



## Conway Township Planning Commission

Monday, October 13, 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 October 13, 2025 AGENDA**
5. **APPROVAL OF THE September 8, 2025 MEETING MINUTES**
6. **APPROVAL OF THE September 9, 2025 JOINT SPECIAL MEETING MINUTES W/COHOCTAH**
7. **APPROVAL OF THE SEPTEMBER 15, 2025 SPECIAL MEETING MINUTES**
8. **COMMUNICATIONS**
  - a. Zoning Administrator's Report
  - b. Livingston County Planning Commission Update/Report
  - c. Update from the last board meeting
9. **OLD BUSINESS**
  - a. Headland Solar Project
  - b. Master Plan Discussion – Vision & Goals for the 2025 Master Plan Update - McKenna
  - c. Elm Street – Signed and sent to LCPC
10. **NEW BUSINESS**
  - a. Essential Services Ordinance - Discuss
  - b. Discussion on airport camping/Set public hearing for airport re-zoning
  - c.
11. **PLANNING COMMISSION MEMBER DISCUSSION**
12. **2<sup>nd</sup> CALL TO THE PUBLIC**
13. **ADJOURNMENT**

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

***Next Meeting will be Monday, November 10, 2025***



**Conway Township Planning Commission Meeting Minutes**  
Monday, September 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, Steve Weiss- Vice Chair, Kayla Poissant- Secretary<br><br>Zoning Administrator: Russ Cesarz<br><br>Livingston County Planning Commissioner: Dennis Bowdoin<br><br>Township Planner: Liz Hart- McKenna<br><br>Township Attorney: Michael Homier, Keith Brown | 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 amended for September 8<sup>th</sup>, 2025. Motion by L. Curd. Support by M. Stock. Motion Approved.</b>                                                                                                                                                                                             | <b>Motion Approved</b> |
| <b>Approval of August 11<sup>th</sup>, 2025 Minutes</b>        | <b>Motion to accept meeting minutes from August 11<sup>th</sup>, 2025. Motion by L. Curd. Support by G. Pushies. Motion Approved.</b>                                                                                                                                                                                                          | <b>Motion Approved</b> |
| <b>Approval of August 11<sup>th</sup>, 2025 Closed Minutes</b> | <b>Motion to accept closed meeting minutes from August 11<sup>th</sup>, 2025. Motion by S. Morrison. Support by G. Pushies. Motion Approved.</b>                                                                                                                                                                                               | <b>Motion Approved</b> |
| <b>Approval of August 25<sup>th</sup>, 2025 Minutes</b>        | <b>Motion to accept special meeting minutes from August 25<sup>th</sup>, 2025. Motion by S. Weiss. Support by M. Stock. 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:<br>R. Cesarz stated that everything was peachy in Conway Township, and that there were a couple of reroofs, and new builds.<br><br>b. Board Ex-Officio Report:                                                                                                                                                 | None<br><br>None       |

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|              | <p>G. Pushies stated that the Board discussed Trustee pay, the website, insurance proposal, MI Association of Cemeteries renewal, show cause hearing, and the school liaison was renewed.</p> <p>c. Livingston County Planning Commission Report:<br/>D. Bowdoin stated that the LCPC approved three planned developments and one water park at 59/23. He also stated that they will be looking for a new chair as the current chair is stepping down.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | None                                                        |
| Old Business | <p><b>Headland Solar- Updates-</b><br/>L. Curd stated that Ranger/Headland was not in attendance at the 8/25/25 meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | None                                                        |
| New Business | <p><b>10.0- Public Hearing for Elm Street Wholesale Conditional Rezoning-</b></p> <p>G. Pushies stepped down due to conflict of interest.</p> <p><b>Motion to open the Public Hearing for Elm Street Wholesale Conditional Rezoning at 7:10pm. Motion by S. Weiss. Support by L. Curd. Motion Approved.</b></p> <p>R. Cesarz handed out paper copies of the application. Kevin Plunkett, owner and applicant, was present to speak. Mr. Plunkett submitted an Amended Conditions Voluntarily Offered by Applicant to the PC. R. Cesarz will send the amendments via email as well.</p> <p>The PC Board reviewed the Amended Conditions Voluntarily Offered with the applicant.</p> <p>R. Cesarz stated that the Township has not received any complaints regarding the applicant.</p> <p><b>Motion to closed the Public Hearing for Elm Street Wholesale Conditional Rezoning at 7:31pm. Motion by L. Curd. Support by M. Stock. Motion Approved.</b></p> <p><b>10a- Sound Report- Darren Brown-</b><br/>Mr. Brown stated that they were hired to do sound measurements in the Conway and Cohoctah Townships. He stated that they measured in two locations, one in Conway and one in Cohoctah. Mr. Brown stated that they also took measurements near the Shiawassee Solar Facilities to see what the current level was at an</p> | <p><b>Motion Approved</b></p> <p><b>Motion Approved</b></p> |

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|  | <p>operational facility. Mr. Brown delivered a synopsis of the results, and answered any and all questions from the PC Board. He went in depth regarding the frequencies, sound levels, direction, the bio-filter used, inverter noises at the Shiawassee facility, harm of sound over extended periods of time, etc.</p> <p>Mr. Brown did answer questions from the public as well.</p> <p><b>b. Vote on PC Vice Chair-</b><br/>L. Curd stated that there will be another PC Member soon, and it would probably be in the best interest to wait to vote on the issue.</p> <p><b>c. Elm Street Conditional Rezoning Application-</b><br/>M. Stock brought up that the PC only just received the Amended Conditional Rezoning Voluntary Amendments, and was concerned about voting on the application without more review. PC Discussion continued.</p> <p><b>Motion to recommend approval of the Elm Street Wholesale Conditional Rezoning Application. Motion by K. Poissant. Support by S. Weiss. Roll Call Vote.</b></p> <p style="text-align: center;"> <b>S. Weiss- Yes</b><br/> <b>S. Morrison- Yes</b><br/> <b>K. Poissant- Yes</b><br/> <b>L. Curd- Yes</b><br/> <b>M. Stock- Yes</b> </p> <p><b>Motion Approved.</b></p> <p><b>d. Set Special Meetings- September 9<sup>th</sup>, 2025 &amp; September 15<sup>th</sup>, 2025-</b><br/>L. Curd discussed the Special Meetings. September 9<sup>th</sup>- Desri would be in attendance for a joint meeting with Cohoctah and the final review for the Headland Solar application on September 15<sup>th</sup>.</p> <p><b>e. Master Plan Update- McKenna-</b><br/>L. Curd stated that McKenna sent out drafts. L. Hart stated that she has received no feedback on the drafts.</p> <p>S. Weiss brought up concerns about elderly accessories dwellings. G. Pushies brought up affordable housing legislative approval that will need to be added. S. Weiss also brought up crypto mining, data centers, and commercial zoning/districts will need to be looked at.</p> | <p><b>Motion Approved</b></p> |
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|                                | <p>L. Hart stated that the next step would be to look at the Land Use maps, current and future, and that the PC can review this at the next monthly meeting.</p> <p>M. Stock brought up a few different roads that were listed as county roads, that were actually private roads, and that the county looks at Bell Oak Rd. He also brought up internet and utilities, to which L. Hart stated that it was already on her list to review/update.</p> |                        |
| <b>Commission Discussion</b>   | <p>K. Poissant stated that she felt it would be better to appoint a Vice Chair that is currently on the PC Board, to allow the new PC member time to acclimate to being on the PC.</p> <p><b>Motion to appoint S. Weiss as Vice Chair. Motion by K. Poissant. Support by G. Pushies. Motion Approved.</b></p>                                                                                                                                        | <b>Motion Approved</b> |
| <b>Last Call to the Public</b> | <p>S. Porter mentioned the motion from last month regarding the Essential Service ordinance.</p> <p>L. Curd stated that it will be on the agenda for next month.</p>                                                                                                                                                                                                                                                                                 | None                   |
| <b>Adjournment</b>             | <p><b>Motion to adjourn at 8:26pm. Motion by G. Pushies. Support by S. Morrison. Motion Approved.</b></p>                                                                                                                                                                                                                                                                                                                                            | <b>Motion Approved</b> |

Respectfully Submitted:

Kayla Poissant,  
PC Secretary

Approved:

Lucas Curd,  
PC Chair



## Conway Township Planning Commission Joint Special Meeting Minutes with Cohoctah Township

Tuesday, September 9th | 7:00pm EST

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

| Agenda                      | Items Discussed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Actions to be Taken    |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| <b>Attendees</b>            | <p>PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss- Vice Chair, Kayla Poissant- Secretary</p> <p>Cohoctah PC Members: Clint Beach, Jessica Buttermore, Sarah Newton, Jen Carmack, Kyle Engel.</p> <p>Zoning Administrator: Russ Cesarz</p> <p>Township Planner- Liz Hart- McKenna</p> <p>Township Attorney- Keith Brown</p>                                                                                                                                                                                                                                                                                                                          | None                   |
| <b>Call to Order/Pledge</b> | Chair, L. Curd called the Conway Township Planning Commission Special meeting to order at 7:00pm and J. Buttermore led the Pledge of Allegiance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | None                   |
| <b>Approval of Agenda</b>   | <b>Motion to accept the meeting agenda as presented for Sept 9<sup>th</sup>, 2025. Motion by S. Weiss. Support L. Curd. Motion Approved. G. Pushies- Dissent.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Motion Approved</b> |
| <b>Call to the Public</b>   | None at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | None                   |
| <b>New Business</b>         | <p><b>Review and Discussion of Ranger Power/Headland Solar LLC Special Land Use Application with Ranger Power and DESRI-</b></p> <p>J. Buttermore stated that DESRI representative (Conner Cox) and Drew Vielbig (Ranger) was in attendance to answer questions regarding the solar application.</p> <p>C. Beach (Cohoctah)- He asked if Mr. Cox was familiar with other solar sites. Mr. Cox stated that he was not familiar with the projects. C. Beach went over information on wattage from those facilities, and then asked Mr. Cox if they would be willing to scale down this facility/application to fit in the CREO and community guidelines and wishes. Mr. Cox said he would have to</p> | None                   |

