USE PERMIT

Planning Commission of Conway Township having reviewed the particular circumstances of the above proposed uses/s, and in accordance with Section 13.05 of the Zoning Ordinance, does hereby:

() Approve the special use permit request based on the following findings: _____

() Approve the special use permit request and impose the stated conditions based on the following findings:
Conditions: _____

Findings: _____

() Deny the special use permit request for the following reasons:

Date: _____ P.C. Chair: _____

Signature

P.C. Secretary: _____

Signature

One (1) copy retained by the Clerk, the Zoning Administrator and the Applicant

ATTACHMENT TO SPECIAL USE APPLICATION
SECTION 13.05 OF THE CONWAY TOWNSHIP ZONING ORDINANCE, as amended

Section 13.05 Required Planning Standards and Findings

The Planning Commission shall review the circumstances and facts concerning each special land use in terms of the required planning standards and findings listed below. The Planning Commission shall find and make a matter of public record adequate data, information and evidence showing that the proposed use on the lot in question meets all required standards. The Planning Commission will review each proposal in order to determine that the use(s) envisioned:

- 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; and
- 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.

Lundy, LLC
102 Chicago Avenue
Charlevoix, MI 49720

June 14, 2026

Mr. Jake VanBoxel, MSA, Principal Planner
McKenna
235 East Main Street, Suite 105
Northville, Michigan 48167

c/o Conway Township Planning Commission
8015 N Fowlerville Road
Fowlerville, MI 48836

Re: Response to Site Plan Review #1 (dated May 6, 2026) — Special Use Permit Application, Airport Camping, Maple Grove Airport (65G), Parcel 4701-23-400-013, 7080 W. Sherwood Rd., Conway Township

Dear Mr. VanBoxel:

Thank you for your May 6, 2026 review of the above-referenced Special Use Permit application. We appreciate the Commission's and McKenna's attention to this proposal. As your review correctly notes, Section 14.01(b) authorizes the Planning Commission to waive any site plan requirements it considers "clearly unnecessary for substantial review," and the review itself invites the Commission to determine whether the listed requirements are excessively onerous in relation to the proposed use.

We respectfully submit that none of the outstanding items identified in the review are necessary for this proposal, and we request that each be waived. The reason is fundamental to the nature of what is being proposed:

This application does not propose any construction, land disturbance, or physical improvement of any kind. There is no grading, no excavation, no paving, no new structures, no utilities, no drainage work, and no alteration of the land. The proposal is simply to permit eligible airport users to place a tent or park a self-contained RV on existing open grass areas of the airfield, on a seasonal basis. The ground remains exactly as it is today. Because nothing is being built or altered, the engineering, environmental, and construction-oriented submittal requirements in Sections 14.03 and 15.02–15.06 have no application here.

With that context, we address each outstanding item below and explain why it is not necessary for this proposal:

1. **Scale of Plan / Legal Description / Area Map / Structures Within 500 Feet (General Information).** No construction or land division is proposed, and no new structures are being created. The application and aerial site plan already identify the parcel, its boundaries, the existing structures, and the general location of each camping area. A formal engineered survey at a prescribed scale, full legal description, half-mile area map, and inventory of structures within 500 feet are survey-and-construction submittals that serve no purpose where the only "use" is people

placing a tent or RV on existing grass. These items are unnecessary for substantial review and should be waived.

2. **Site Grading, Surface Drainage, Water Supply and Sewage Disposal (Physical Information).** No grading, drainage work, water supply, or sewage disposal is proposed. RVs are required to be fully self-contained, and tent campers use the existing restroom in the operations building. Because no work to the land is contemplated, there are no grading or drainage plans to provide. This item is not necessary.
3. **Drives, Sidewalks, Curbing, Lighting, Parking, Easements, Open Space (Physical Information).** No new drives, sidewalks, curbing, exterior lighting, or parking facilities are being constructed. Campers use the existing parking and existing access already serving the airport. There is nothing to dimension or detail because nothing is being added. This item is not necessary.
4. **Vehicular and Pedestrian Circulation Features.** Circulation occurs on the existing airfield as it does today. No new circulation features are being created and no changes to existing movement patterns are proposed. This item is not necessary.
5. **Utilities and Connections to Public Sewer/Water.** No utility installation or connection to public sewer or water is proposed. RVs are self-contained and the existing restroom serves tent campers. This item is not necessary.
6. **Pavement Width and Right-of-Way Width of Abutting Roads.** No road, street, or easement is being constructed or modified. The abutting public roads remain unchanged. This item is not necessary.
7. **Surface Water Drainage Features / Impervious Coverage / Stormwater Control.** The proposal adds no impervious surface whatsoever. Tents and RVs sit on existing grass. There is no change to runoff, drainage, or stormwater conditions on the parcel. This item is not necessary.
8. **Finished Floor and Grade Elevations, Size and Height of Structures.** No structures are proposed. There are no floors, grades, or building heights to provide. This item is not necessary.
9. **Topography at Two-Foot Contours / Soil Characteristics / Drainage Courses (Environmental Information).** Because no land disturbance, grading, or construction is proposed, topographic surveys, soil-survey detail, and drainage-course mapping serve no review purpose. The land is not being altered in any way. These items are not necessary.
10. **Wetlands / EGLE Permitting.** No regulated activity in a wetland, lake, or stream is proposed. Placing a tent or parking a self-contained RV on existing upland grass is not a regulated activity and triggers no EGLE permitting requirement. This item is not necessary.
11. **Natural Vegetation / Retention Plans.** No vegetation is being removed and no site clearing is proposed. The natural features of the parcel remain undisturbed. This item is not necessary.
12. **Building Design / Camping Zone Layout.** No buildings are proposed and the existing restroom facilities are not being upgraded. The attached aerial site plan already depicts the general location of each camping area, which is sufficient for a use consisting solely of tents and RVs placed on open grass. This item is not necessary.