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|  | <p>refer to Ranger Power, and that DESRI would not get involved until construction.</p> <p>C. Beach then asked about construction hours and hours of operations. Mr. Cox stated that they would with the construction contractors and follow all state and local requirements.</p> <p>C. Beach asked about the reported concerns about water run-off and sound mitigation from the Shiawassee facility, and how that was being addressed. Mr. Cox stated that DESRI/construction companies must work with the state to handle the drainage concerns during construction, and then works promptly and swiftly to handle storm water concerns after construction. He also stated that it was a “wet spring”, and that there hasn’t been storm water concerns since construction was completed. He stated that the setbacks have been increase in regards to the sound concerns, but could not specifiy the amount that it has increased. Mr. Cox also stated that designs have been altered as well to help mitigate the concern.</p> <p>C. Beach brought up noise pollution, and asked how the other products/facilities have been able to obtain lower sound output, and what else can be done to bring down the overall noise level from the inverters ahead of time. Mr. Cox stated that sounds can be complex, and that’s why they hire professionals to bring in input. He stated that they can speak with the manufacturers to see what can be done to reduce the noise from the units. Mr. Vielbig stated that they were here to discuss specifically on noise on the Headland project. C. Beach stated that there are other Ranger projects with lower noise levels, and asked why the Headland project can’t be updated to have similar results and outputs. Mr. Vielbig stated that neither him or Mr. Cox is on the Acceleration project so they could not respond to that question about design parameters, and that this application meets PA 233.</p> <p>C. Beach mentioned the bald eagles in the area that have nested and continue to live in the area, and asked about how the Headland project will impact the eagles, and if any research on how noise may impact the eagles. Mr. Vielbig stated that no eagle’s nest has been reported in the project area. C. Beach stated that the nest is directly outside the project, and their habit is included in the project area.</p> |  |
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|  | <p>C. Beach asked about the report of deer carcasses being found and removed from the Assembly site. Mr. Cox stated that he was unaware of that issue, but can look into that. C. Beach stated that the concern is that if the deer is electrocuted it is not able to be consumed, and Mr. Cox stated that they can contact the local DNR on how to properly dispose of them if this happens. C. Beach also asked about the crops and deer habits being moved due to the new fencing around the project. Mr. Vielbig stated that this issue has not heard this concern.</p> <p>C. Beach asked about decommissioning, and if all equipment would be removed or up to the 3ft mentioned in the application. Mr. Vielbig stated that there is flexibility to leave some cables/roads/etc. and the land owner agreed, they would leave it.</p> <p>C. Beach asked about brown fields, and how many facilities are built on current brown fields. Mr. Vielbig stated that none of them so far are built on brown fields.</p> <p>C. Beach asked about the pollinator scale, and asked why they are doing only the minimum on the scale. Mr. Vielbig stated that they would meet the minimal requirements. C. Beach asked about grazing, and Mr. Vielbig stated that at this time it is too early to decide this in the project timeline.</p> <p>P. Charette went in depth regarding the recent sound evaluation that was conducted, and the concern about the sound output to not only the participating residents, but the non-participating residents surrounding the facility. He asked if DESRI or Ranger Power would be willing to commit to get the sound output down to 45 dbs. Discussion continued. Mr. Vielbig stated that the design of the project is going to continue to change, and can only commit to the 55 dbs. He also stated that they are taking in concerns and new information from other facilities to update as they go. Mr. Cox stated that he does not have the authority to speak on this specific aspect, but they are trying to be good neighbors by installing sound walls, etc. to help with concerns and complaints.</p> <p>C. Beach asked how long they have been working on the sound concern at Assembly, to which Mr. Cox replied with about 9 months, and could not estimate the exact</p> |  |
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|  | <p>time until finished, but estimated that after the frost lifted, they would begin installing the walls.</p> <p>S. Weiss stated that they occasionally check on the pollinators, and asked for more specifics on how often this occurs. Mr. Cox stated that there is a state mandated and in applications, and varies. It was clarified that it was not stated specifically in the application.</p> <p>S. Weiss asked about maintenance testing after it is operational, and Mr. Cox stated that there will be check and stated in the operational agreement. S. Weiss asked about the maintenance testing scheduling, and Mr. Cox stated that all standards are being followed, but will follow up with a response.</p> <p>S. Weiss asked whether DESRI is bound to everything stated in the application, and Mr. Cox stated yes.</p> <p>K. Poissant asked if DESRI has been updated on the agreements reached verbally in the meetings at the townships. Mr. Vielbig stated that all of the obligations would be transferred to DESRI. Mr. Vielbig stated that the plans are not finalized, and the commitment was to install a well adequate to supply the needs of the project referring to the well.</p> <p>K. Poissant asked whether Ranger or DESRI would update the current application to match the other applications in regards to sound levels/inverters. Mr. Vielbig stated that they can not make commits to match specs at other facilities/projects due to many reasons including equipment availability. K. Poissant then asked whether if a better inverter was out of stock, if they would be willing to push off the project in order to wait and get the better inverter. Mr. Vielbig stated that they are not in a position to make that commitment.</p> <p>K. Poissant stated that the MPSC stated that there was some missing information in the recent application they reviewed, and if Ranger/DESRI would update the Headland project with that same missing information. Mr. Vielbig stated that they are not associated with that project.</p> <p>K. Poissant stated that there are a lot of owner conditions in the application, and asked if DESRI has read each one and is committed to making sure they were</p> |  |
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|                                | <p>followed. Mr. Cox stated he has not read all of them, but that in the past, they have followed the applications as stated.</p> <p>J. Buttermore stated that there is still missing information, and a lot of frustration over the unanswered questions. She asked whether they understand the PC decision is the final decision and why they can't provide the information they are requesting. Mr. Vielbig stated that they feel they have been responsive and attended multiple meetings, but that they do not have all of the information yet as they are still in pre-planning.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |      |
| <b>Last Call to the Public</b> | <p>M. Brown stated that Conway Township is the most fertile land in Livingston County. He stated that flooding is a major concern, and asked about grading during the project. Mr. Vielbig stated that if grading is done, they preserve it and it is not removed from the site. Mr. Cox stated that grading costs more money, and they try to prevent doing it at all possible. M. Brown asked about the panels in the buildable area, and if more panels are to be expected. Mr. Vielbig stated that they do next expect more panels, but that could change as plans changes going forward.</p> <p>F. Crisenti stated that he finds it offensive that there is representation here, but they can't answer all the questions. He stated that every meeting noise is discussed and that a PC member asked about cost effective measures, and how the applicant will not be a good neighbor and try to work on the noise concern. He stated that he has personally experienced deer affecting fields when the deer are displaced.</p> <p>S. Smith asked about why there is a 1,000 ft setback in some areas and not in others. Mr. Vielbig stated that the line is a buffer which is required and not a setback. S. Smith stated that the applicant should take the prime farmland into more consideration. He also stated that many companies have reached out to lease his land, and always asks the companies how they can make their project work for him. He stated that he has heard nothing tonight on how this project works for this community. He stated that he is very concerned about the local wildlife.</p> | None |

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|                    | <p>R. Frost- He stated that the federal subsidies are due to expire in 2026 so projects starting to be built before then get the money, and after the date, they do not get the money. He stated that he feels that this is a “shine up”, and that those in power to make decisions are not here to answer the questions. He feels it is all about the money, and that the project is not in the best interest for the community.</p> <p>J. Haas- She stated that she wanted them to remember her face, and to see each person walk out the door to remember that they are all human. She stated that the sound study was done at her property, and that the 55 dbs. is at the boundary of her house and not the boundary of the property. She asked why they can promise to try and do better on the noise pollution, and how it will affect those around it. She says they are not willing to work on it, and she doesn’t understand how they can be like that.</p> <p>G. Mileski- He stated that he did some research and found about 250 affiliates (LLC) of DESRI, so he asked how many LLC’s this project will have. Mr. Cox stated that the projects start with one main LLC, and wasn’t sure on exact details, but there would be more involved in the future. Mr. Mileski stated that the Swiss stock exchanged refused to trade with a particular company until paper are in order, and asked how this will impact this project. Mr. Cox stated that DESRI works with numerous contractor, and doesn’t expect issues.</p> |                        |
| <b>Adjournment</b> | <b>Motion to adjourn at 8:33pm. Motion by L. Curd. Support by S. Weiss. Motion Approved.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>Motion Approved</b> |

Respectfully Submitted:

Approved:

Kayla Poissant,  
PC Secretary

Lucas Curd,  
PC Chair



## Conway Township Planning Commission Special Meeting Minutes

Monday, September 15<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>                        | <p>PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Steve Weiss- Vice Chair, Kayla Poissant- Secretary</p> <p>Shawn Morrison- <b>(ABSENT)</b></p> <p>Zoning Administrator: Russ Cesarz</p> <p>Livingston County Planning Commissioner: Dennis Bowdoin</p> <p>Township Planner- Liz Hart- McKenna</p> <p>Township Attorney- Michael Homier, Keith Brown</p>                                                                                                                                                                                | 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 amended for September 15<sup>th</sup>, 2025. Motion by G. Pushies. Support M. Stock. Motion Approved.</b>                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Motion Approved</b> |
| <b>Call to the Public</b>               | None at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | None                   |
| <b>Headland Solar Project Submittal</b> | <p>G. Pushies brought up a typo on page 8, from 2 in to 2 feet, and then striking item 51 on page 27, and replacing it with "This resolution shall be recorded with the Livingston County Register of Deeds against all subject properties".</p> <p><b>Motion to adopt the Resolution No. 2025-09-15-1 as amended. Motion by G. Pushies. Support by M. Stock. Roll Call vote.</b></p> <p style="text-align: center;"> <b>G. Pushies- Yes</b><br/> <b>M. Stock- Yes</b><br/> <b>K. Poissant- Yes</b><br/> <b>S. Weiss- Yes</b><br/> <b>L. Curd- Yes</b> </p> | <b>Motion Approved</b> |

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|                                | <b>Motion Approved.</b>                                                                         |                        |
| <b>Last Call to the Public</b> | The second call to the public resulted in no comment.                                           | None                   |
| <b>Adjournment</b>             | <b>Motion to adjourn at 7:06pm. 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

DRAFT



**MCKENNA**

# Memorandum

**TO:** Conway Township Planning Commission  
**FROM:** Liz Hart, AICP  
**SUBJECT:** Master Plan – Vision Statement and Goals  
**DATE:** October 6, 2025

The purpose of this memo is to summarize how the draft Vision Statements and Goals for the 2025 Conway Township Master Plan.

## COMMUNITY OVERVIEW AND EXISTING CONDITIONS SUMMARY

Conway Township is a rural community in Norwest Livingston County characterized by active agricultural operations, large lot rural residences, and a landscape of open fields, woodlands, and gently rolling terrain. The township's settlement pattern reflects its strong agriculture heritage and limited infrastructure. There is no public water or sewer systems, and the road network is composed primarily of county maintained gravel and paved roads. This rural framework continue to shape where and how development can occur.

Between 2010 and 2020, Conway Township experienced modest population growth consistent with countywide trends. Much of this growth occurred as scattered rural residential development on large lots, rather than concentrated subdivision. The Township's proximity to I-96 and the Village of Fowlerville makes it accessible to employment centers while allowing residents to enjoy a quiet, low density lifestyle.

Agriculture remains the dominant land use and defining element of the Township's identity. Large portions of land are enrolled in Michigan Farmland and Open Space Preservation Program (PA116), and local farms contribute to regional agricultural economy through crop production, dairy, and small-scale agri-business. However, incremental residential conversion and utility scale energy facilities pose long-term challenges for maintaining contiguous farmland.

Natural resources, including wetlands, streams, woodlands and the headwaters of the Red Cedar River, provide both scenic and ecological value. These areas contribute to Conway's rural character but also represent sensitive environmental systems that require careful management to prevent flooding, erosion, and water quality degradation.

Community facilities are limited but well uses. Township Hall serves as the civic center, hosting meetings and community gathers. Fire and emergency services are provided through interlocal agreements, while law enforcement is coordinated with the Livingston County Sheriff's Department and Michigan State Police. Broadband access has improved in recent years but remains inconsistent in some areas, which can impact home-based businesses and farm operations.

## OVERVIEW OF COMMUNITY INPUT

The Master Plan process included community engagement steps to identify what residents value most about Conway Township and their hopes for the future. This included:

**HEADQUARTERS**  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

○ 248.596.0920  
F 248.596.0930  
**MCKA.COM**

**Communities for real life.**



- 1) Online community survey. Which received 169 responses, approximately 5% of the population
- 2) A SWOC exercise with the Planning Commission on July 14, 2025.

This analysis provided a picture of what residents want to preserve and where they are comfortable with change.

### **Key Findings of Community Input**

The results strongly centered on preservation of Conway's rural identity, farmland, and open space. There was support for small-scale growth and local businesses that fir the rural setting.

- Rural Character: Over 72% of residents identified rural character as the most valued feature of Conway Township
- Farmland Preservation: 68.5% supported farmland protection
- Housing and Growth
  - Preference to limit new housing to protect rural character and farmland.
  - Support directing new housing to specific areas to achieve the same goal
  - Support of large lot single family homes, 2 acres or more.
- Desired Land uses: Agriculture and open space preservation, and small local businesses
- Community Identity: Emphasis on Conway's "quiet, close-knit and friendly" atmosphere, reflecting a strong sense of community pride.

During the SWOC discussion with the Planning Commission, the same ideas were reinforced:

| Category             | Key Themes                                                                                       |
|----------------------|--------------------------------------------------------------------------------------------------|
| <b>Strengths</b>     | Rural character, strong agricultural base, close-knit community, prime farmland                  |
| <b>Weaknesses</b>    | Limited infrastructure, lack of public services and employment opportunities                     |
| <b>Opportunities</b> | Parks and recreation, small local business growth, limited new housing for seniors and families  |
| <b>Challenges</b>    | Solar development pressure, population growth, housing affordability, infrastructure limitations |

These findings highlighted two consistent messages:

- 1) The desire to protect farmland and maintain Conway's rural way of life, and
- 2) The need to plan for modest, appropriate growth that complements the Township's existing character.

All together, these conditions illustrate a community that values its agricultural foundation and open landscapes whiles recognizing the need for balanced, carefully managed growth. The goals and vision for the 2025 Master Plan build upon this understanding, protecting the Township's rural identity, preserving farmland and natural resources, improving infrastructure where needed, and fostering a sustainable, resilient future.



### VISION STATEMENT OPTIONS

- 1) Conway Township is a place where open fields, farms, and quiet roads remain part of daily life. We welcome new neighbors and businesses in ways that fit our rural setting, while protecting farmland and natural spaces. We value staying a close-knit, supportive community with room to grow thoughtfully for future generations.
- 2) The future of Conway Township is rooted in preserving the community values: farmland, open space, and a rural way of life. At the same time, making room for needed housing, local businesses, and parks in the right places. By balancing growth with protection, we will keep Conway affordable, resilient, and a great place to live for years to come.
- 3) Conway Township is a community that holds onto rural heritage while planning wisely for the future. Farmland and natural resources will stay at the heart of who we are, even as we create space for local businesses, recreation and new housing that fit our character. Above all, Conway will remain a welcoming place where neighbors look out for one another and the land we share.

### HOW THE VISION STATEMENTS WERE FORMED

Using the survey and SWOC results, McKenna staff identified five recurring themes that emerged across both exercises:

| Core Theme                                   | Source of Support                                     |
|----------------------------------------------|-------------------------------------------------------|
| Preserve farmland and rural character        | Top survey and SWOC priority                          |
| Manage growth thoughtfully and intentionally | 41% of respondents supported planned, limited growth  |
| Support small, local businesses              | Common survey comment and SWOC opportunity            |
| Maintain a close-knit, supportive community  | Consistent in both survey comments and SWOC strengths |
| Protect natural resources and open space     | Repeated throughout survey responses                  |

These themes were used as a foundation for the three vision statement drafts. Each version expresses the same values in slightly different tones and emphasis.

| Community Value                         | Reflected in Vision Statements                                                                                                                                  |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rural Character & Farmland Preservation | Open fields, farms, and quiet roads remain part of daily life. / Preserving what the community values most: farmland, open space, and a rural way of life.      |
| Thoughtful, Managed Growth              | Welcome new neighbors and small businesses in ways that fit our rural setting. / Make room for needed housing, local businesses, and parks in the right places. |
| Community Connection                    | Stay a close-knit, supportive community / Neighbors look out for one another.                                                                                   |
| Future Generations & Resilience         | Room to grow thoughtfully for future generations. / Keep Conway affordable, resilient, and a great place to live for years to come.                             |





### **About the Vision Statements**

Each option preserves the Township's identity while acknowledging the need to plan carefully for modest growth and change. All three are rooted in the same public feedback, the differences are primarily in tone and emphasis.

- 1) Option 1 emphasizes community life and storytelling language. It paints a vivid picture of Conway's daily rural life and its residents' relationships.
- 2) Option 2 balances the tone between preservation and future growth. It references affordability, resilience, and the balance between farmland protection and housing needs.
- 3) Option 3 leans into values and heritage, connecting the Township's rural roots to its future identity as a welcoming, grounded community.

### **UPDATED GOALS**

The following goals represent the next step in developing the masterplan. Each goal builds on the Township's long standing values, preserving rural character, protecting farmland, and guiding growth. While incorporating updated information and community feedback gathered through this update process.

In the 2018 Master Plan, Conway Township's goals were organized by numerous subject areas, including separate categories for residential, development, agriculture, environment, transportation, municipal services, recreation and economic development. While comprehensive, this structure resulted in overlapping objectives and possibly made it difficult to track progress or identify priorities.

In reviewing the existing goals alongside the updated community data common ideas were identified that consistently reflected community priorities.

#### **Underlying Values:**

- 1) Protect Conway's Farmland and rural identity
- 2) Manage growth thoughtfully and within infrastructure limits
- 3) Protect natural resources
- 4) Maintain safe and efficient transportation systems
- 5) Create opportunities for recreation and community gathering
- 6) Support local, small-scale economic activity that fits the Townships character

By grouping these related topics under six (6) overarching goal themes, the plan becomes easier to read, implement, and reference for future decision making. The consolidation also reflects a modern best practice of emphasizing clarity and direction over repetition.

The resulting framework still covers all subject areas from the previous plan, it simply combines them where the community's priorities overlap. Each of the six (6) goals captures multiple dimensions of the Township's vision, ensuring that implementation efforts remain comprehensive but focused.

#### **Six (6) New Goal Themes**

These are the six (6) overarching 2025 goals:

- 1) Preserve Rural Character and Farmland
- 2) Manage Growth Wisely
- 3) Protect Natural Resources
- 4) Public Services and Infrastructure
- 5) Enhance Quality of Life



## 6) Strengthen Local Economy

### **GOAL 1 PRESERVE RURAL CHARACTER AND FARMLAND**

The 2018 Conway Township Master Plan places rural character and farmland preservations at the center of its goals. Several goals explicitly set this direction, agricultural land use, residential land use and the environmental and natural resources goals. The 2018 plan treated these as separate areas, but they all stemmed from the same value: maintaining Conway's agricultural landscape and low density pattern.

In the 2025 update process, the data analysis confirmed that these same themes remain as the Township's highest priorities, preserving agriculture and rural scenery while managing growth pressures.

Reframing into one cohesive goal for three reasons:

1. Clarity: combining farmland preservation and rural character eliminates overlap with the residential and environmental sections.
2. Continuity: it maintains the same intent as the 2018 plan but updates the language to reflect public participation results and modern planning terms. (e.g. balanced land use policies, support for ag-based businesses.
3. Practical Implementation: The 2025 plan links preservation to economic sustainability (keeping agriculture viable) rather than only visual or cultural preservation.

#### **Suggested Overarching Goal**

Protect Conway Township's farmland, open space, and rural identity through agricultural preservation, balanced land use policies, and support for farming and ag-based businesses.

### **GOAL 2 MANAGE GROWTH WISELY**

The 2018 Master Plan separated growth management concepts across Community Goals and Residential Goals, addressing development scale, zoning updated, and compatibility with agriculture. While these were effected, they created overlap and lacked a single guiding policy for where and how growth should occur.

During the 2025 update process, limited residential growth, infrastructure capacity, and growth boundaries were consistent priorities.

Reframing into one cohesive goal achieves three things:

1. Clarity: combines scattered residential and community goals into a single growth management framework
2. Continuity: Keeps the same intent, managing development thoughtfully, while updating the language to address infrastructure and compatibility.
3. Practical Implementation: Links growth management to zoning and infrastructure coordination, making it easier to apply to day-to-day decision making.

#### **Suggested Overarching Goal**

Guide new development to appropriate locations that can be efficiently served by infrastructure while preserving farmland and Conway Township's rural character.