13. **Parking — Number, Accessible Spaces, Dimensions, Surface (Section 15.02).** No new parking lot is being constructed. The ordinance's surfacing, dimensioning, and capacity standards apply to constructed off-street parking lots, not to existing grass airfield areas used incidentally by a handful of campers. The existing parking already serving the airport is adequate, and to the extent any surfacing requirement is implicated, we request its waiver under Section 15.02(g). This item is not necessary.
14. **Off-Street Loading (Section 15.06).** No commercial loading or unloading activity is associated with seasonal tent and RV camping. There is no truck-loading function to accommodate. As the review itself notes, the Commission may discuss whether this is necessary — it is not. This item should be waived.
15. **Access / Road Commission Approval.** Access to the camping areas is by the existing airport access and existing roads. No new access drives are being constructed. This item is not necessary.
16. **General Circulation (Section 14.03(B)).** As above, no new circulation features are being created on the parcel. This item is not necessary.
17. **Emergency Services / Fire Marshal Approval.** Emergency access to all camping areas is available at all times by existing roads and airfield surfaces, as set forth in the operations plan. No new drives requiring engineering review are being created. This item is not necessary.
18. **Soil Erosion & Sediment Control / Stormwater Management.** There is no earth change, grading, or construction that would trigger soil-erosion or stormwater review. Tents and RVs on existing grass do not disturb soil or alter stormwater conditions. This item is not necessary.
19. **Lighting.** No exterior lighting is being installed as part of this proposal. To the extent any lighting is added in the future, the operations plan already commits to downward-directed, shielded fixtures. As your review acknowledges, the proposed use will not negatively impact neighboring properties or traffic. This item is not necessary.
20. **Refuse and Storage.** The operations plan already provides that all waste must be placed in provided receptacles or removed from the site. No additional refuse-and-storage detail is necessary for a seasonal tent and RV use. This item is not necessary.
21. **Fire Safety / Fire Ring Locations.** The operations plan already commits to the ordinance setbacks — fire rings no closer than 100 feet from any aircraft and at least 200 feet from any fuel storage area, with open fires permitted only in designated fire rings. This is consistent with the adopted Airport Camping amendment and no further detail is necessary.
22. **Signs.** No signs are proposed as part of this application. This item is not necessary.
23. **Interagency Coordination.** The proposal involves no construction or aeronautical alteration requiring FAA, MDOT, or Bureau of Aeronautics action. The camping areas are sited away from the runway, taxiway, and runway protection zone, consistent with applicable FAA land-use compatibility guidance. If approved, the airport manager will notify Michigan Aeronautics during our next annual inspection, so it can be put in the airport directory. Notification is not necessary prior to approval.

In summary, every outstanding item in the review is premised on a construction or land-disturbance project. This is not such a project. We are not grading, paving, building, clearing, or altering the land in any respect. We are permitting eligible airport users to set up a tent or park a self-contained RV on existing open grass for a limited season, exactly as the recently adopted Airport Camping ordinance contemplates as an accessory use. Accordingly, we respectfully request that the Planning Commission exercise its authority under Section 14.01(b) to waive each of the listed site plan requirements as clearly unnecessary for substantial review of this proposal.

We have also enclosed a revised Special Use Permit application reflecting one change to the proposed camping areas – the removal of camping area A as requested by the neighbors. We are happy to answer any questions in advance by email or phone.

Thank you for your consideration.

Sincerely,

Luther Kurtz

Managing Member, Lundy, LLC