### **GOAL 3 PROTECT NATURAL RESOURCES**

The 2018 Master Plan contained a robust Environmental and Natural Resources section that focused on wetlands, floodplains, woodlands, and wildlife habitat. Related policies also appeared in Agricultural and Community goals, causing repetition.

Public participation reaffirmed that Conway residents strongly value clean water, open space, and scenic rural landscapes. Maintaining environmental protection and increase awareness of stormwater management and solar siting impacts were high priorities.

Reframing into one unified goal accomplishes:

1. Clarity: Combines overlapping environmental policies under one umbrella.
2. Continuity: Maintains 2018 intent but modernizes the language to include sustainability, climate resilience, and renewable energy compatibility.
3. Practical Implementation: Links environmental protection directly to development review, making it actional rather than aspirational.

#### **Suggested Overarching Goal**

Protect and enhance Conway Township's natural resources, including wetlands, woodlands, floodplains, and wildlife habitat, through sustainable land use practices and coordinated environmental stewardship.

### **GOAL 4: PUBLIC SERVICES AND INFRASTRUCTURE**

In 2018, separate goal areas addressed Transportation and Municipal Services. Each focused on roads, utilities, and emergency services but did not connect infrastructure planning to broader land use goals.

Through the 2025 update process, several infrastructure priorities were highlighted, road maintenance, broadband access, and emergency services. It was noted that new development should not outpace available infrastructure or increase tax burdens.

Reframing these into a single goal achieves:

- 1) Clarity: Combines roads, utilities, broadband, and emergency services into one cohesive infrastructure theme
- 2) Continuity Retains the Township's commitment to basic service provision while incorporating modern needs such as connectivity and coordination.
- 3) Practical Implementation: Provides a direct policy bridge between land use decisions and infrastructure planning, ensuring growth remains fiscally responsible/

#### **Suggested Overarching Goal**

Coordinate infrastructure, transportation, and public service improvements to support safe travel, reliable utilities, and broadband access while maintaining Conway township's rural character and fiscal balance.

### **GOAL 5 ENHANCE QUALITY OF LIFE**

The 2018 Master Plan included Parks and Recreation and Community goals that touched on community well-being but lacked an overarching connection. They emphasized recreation and appearance, but not social cohesion or civic identity.



Feedback reinforced that residents want more recreation options, better open space preservation, and community gathering opportunities, all while retaining the Townships rural atmosphere.

Reframing under a single quality of life goals allows:

1. Clarity: Merges parks, recreation, aesthetics, and civic identity into one easy to reference policy area.
2. Continuity: Preserves the spirit of the 2018 goals but updated the language to reflect inclusivity and access for all residents.
3. Practical Implementation: Encourages partnerships with neighboring communities, schools, and volunteers for low-cost recreation and beautification.

### **Suggested Overarching Goal**

Enhance Conway Townshi's quality of life by providing recreation opportunities, preserving open space, supporting community events, and maintaining an attractive rural appearance.

## **GOAL 6 STRENGTHEN THE LOCAL ECONOMY**

Economic considerations in the 2018 were scattered across Commercial and Industrial goals, with additional references in the Agricultural section. They primarily addressed zoning locations and buffering but lacked emphasis on sustaining local business and agriculture as an economic system.

Through the 2025 update, support for small, locally owned businesses, farm based enterprises, and rural compatible innovation were highlighted. There was limited support for large-scale industrial expansion, suggesting the need for a more measured, locally focused approach.

Reframing this goal achieved:

1. Clarity: Combines commercial, industrial, and agricultural economic goals into a single "local economy" theme.
2. Continuity: Keeps economic self-reliance and job opportunities as objectives but aligns them with farmland preservation and character protection.
3. Practical Implementation: Encourages coordination with county and regional partners while focusing on small scale, compatible development.

### **Suggested Overarching Goal**

Support a resilient local economy by encouraging local businesses, agri-businesses, and rural compatible enterprises that strengthen Conway Township's agricultural base and community vitality.

## **GOAL OBJECTIVES**

As part of the reframing the goals, each goal area from the 2018 Plan was reviewed to determine whether the corresponding objectives should be kept, reframed, consolidated, or removed. The intent of this exercise was to maintain the core values expressed in the 2018 Plan while eliminating redundancy and align objectives with current conditions and community priorities through the 2025 update process.

Objectives that remained relevant were retained or reframed using updated language for clarity and consistency with the 2025 goal framework. Redundant or outdated objectives were either merged with related topics or marked for removal. In a few cases, objectives were flagged for further discussion with the Planning Commission, where additional policy direction is needed. The results of this analysis are summarized in the Goals Table, which documents how each 2018 objectives were treated, its relationship to the new 20215 goal themes, and any proposed language updates or recommendations.

1) Preserve Rural Character and Farmland

Protect Conway Township's farmland, open space, and rural identity through agricultural preservation, balanced land use policies, and support for farming and ag-based businesses.

1. Support active farms and protect them from incompatible land-use encroachment through agricultural zoning and participation in state and county programs.
2. Direct new residential development away from prime agricultural soils by maintaining large-lot zoning in agricultural areas and using cluster tools to reduce fragmentation.
3. Encourage agri-tourism, farmers markets, CSAs, and farm-to-table initiatives that connect residents with farms and diversify farm income.
4. Encourage the preservation and reuse of homes, barns, and farmsteads that contribute to Conway's rural identity.
5. Update zoning regulations to guide renewable energy facilities to appropriate locations that protect farmland, natural resources, and community character.

2) Manage Growth Wisely

Guide new housing and business to appropriate areas with existing infrastructure, using zoning tools that support rural character, cluster design, and planned growth.

1. Ensure inclusive and transparent public engagement in decisions.
2. Regularly review and update the Zoning Ordinance to implement Master Plan recommendations and respond to emerging land uses.
3. Encourage new homes, businesses, and farm-related buildings to be designed in ways that protect farmland and natural resources, manage drainage responsibly, and reduce long-term costs for the Township and residents.
4. Coordinate land use and infrastructure decisions with neighboring jurisdictions to strengthen regional planning, transportation, and service delivery.
5. Provide ongoing education and training for Township officials to ensure consistent, professional planning and zoning administration.
6. Balance individual property rights with community values, ensuring rural character and farmland preservation remain central to development decisions.
7. Maintain and enhance the predominately single-family, rural residential character of the Township, while allowing limited variety where appropriate.
8. Encourage cluster development as a tool to preserve farmland and open space while allowing property owners to develop housing options.
9. Maintain Conway's rural character by updating zoning standards for lot sizes, setbacks, and building design consistent with Master Plan recommendations.
10. Allow limited opportunities for modestly higher density or alternative housing types (senior housing, ADU's or cluster developments) in appropriate locations, while maintaining overall rural character.

3) Protect Natural Resources

Protect and enhance Conway Township's natural resources, including wetlands, woodlands, floodplains, and wildlife habitat, through sustainable land use practices and coordinated environmental stewardship.

1. Preserve natural resources through land use policies that balance reasonable use with conversation.
2. Prohibit development in wetlands and floodplains, and protect sensitive woodlands and slopes from disturbance.

3. Protect surface and groundwater resources by preventing wastewater discharge, promoting proper septic management, and supporting sustainable land use practices.
  4. Encourage low impact development, green stormwater, conservation practices to reduce runoff and protect natural resources.
  5. Encourage riparian buffers and conservation practices along waterways to protect water quality and prevent erosion.
  6. Preserve Conway Township's streams, wetlands, woodlands, and other sensitive natural areas through updated zoning regulations that guide development away from these features
  7. Encourage roadway design and maintenance practices that protect trees, ditches, wetlands, and other natural features along thoroughfares
  8. Require new residential development to manage drainage responsibly, protecting wetlands, streams, and groundwater from pollution and erosion.
  9. Encourage conservation practices such as riparian buffers, cover crops, and soil health measures to protect waterways and maintain productive soils (farmland).
- 4) Public Services and Infrastructure:
- Coordinate infrastructure, transportation, and public service improvements to support safe travel, reliable utilities, and broadband access while maintaining Conway township's rural character and fiscal balance.
1. Work with the Livingston County Road Commission to prioritize upgrades of gravel roads, and maintain and improve overall road conditions of secondary roads.
  2. Maintain the rural character of Township roads while ensuring safety and function.
  3. Direct high-traffic uses away from secondary roads unless improvements are made to handle additional traffic safely.
  4. Coordinate with the Livingston County Road Commission and MDOT to improve the Township's road system and support safe options for drivers, cyclists and pedestrians.
  5. Maintain strong partnerships for fire, emergency, and police services with regional providers, including local departments, the Livingston County Sheriff, and the Michigan State Police.
  6. Guide development toward forms that rely on private wells and septic systems, consistent with Conway's rural character and absence of municipal utilities.
  7. Expand access to high-speed, reliable broadband and telecommunications as essential infrastructure for residents, businesses, and farms.
- 5) Enhance Quality of Life
- Enhance Conway Townshi's quality of life by providing recreation opportunities, preserving open space, supporting community events, and maintaining an attractive rural appearance.
1. Collaborate with neighboring communities and regional partners to expand recreation opportunities for Conway residents.
  2. Encourage new development to include open space or parkland that benefits residents and preserves rural character.
  3. Explore opportunities for small community gatherings and recreation spaces near Township Hall.
  4. Coordinate with Livingston County to extend regional non- motorized pathways, into the township.
  5. Encourage community facilities, such as churches, halls, and gathering places, to locate along primary paved roads for accessibility and safety.

6) Strengthen Local Economy

Support a resilient local economy by encouraging local businesses, agri-businesses, and rural compatible enterprises that strengthen Conway Township's agricultural base and community vitality.

1. Allow small scale, light industrial uses that support the local economy while staying consistent with the rural character.
2. Designate limited areas for industrial uses that are compatible with rural character, based on available infrastructure and natural resource constraints.
3. Encourage small businesses that provide daily goods and services for local residents, rather than regional or highway oriented uses.
4. Direct commercial development to designated nodes and avoid strip-style development along major corridors.
5. Locate commercial uses with safe access to paved roads and at intersections that can support additional traffic without harming rural character.
6. Recognize Fowlerville Road as the Township's primary commercial corridor, with limited nodes providing goods and services for local residents.
7. Require landscaping, buffering, and design standards for commercial uses to protect neighboring properties and preserve the rural character.

## Community Goals

Community Goal: Manage the future development in a sustainable, controlled manner to ensure growth levels are consistent with the natural limitations of the land and the small-town character, while protecting the public health, safety and welfare of the community.

Work into Goal 2 Manage Growth Wisely goal statement: Guide new housing and business development to appropriate areas with existing infrastructure, using zoning tools that support rural character, cluster design, and planned growth.

| Original 2018 Objective                                                                                                                                   | 2025 Goal Theme      | Notes (Why It Moved / How It Changed)                                                            | Proposed Language                                                                                                                                                                                                       | Recommendation |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Provide regular opportunities for substantive public input on growth and development issues facing the township.                                          | Manage Growth Wisely | Rewritten to emphasize inclusive and transparent public engagement in land use decisions         | Ensure inclusive and transparent public engagement in decisions.                                                                                                                                                        | Keep / Reframe |
| Update the Conway Township Zoning Ordinance to implement the recommendations from this Plan.                                                              | Manage Growth Wisely | Wording modernized to “regularly update zoning ordinance...and respond to emerging land uses”    | Regularly review and update the Zoning Ordinance to implement Master Plan recommendations and respond to emerging land uses.                                                                                            | Keep/Reframe   |
| Guide development to make use of existing public services, utilities and infrastructure.                                                                  | Manage Growth Wisely | How does this apply to the Township?                                                             | Direct new development to areas that are appropriate...                                                                                                                                                                 |                |
| Promote sustainable design techniques in community development to increase community resiliency.                                                          | Manage Growth Wisely | Framed as encouraging low-impact, energy efficiency, and sustainable site design.                | Encourage new homes, businesses, and farm-related buildings to be designed in ways that protect farmland and natural resources, manage drainage responsibly, and reduce long-term costs for the Township and residents. | Keep/Reframe   |
| Coordinate land use and development with adjacent communities to ensure compatibility of communities in the future                                        | Manage Growth Wisely | Reframed to highlight regional collaboration on land use, services, and infrastructure.          | Coordinate land use and infrastructure decisions with neighboring jurisdictions to strengthen regional planning, transportation, and service delivery.                                                                  | Keep/Reframe   |
| Provide regular training opportunities for Township Board, Planning Commission, and Board of Appeals members related to planning policies and techniques. | Manage Growth Wisely | Ongoing training for Township officials to ensure consistent planning and zoning administration. | Provide ongoing education and training for Township officials to ensure consistent, professional planning and zoning administration.                                                                                    | Keep/Reframe   |



|                                                                                                         |                                     |                                                                                                                       |                                                                                                                                                       |              |
|---------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Preserve and promote the rights of the individual property owner while maintaining a rural way of life. | Mange Growth Wisely                 | Balance individual property rights with community values and farmland preservation.                                   | Balance individual property rights with community values, ensuring rural character and farmland preservation remain central to development decisions. | Keep/Reframe |
| Provide high speed, reliable and cost efficient internet access to all residents and businesses.        | Public Services and Infrastructure. | Reframed as expand broadband and telecommunications as essential infrastructure for residents, businesses, and farms. | Expand access to high-speed, reliable broadband and telecommunications as essential infrastructure for residents, businesses, and farms.              | Keep/Reframe |

## Agriculture Goals

Agricultural Goal: Preserve existing agricultural operations and encourage continued farming activities through long- term protection of agricultural resources.

Change to Goal 1 Preserve Rural Character and Farmland: Protect Conway Township's farmland, open space, and rural identity by protecting farmland, supporting all farms, and encouraging farm related businesses and local food systems.

| Original 2018 Objective                                                                                                                                                                       | 2025 Goal Theme                       | Notes (Why It Moved / How It Changed)                                                                                                     | Proposed Language                                                                                                                                                            | Recommendation  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Support and promote the family farm operations through agricultural zoning provisions, enrollment in the P.A. 116 Farmland and Open Space Protection Act, and other initiatives when feasible | Preserve Rural Character and Farmland | Updated to stress protection from incompatible encroachment and active farming as an economic base.                                       | Support active farms and protect them from incompatible land-use encroachment through agricultural zoning and participation in state and county programs.                    | Keep / Reframe  |
| Encourage limitations on development densities, and the avoidance of excess consumption of prime farmland.                                                                                    | Preserve Rural Character and Farmland | Reframed to emphasize directing new growth away from prime soils.<br>Similar to Objective 1.                                              | Direct new residential development away from prime agricultural soils by maintaining large-lot zoning in agricultural areas and using cluster tools to reduce fragmentation. | Possibly remove |
| Encourage agriculture- based tourism and a locally produced farm and food culture..                                                                                                           | Preserve Rural Character and Farmland | Expanded to reference modern farm-supporting uses, tie in farming to community life                                                       | Encourage agri-tourism, farmers markets, CSAs, and farm-to-table initiatives that connect residents with farms and diversify farm income.                                    | Keep / Reframe  |
| Promote riparian buffer zones between farmland, waterways and other uses to minimize nutrient runoff and noise pollution.                                                                     | Preserve Natural Resources            | Riparian buffers are important, but broadening to include soil health and conservation practices makes this more actionable and flexible. | Encourage conservation practices such as riparian buffers, cover crops, and soil health measures to protect waterways and maintain productive soils (farmland).              | Keep/Reframe    |

| Original 2018 Objective                                                                                       | 2025 Goal Theme                       | Notes (Why It Moved / How It Changed) | Proposed Language | Recommendation                |
|---------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|-------------------|-------------------------------|
| Support the Purchase of Development Rights (PDR) programs administered at the county or other regional level. | Preserve Rural Character and Farmland | Combined with objective #1 under      | See Objective #1  | Combination with Objective #1 |

## Residential Goals

Residential Goal: Manage future growth in a sustainable, controlled system to ensure growth levels are consistent with the natural limitations of the land, the availability of existing and planned facilities, protection of natural resources, and rural character of township.

Change to Goal 3 Manage Growth Wisely: Guide new housing and business to appropriate areas with existing infrastructure, using zoning tools that support rural character, cluster design, and planned growth.

| Original 2018 Objective                                                                                                                                                         | 2025 Goal Theme                       | Notes (Why It Moved / How It Changed)                                                                                                 | Proposed Language                                                                                                                                    | Recommendation |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Encourage the preservation, repair and maintenance of Conway's older homes, farmsteads and other structures, which offer the redeeming aesthetic, historical and social values. | Preserve Rural Character and Farmland | Made more active (reuse) and tied directly to rural identity rather just aesthetic value                                              | Encourage the preservation and reuse of homes, barns, and farmsteads that contribute to Conway's rural identity.                                     | Keep/Reframe   |
| Enhance single family residential character of neighborhoods.                                                                                                                   | Manage Growth Wisely                  | What was wanted behind this goal originally? Is it still relevant?                                                                    | Maintain and enhance the predominately single-family, rural residential character of the Township, while allowing limited variety where appropriate. | Keep/Reframe   |
| Encourage cluster development of single family homes in new residential areas.                                                                                                  | Manage Growth Wisely                  | Emphasize why clusters help (farmland, property rights) rather than just stating the tool.                                            | Encourage cluster development as a tool to preserve farmland and open space while allowing property owners to develop housing options.               | Keep/Reframe   |
| Neighborhoods must prevent pollution and siltation of wetlands by controlling drainage and stormwater runoff.                                                                   | Protect Natural Resources             | Moved under natural resources to avoid overlap. Updated from "neighborhoods must" to a clear responsibility for development projects. | Require new residential development to manage drainage responsibly, protecting wetlands, streams, and groundwater from pollution and erosion.        | Keep/Move      |
| Update the township's zoning regulations to implement the Master Plan recommendations to maintain                                                                               | Manage Growth Wisely                  | Simplified wording, keeping detail. Ties ordinance updates to preserving rural character                                              | Maintain Conway's rural character by updating zoning standards for lot sizes, setbacks, and building design                                          | Keep/Reframe   |

| Original 2018 Objective                                                                                                                           | 2025 Goal Theme      | Notes (Why It Moved / How It Changed)                                                                             | Proposed Language                                                                                                                                                                                         | Recommendation |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| the predominant character of the community through standards regarding building heights, lot sizes, setbacks, and other site plan considerations. |                      |                                                                                                                   | consistent with Master Plan recommendations.                                                                                                                                                              |                |
| Exclude land that has very high or high potential for agricultural use or contains wetlands or hydric soils.                                      |                      | Similar to objectives related to guiding development to appropriate areas.<br><br>Discussion on whether to keep.  |                                                                                                                                                                                                           |                |
| Provide higher density housing opportunities for current and future township residents.                                                           | Manage Growth Wisely | Reframe high density as small scale, rural appropriate housing like senior friendly housing or clustered layouts. | Allow limited opportunities for modestly higher density or alternative housing types (senior housing, ADU's or cluster developments) in appropriate locations, while maintaining overall rural character. |                |

### Commercial Goals

Commercial Goal: Limit new commercial development to serve the needs of the local population while preserving sensitive natural resources and water supplies.

Change to Goal 6 Strengthen Local Economy: Support a resilient local economy by encouraging local businesses, agri-businesses, and rural compatible enterprises that strengthen Conway Township's agricultural base and community vitality.

| Original 2018 Objective                                                                                            | 2025 Goal Theme          | Notes (Why It Moved / How It Changed)                                                                                                                                  | Proposed Language                                                                                                                    | Recommendation  |
|--------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Encourage commercial endeavors that serve daily, local requirements, rather than having a regional focus.          | Strengthen Local Economy | Keeps the intent but reframes in positive, modern language. Small business instead of endeavors. Clarifies it's about serving residents, not drawing regional traffic. | Encourage small businesses that provide daily goods and services for local residents, rather than regional or highway oriented uses. | Keep / Reframe  |
| Plan commercial development only in concentrated areas within the township and avoid strip commercial development. | Strengthen Local Economy | Strip commercial is jargon, strip style is easier for the public. Keeps focus on nodes, which aligns with rural planning best practices.                               | Direct commercial development to designated nodes and avoid strip-style development along major corridors.                           | Possibly remove |
| Locate commercial development with direct access to paved roads,                                                   | Strengthen Local Economy | Softens "regional connections" which could be interpreted as encouraging highway scale retail. Instead, emphasizes safety and capacity.                                | Locate commercial uses with safe access to paved roads and at intersections that can support                                         | Keep / Reframe  |

|                                                                                                                                                               |                             |                                                                                                                                                                                                     |                                                                                                                                                |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| and at intersections with regional connections.                                                                                                               |                             | Could combine with objective #1 under Industrial.                                                                                                                                                   | additional traffic without harming rural character.                                                                                            |                           |
| Provide specific locations on Fowlerville Road as primary commercial nodes to serve the township and the more regional market                                 | Enhance the Quality of Life | Combined with Objective 3, but did not specifically call out Fowlerville Road. "Regional market" contradicts the overall goal of local-serving.<br><br>Could keep as its own individual goal.       | Recognize Fowlerville Road as the Township's primary commercial corridor, with limited nodes providing goods and services for local residents. | Combine/Reframe or Remove |
| Apply extensive buffers and strictly enforce landscaping regulations to ensure appropriate screening and avoid negative impacts to adjacent parcels and uses. | Enhance the Quality of Life | Reframed so it's not overly strict sounding. Keeps the emphasis on compatibility and character rather than regulations for its own sake.<br><br>Does zoning ordinance do this successfully already? | Require landscaping, buffering, and design standards for commercial uses to protect neighboring properties and preserve the rural character.   | Keep/Reframe              |

## Industrial Goals

Industrial Goal: Allow for small industrial development in a manner that maintains the health and vitality of the surrounding natural environment.

Change to Goal 6 Strengthen the Local Economy: Support a resilient local economy by encouraging local businesses, agri-businesses, and rural compatible enterprises that strengthen Conway Township's agricultural base and community vitality. Support limited, small-scale industrial and renewable energy uses in appropriate locations that provide economic opportunities while protecting farmland, natural resources, and rural character.

| Original 2018 Objective                                                                                                                                                                                                                                | 2025 Goal Theme                 | Notes (Why It Moved / How It Changed)                                                                              | Proposed Language                                                                                                                                         | Recommendation      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Identify appropriate locations in the township for small-scale commercial and industrial land uses, while taking into account opportunities and limitations of the township's natural features and the availability of public facilities and services. | Strengthen Local Economy        | Could be combined with the reframed objective #2 of commercial goals. Could have it focus on all development type. | Designate limited areas for industrial uses that are compatible with rural character, based on available infrastructure and natural resource constraints. | Keep / Reframe      |
| Support the development of small industrial uses in areas with adequate year- round roadway access, on soils of lesser agricultural capability, with                                                                                                   | Strengthen the Local Economy or | Combine with Objection #1?<br><br>Possibly reframe                                                                 | Encourage small industrial uses in locations with safe road access, limited impact on farmland, and adequate on-site utility capacity,                    | Combine or Reframe? |

| Original 2018 Objective                                                                                                          | 2025 Goal Theme                                                  | Notes (Why It Moved / How It Changed)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Proposed Language                                                                                                                                          | Recommendation |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| adequate water and septic capacity and low environmental sensitivity.                                                            | Protect Natural Resources or Public Services and Infrastructure. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | while avoiding environmentally sensitive areas.                                                                                                            |                |
| Develop a balanced industrial development strategy to achieve environmental compatibility and maintain the small town character. | Strengthen the Local Economy                                     | <p>Could keep because a goal could be to allow light industrial uses as a zoning category. For example: Things like: light manufacturing or workshops, small machine shops, cabinetry/furniture makers, metal fabrication, ag-related feed mills, grain handling/storage, small scale food processing facilities, renewable energy facilities (bio digesters tied to farms) sit away from prime soils or homes, contractor yards, trade services, local storage, distribution facilities of certain sizes that serve ag or rural businesses.</p> <p>Avoid heavy or large scale industry that would harm the environment, farmland, or rural character.</p> <p>Does the zoning ordinance accomplish this already?</p> | Allow small scale, light industrial uses that support the local economy while staying consistent with the rural character.                                 |                |
| Update Zoning Ordinance to allow for renewable energy generation in designated areas of the community.                           | Protect Natural Resources Or Manage Growth Wisely                | <p>This was accomplished with the existing renewable energy ordinance.</p> <p>May want to update to reflect a broader challenge like Battery Storage.</p> <p>Keep renewable energy in the conversation but modernize the language to reflect current policy debates (solar, wind, battery storage) while protecting farmland.</p>                                                                                                                                                                                                                                                                                                                                                                                    | Update zoning regulations to guide renewable energy facilities to appropriate locations that protect farmland, natural resources, and community character. |                |

## Environmental Goals

Environmental Goal: Preserve the natural resources of the township, including its open spaces, woodlands, wetlands, agricultural areas, floodplains and natural aesthetics.

Change to Goal 3 Protect Natural Resources: Protect Conway Townships wetlands, groundwater, and other sensitive natural areas/resources through sustainable site design, conservation practices, and protective zoning standards.

| Original 2018 Objective                                                                                                                                              | 2025 Goal Theme           | Notes (Why It Moved / How It Changed)                                                                                                                                                                                                                                                                                                                                                                    | Proposed Language                                                                                                                                                             | Recommendation |
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| Monitor and maintain natural resources along thoroughfares to prevent environmental damage.                                                                          | Protect Natural Resources | Monitor is vague. Reframed to clarify that road design and maintenance should protect natural features.<br><br>Does this zoning ordinance do this?                                                                                                                                                                                                                                                       | Encourage roadway design and maintenance practices that protect trees, ditches, wetlands, and other natural features along thoroughfares                                      | Keep / Reframe |
| Preserve the natural water bodies and drainage ways, flora and fauna, and unique geologic landforms, which give Conway Township its natural character.               | Protect Natural Resources | Clearer, modern planning language. Still broad, but easier to understand.<br><br>Combine with Object #3 in Environmental Goals.                                                                                                                                                                                                                                                                          | Preserve Conway Township's streams, wetlands, woodlands, and other sensitive natural areas through updated zoning regulations that guide development away from these features | Keep/Reframe   |
| Update the Zoning Ordinance and other enforcement tools to ensure development will minimize disruption to wetlands, floodplains, rivers, and other natural features. | Protect Natural Resources | Stronger and more clear, replaces "minimize disruption" with "guide away from" which is more proactive.<br><br>Combine with objective #3 in Environmental Goals.<br><br>Would require mapping sensitive areas, requiring natural feature identification and writing site plan standards that give the Township authority to steer or modify development layouts. Designing with nature, not prohibiting. |                                                                                                                                                                               |                |
| Enforce riparian buffers along waterways and to protect aquatic ecosystem health and prevent erosion.                                                                | Protect Natural Resources | Similar to Objective #4 under Agriculture Goals.<br><br>Enforcing this may not be practical. Reframe as encouragement or support, folded into a broader water quality objective.                                                                                                                                                                                                                         | Encourage riparian buffers and conservation practices along waterways to protect water quality and prevent erosion.                                                           |                |

| Original 2018 Objective                                                                                                                                                     | 2025 Goal Theme                                                                                           | Notes (Why It Moved / How It Changed)                                                                                                                                                          | Proposed Language                                                                                                                                                | Recommendation |
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|                                                                                                                                                                             |                                                                                                           | Is this about existing agricultural/rural land?                                                                                                                                                |                                                                                                                                                                  |                |
| Utilize green stormwater infrastructure, also known as low impact development to ensure development does not adversely impact natural resources and surrounding properties. | Protect Natural Resources                                                                                 | Simplified. Does the zoning ordinance enforce this? Through what standards? Site Design, Storm Management, Landscaping/Buffering ?                                                             | Encourage low impact development and green stormwater practices to reduce runoff and protect natural resources.                                                  | Keep/Reframe   |
| Develop an ordinance for renewable energy generation such as solar panels or wind farms.                                                                                    |                                                                                                           | Get rid of, already done. Similar to Objective #4 under Industrial<br><br>Reframe for something else?                                                                                          | .                                                                                                                                                                | Remove         |
| Establish educational programs such as Township sustainability initiatives and conservation practices, especially in local school districts.                                | Enhance Quality of Life<br>Or<br>Protect Natural Resources<br>Or<br>Preserve Rural Character and Farmland | Education is good, but this may be aspirational unless the Township actively funds programs. Reframed to make it more achievable (partnerships).<br><br>May not be applicable to the Township? | Promote community education on sustainability and conservation, including partnerships with schools and local organizations.                                     | Keep or Remove |
| Maintain and protect the surface and groundwater throughout the township through strategic measures that prevent wastewater discharge.                                      | Protect Natural Resources                                                                                 | Expand beyond strategic measures, which is vague, to include septic, which is a real rural issue                                                                                               | Protect surface and groundwater resources by preventing wastewater discharge, promoting proper septic management, and supporting sustainable land use practices. | Keep/Reframe   |
| Prohibit development of floodplains and wetlands and avoid disrupting or infringing upon environmentally sensitive slopes and woodlands.                                    | Protect Natural Resources                                                                                 | Strong statement that is consistent with state and federal standards, updated to simpler, firmer language.                                                                                     | Prohibit development in wetlands and floodplains, and protect sensitive woodlands and slopes from disturbance.                                                   | Keep/Reframe   |



## Municipal Goals

Municipal Goal: Provide necessary utilities and public services to township residents to promote the health and welfare of the citizens, based upon priority needs, cost-effectiveness, technical feasibility, land use policy and future land use patterns of this Plan.

Change to Goal 4 Public Services and Infrastructure: Provide reliable public safety, utilities, broadband, and transportation while coordinating with neighboring jurisdictions on shared services and infrastructure.

| Original 2018 Objective                                                                                                                                                                               | 2025 Goal Theme                                                           | Notes (Why It Moved / How It Changed)                                                            | Proposed Language                                                                                                                                                                         | Recommendation    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Collaborate with adjacent municipalities to provide adequate services to community.                                                                                                                   | Public Service and Infrastructure                                         | Broader, more modern language. Clarifies partnership is about efficiency and cost-effectiveness. | Coordinate with neighboring townships and the County to provide efficient and cost-effective public services.                                                                             | Keep/Reframe      |
| Encourage development that does not require municipal sewer and water services.                                                                                                                       | Public Service and Infrastructure                                         | If the Township is only on septic, is this necessary? Do the other goals cover this?             | Guide development toward forms that rely on private wells and septic systems, consistent with Conway's rural character and absence of municipal utilities.                                | Remove or Reframe |
| Encourage the location of churches, meeting halls, places of public assembly, and residential concentrations along primary, hard surface roads.                                                       | Enhance Quality of Life                                                   | Residential concentrations?<br><br>Keep it focused on public facilities and accessibility?       | Encourage community facilities, such as churches, halls, and gathering places, to locate along primary paved roads for accessibility and safety.                                          | Remove or Reframe |
| Permit alternative sources of energy that benefit township residents and do not negatively impact the township's unique character and natural resources.                                              | Protect Natural Resources<br>Or<br>Preserve Rural Character and Farmland. | Similar to Object #4 under Industrial.<br><br>Remove unless PC wants to reframe.                 |                                                                                                                                                                                           | Remove or Reframe |
| Continue to provide fire and emergency services for township residents and continue relationship with Livingston County Sheriff's Department and Michigan State Police for necessary police Services. | Public Services and Infrastructure                                        | Focus on partnerships rather than assuming the Township process all services directly.           | Maintain strong partnerships for fire, emergency, and police services with regional providers, including local departments, the Livingston County Sheriff, and the Michigan State Police. | Keep/Reframe      |



## Transportation Goals

Transportation Goal: Maintain a transportation network which allows for safe and efficient movement of vehicles, both motorized and non-motorized, throughout the community, utilizing the existing transportation structure and improving the base structure as needed to accommodate higher traffic flows.

Change to Goal 4 Public Services and Infrastructure: Provide reliable public safety, utilities, broadband, and transportation while coordinating with neighboring jurisdictions on shared services and infrastructure.

| Original 2018 Objective                                                                                                                                                            | 2025 Goal Theme                    | Notes (Why It Moved / How It Changed)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Proposed Language                                                                                                                                                    | Recommendation    |
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| Establish a multi-modal transportation network throughout the Township in collaboration with the Livingston County Road Commission, and the Michigan Department of Transportation. | Public Services and Infrastructure | Are there existing multi-modal transportation networks?<br><br>Reframe, coordinates with County and State. Maybe say "for all road users"?                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Coordinate with the Livingston County Road Commission and MDOT to improve the Township's road system and support safe options for drivers, cyclists and pedestrians. | Keep/Reframe      |
| Encourage physical linkages such as bike and pedestrian trails between communities that connect important regional assets such as parks and community services.                    | Enhance Quality of Life            | Do any exist? What are nearby communities doing around the boundaries?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                      |                   |
| Discourage high traffic generating land uses and development patterns along secondary roads until such roads have been improved to accommodate high traffic levels.                | Public Services and Infrastructure | This may be redundant. Previous goals support development being on roads that are paved, access to utilities that can support them. If "high-traffic" uses are a concern, then we need to define what those are. For example, uses that attract regional customers – gas stations, chain development or drive thrus, farmer markets with regional draw. Truck terminals, distribution facilities. Churches, community halls. Cluster subdivisions accessed by one road, multi family developments.<br><br>Other goals already direct development to "appropriate areas"<br><br>Is this relevant to the Township? | Direct high-traffic uses away from secondary roads unless improvements are made to handle additional traffic safely.                                                 | Remove or Reframe |

| Original 2018 Objective                                                                                                            | 2025 Goal Theme                   | Notes (Why It Moved / How It Changed)                                            | Proposed Language                                                                                                                                           | Recommendation |
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| Coordinate with Livingston County to extend regional non- motorized pathways into the township.                                    | Enhance Quality of Life           | Combine with objective #2 under Transportation or keep as its own specific goal. | Coordinate with Livingston County to extend regional non- motorized pathways, into the township.                                                            |                |
| Maintain rural character of roads when needed.                                                                                     | Public Service and Infrastructure | Very vague. What does this mean for the Township?                                | Maintain the rural character of Township roads while ensuring safety and function.                                                                          |                |
| Primary road improvement plan, i.e. gravel roads upgraded to solid surface roads. Improvements and maintenance of secondary roads. | Public Service and infrastructure | Clear wording emphasizes partnership and separates out Township roads.           | Work with the Livingston County Road Commission to prioritize upgrades of gravel roads and maintain and improve overall road conditions of secondary roads. | Keep/Reframe   |

### Parks and Recreation Goals

Park and Recreation Goal: Provide recreation programs and facilities to meet the present and future recreational needs of all township residents.

Change to Goal 5 Enhance Quality of Life: Enhance Conway Townshi's quality of life by providing recreation opportunities, preserving open space, supporting community events, and maintaining an attractive rural appearance.

| Original 2018 Objective                                                                                                                                                                                                        | 2025 Goal Theme           | Notes (Why It Moved / How It Changed)                                                                                         | Proposed Language                                                                                                       | Recommendation |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|----------------|
| Preserve the township's natural resources through a coordinated future land use strategy and related regulations which permit reasonable use of land while discouraging unnecessary destruction and loss of natural resources. | Protect Natural Resources | Rewritten under Goal 3 Protect Natural Resources. This isn't really recreation specific, it belongs with environmental goals. | Preserve natural resources through land use policies that balance reasonable use with conversation.                     | Keep/Move      |
| Collaborate with neighboring communities and region to increase access to recreation opportunities for township residents.                                                                                                     | Enhance Quality of Life   | Partnerships are realistic.                                                                                                   | Collaborate with neighboring communities and regional partners to expand recreation opportunities for Conway residents. | Keep/Reframe   |
| Work with developers to ensure that a portion of all new development space is set aside as parkland or open space.                                                                                                             | Enhance Quality of Life   | Less regulatory sounding, but still sets an expectation for developers. Fits with cluster development tools.                  | Encourage new development to include open space or parkland that benefits residents and preserves rural character.      | Keep/Reframe   |

| Original 2018 Objective                                         | 2025 Goal Theme         | Notes (Why It Moved / How It Changed)                                                                                                                                                                             | Proposed Language                                                                              | Recommendation |
|-----------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|----------------|
|                                                                 |                         | Could an account be set up to allow developers to put money into for the Township to put towards purchasing land or something related to parks or recreation? (TF, Idaho, Vineyard, UT tax) Developer impact fee. |                                                                                                |                |
| Explore options for recreation areas adjacent to Township Hall. | Enhance Quality of Life | <p>More flexible wording, leaves more room for creative.</p> <p>Community gatherings, places for community connection, visible place to come together like a pavilion, small park or seasonal event.</p>          | Explore opportunities for small community gatherings and recreation spaces near Township Hall. | Keep/Reframe   |

**CONWAY TOWNSHIP**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING  
ORDINANCE TO REGULATE ESSENTIAL SERVICES**

**THE TOWNSHIP OF COHOCTAH ORDAINS:**

**Section 1. Amendment of Section 16.19 of the Zoning Ordinance: Essential Services.**

Section 16.19 of the Zoning Ordinance, entitled “Essential Services,” is amended in its entirety to read as follows:

A. General Regulations.

1. Essential services shall include the erection, construction, alteration or maintenance by public utilities, municipal departments, or other governmental agencies of underground or overhead gas, electrical, communication, steam, or water transmission or distribution systems or collection, supply or disposal systems, including electric power stations, relay stations, switching stations, gas regulator stations, pumping stations, poles, wires, mains, drains, sewers, pipes, conduits, cables, towers, fire alarm boxes, police or other call boxes, traffic signals, hydrants and other similar facilities, equipment and accessories in connection therewith reasonably necessary for furnishing adequate service by such utilities or agencies, or for the public health or safety or general welfare; but not including offices and buildings or yards used for bulk storage, fabrication, or manufacture of materials used by such utilities or municipal departments or other governmental agencies.
2. No such building constructed as a part of an essential service shall be used for human occupancy.
3. All essential services must conform to the provisions of this Ordinance and all county, state, and federal regulations and safety requirements, including applicable building codes.
4. If an applicant, owner, or operator of an essential service fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke any approvals after giving the applicant notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township’s actual attorney fees and costs.
5. The surface of land used for pipeline rights-of-way and underground equipment or structures shall be restored and maintained as near as possible to its original conditions prior to the construction of the pipeline.

6. Essential services in all districts shall meet the requirements of the SR Residential District for all buildings, structures, and areas used for offices, power generators, power transformers, electric substations and electric switching stations, storage, fabrication or manufacture of materials necessary to the provision of essential services.
7. Electrical Substations and Electrical Switching Stations must also comply with the requirements of Section 13.28. If a conflict exists between the requirements of the SR Residential District and Section 13.28, the more restrictive regulation controls.

## **Section 2. Addition of New Section 13.28 to the Zoning Ordinance.**

New Section 13.28 is added to the Zoning Ordinance, and reads in its entirety as follows:

### **Sec. 13.28. Electrical Substations and Electrical Switching Stations.**

Electrical substations and electrical switching stations require Special Land Use approval in accordance with Article 13 and Site Plan Review in accordance with Article 20. Electrical substations and electrical switching stations are also subject to the following requirements.

- A. *Special Land Use Permit Application Requirements.* In addition to the requirements of Article 13, the applicant for an electrical substation or electrical switching station must provide the Township with all of the following:
  1. The name of the applicant, any parent company, subsidiary of the parent company, or any entity “doing business as” of the parent company.
  2. Application fee in an amount set by resolution or fee schedule approved by the Township Board.
  3. A list of all parcel numbers that will be used by the electrical substation or electrical switching station including applicable attachments, establishing ownership of each parcel, with all lease agreements, easements, or purchase agreements for the subject parcels. All agreements related to the use of the subject parcels must be recorded with the Livingston County Register of Deeds.
  4. An operations agreement setting forth the operations parameters, the name and contact information of the certified operator, the applicant’s inspection protocol, emergency procedures, and general safety documentation.
  5. A written emergency response plan detailing the applicant’s plan for responding to emergencies, including fire emergencies, and analyzing whether adequate resources exist to respond to fires and other emergencies. If adequate resources do not exist, the applicant must identify its plan for providing those resources.
  6. A written description of the fire suppression system that will be installed, which

must identify the manufacturer of the fire suppression system and generally describe its operations and capacity to extinguish fires.

7. Current ground and aerial photographs of the property, including both a physical and electronic copy of the photographs.
8. A written plan for maintaining the subject property, including a plan for maintaining and inspecting drain tiles and addressing stormwater management.
9. A transportation plan for construction and operation phases, including any applicable agreements with the Livingston County Road Commission and Michigan Department of Transportation.
10. An attestation that the applicant will indemnify and hold the Township, its elected and appointed officials, employees, volunteers, and agents harmless from any costs or liability arising from the approval, installation, construction, maintenance, use, repair, or removal of the electrical substation or electrical switching station. The Township shall be named as an additional insured for such indemnity.
11. A ground cover vegetation establishment and management plan that complies with this ordinance.
12. Proof of environmental compliance, including compliance with Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act; (MCL 324.3101 et. seq.; Part 91, Soil Erosion and Sedimentation Control (MCL 324.9101 et. seq.) and any corresponding County ordinances; Part 301, Inland Lakes and Streams, (MCL 324.30101 et. seq.); Part 303, Wetlands (MCL 324.30301 et. seq.); Part 365, Endangered Species Protection (MCL 324.36501 et. seq.); and any other applicable laws and rules in force at the time the application is considered by the Township.
13. A groundwater analysis of all parcels in the participating property.
14. Any additional information or documentation requested by the Planning Commission, Township Board, or other Township representative.

B. *Site Plan Application Requirements.*

1. *Contents of Site Plan.* In addition to the requirements in Article 20, the applicant must provide a boundary survey by a surveyor licensed in the State of Michigan of the project and a detailed site plan draft to a scale of 1" = 200 feet with the following:
  - a. Location of all existing and proposed structures, equipment, electrical tie lines, transmission lines, transformers, inverters, substations, security fencing, and all other components of the electrical substation or electrical switching station within the participating property and all dwellings and/or structures within 1000 feet of the property lines of the participating property.

- b. Depiction (to scale) of all setbacks, property lines, fences, signs, greenbelts, screening, drain tiles, easements, flood plains, bodies of water, proposed access drives, and road rights of way.
- c. Plan for any land clearing and grading required for the installation and operation of the electrical substation or electrical switching station.
- d. Plan for ground cover establishment and management.
- e. Description of measures to be taken to support the flow of rainwater and/or stormwater management.
- f. Security plan detailing measures to prevent unauthorized trespass and access during the construction, operation, removal, maintenance, or repair of the electrical substation or electrical switching station.
- g. A maintenance plan, including landscaping upkeep, regular checks, and maintenance for the equipment, and decommissioning and removal. The description shall include maintenance schedules, types of maintenance to be performed, and decommissioning and removal procedures and schedules if the electrical substation or electrical switching station is decommissioned. The maintenance plan must include a plan for maintaining all setback areas.
- h. Anticipated construction schedule including timeline to completion and scope of work.
- i. Sound modeling study including sound isolines extending from the sound sources to the property lines.
- j. Any additional studies requested by the Planning Commission, including but not limited to the following:
  - i. Visual Impact Assessment: A technical analysis by a third- party qualified professional acceptable to the Township of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations that show what the project will look like (including proposed landscaping and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project.
  - ii. Environmental Analysis.
    - (a) The applicant shall have a third-party qualified professional, acceptable to the Township, conduct an analysis to identify and assess any potential impacts on the natural environment

including, but not limited to, wetlands and other fragile ecosystems, historical and cultural sites, and antiquities. The applicant shall take appropriate measures to minimize, eliminate, or mitigate adverse impacts identified in the analysis.

- (b) The applicant shall identify and evaluate the significance of any net effects or concerns that will remain after mitigation efforts. The applicant shall comply with applicable parts of the Michigan Natural Resources and Environmental Protection Act (Act 451 of 1994, MCL 324.101 et seq.) including but not limited to Part 31 Water Resources Protection (MCL 324.3101 et seq.), Part 91 Soil Erosion and Sedimentation Control (MCL 324.9101 et seq.), Part 301 Inland Lakes and Streams (MCL 324.30101 et seq.), Part 303 Wetlands (MCL 324.30301 et seq.), Part 323 Shoreland Protection and Management (MCL 324.32301 et seq.), Part 325 Great Lakes Submerged Lands (MCL 324.32501 et seq.), and Part 353 Sand Dunes Protection and Management (MCL 324.35301 et seq.).

- (c) **Wildlife Impact:** A wildlife impact study, including an analysis of the impact on the properties within one mile of the project.

- k. Electrical substations or electrical switching stations are not permitted on property enrolled in the Farmland and Open Space Preservation Act, being in PA 116, of 1974, now codified in Part 361 of the Natural Resources and Environmental Protection Act, PA 451 of 1974, as amended.
- l. *Conceptual Layout Plan.* Applicants may submit an optional conceptual layout plan for review prior to submission of a formal site plan. The conceptual site plan may be reviewed by the Planning Commission to allow for discussion and feedback.
- m. *Approvals from Other Agencies.* Final site plan approval may be granted only after the applicant receives (1) all required federal and state approvals, and (2) approval by the local fire chief, county drain commissioner, county road commission, local airport zoning authority (if applicable), county building department, and any other federal, state or local agency having jurisdiction or authority to grant permits related to the electrical substation or electrical switching station.
- n. *Application Items as Substantive Requirements.* The information, plans, documents, and other items identified as application requirements in this ordinance, including the site plan and special land use permit, are substantive requirements for obtaining approval for an electrical substation or electrical switching station. The Planning Commission will review the sufficiency of the application materials. If the Planning Commission determines that the



substance of any application item is insufficient to protect the public health, safety, and welfare, the Planning Commission may deny approval on that basis.

C. *System and Location Requirements.*

1. Electrical substations or electrical switching stations are only permitted within the Solar Energy System Overlay District.
2. Electrical substations and electrical switching stations must be set back at least 250 feet from the nearest property line of any non-participating property at the time of application. In addition, if a non-participating dwelling is within 500 feet of said setback, the setback must be increased to maintain 500 feet from said dwelling. If a single electrical substation or electrical switching station is located on more than one lot, or if the adjacent parcel is owned by the same owner as the property on which the electrical substation or electrical switching station is located, then the lot-line setbacks of this subsection do not apply to the lot lines shared by those lots. All property in the setback areas, if not farmed, shall be maintained as defined in a maintenance setback plan acceptable to the Township.
3. Electrical substations and electrical switching stations must be set back at least 100 feet from the edge of any wetland, shoreline, or drain easement. The Planning Commission may increase this setback requirement up to 200 feet if the Planning Commission determines that such a setback is necessary to protect the public health, safety, and welfare.
4. The height of the electrical substation or electrical switching station and any accessory structures, and related equipment must not exceed [REDACTED] feet. Lightning rods shall not exceed [REDACTED] feet in height and shall not be any greater than necessary to protect the electrical substation or electrical switching station from lightning.
5. *Permits.* All required county, state, and federal permits must be obtained before final site plan approval and before the electrical substation or electrical switching station begins operating.
6. *Screening.* Greenbelt screening is required around any electrical substation or electrical switching station and around any equipment associated with the same to obscure, to the greatest extent possible, the electrical substation or electrical switching station from any adjacent residences, as described below:
  - a. The screening shall be installed to obscure the electrical substation or electrical switching station and shall contain two rows of staggered evergreen trees planted not more than twelve (12) feet apart trunk to trunk, and the two rows shall be no greater than ten (10) ft apart. The Township may consider an alternative landscape buffer as a part of the special land use approval, provided the alternative provides adequate screening.

- b. Plantings shall be least eight (8) feet tall at time of planting and shall reach a height of ten (10) feet within three (3) growing seasons.
  - c. The trees may be trimmed but must maintain a height of at least eighteen (18) feet.
  - d. Evergreen trees shall be Norway Spruce or such alternative approved by the Township.
  - e. Good husbandry techniques shall be followed with respect to vegetation, including but not limited to, proper pruning, proper fertilizing, and proper mulching, so that the vegetation will reach maturity as soon as practical and will have maximum density in foliage. Dead or diseased vegetation shall be removed and must be replanted in a manner consistent with this Section at the next appropriate planting time.
  - f. Front, side, and rear yard screening is required if the electrical substation or electrical switching station is adjacent to a non-participating property.
7. *Appearance.* The exterior surface of an electrical substation or electrical switching station must be generally neutral in color and substantially non-reflective of light.
8. *Agricultural Preservation and Habitat Impact.* Land clearing and clear cutting trees and other vegetation shall be limited to what is minimally necessary for installation and operation of the electrical substation or electrical switching station given the topography of the land. Topsoil distributed during preparation shall be retained on site. In addition, access drives shall be designed to minimize extent of soil disturbance, water run-off, and soil compaction.
9. *Lighting.* Lighting of the electrical substation or electrical switching station must be down facing and is limited to the minimum light necessary for safe operation. Lighting shall not be more than [REDACTED] feet taller than the maximum height of any component of the structure(s) and in no case shall lighting be taller than [REDACTED] feet. Illumination from any lighting must not extend beyond the perimeter of the lot(s) used for the electrical substation or electrical switching station, except as otherwise mandated by law.
10. *Signage.* Signage is not permitted except as required in this subsection and for purposes of posting information that may be necessary for electrical operations and the safety and welfare of the public. An information sign shall be posted and maintained at the entrance(s) listing the name, address, and phone number of the operator.
11. *Security Fencing.* Security fencing is required around all electrical equipment

related to the electrical substation or electrical switching station. Appropriate warning signs must be posted at safe intervals at the entrance and around the perimeter of the electrical substation or electrical switching station. Required fencing must be at least seven feet tall and be composed of wood post and woven farm wire fencing. The Township may allow or require a fence design to allow for the passage of wildlife upon a finding that adequate access control and visual screening will be preserved.

In addition to the above limitations, an evergreen tree berm, with trees spaced not more than 12 feet apart, may be required to reduce noise levels surrounding all electrical substation or electrical switching station. The berm must be no more than 10 feet from the outermost sound-producing components, must be at least as tall as sound producing components, but not more than three feet taller than the height of the tallest sound producing component.

12. *Drain Tile Inspections.* The applicant or operator must inspect all drain tile at least once every three years by means of robotic camera, with the first inspection occurring before construction of any part of the electrical substation or electrical switching station occurs. The applicant or operator must submit proof of the inspection to the Township and Livingston County Drain Commission. Any damaged or inoperable tile shall be repaired prior to construction. After the electrical substation or electrical switching station is operational, the owner or operator must repair any damage or failure of the drain tile within 30 days after discovery and submit proof of the repair to the Township. The Township is entitled, but not required, to have a representative present at each inspection or to conduct an independent inspection. Documentation of repairs shall be submitted to the property owner, the township, and the Livingston County Drain Commission and must indicate the location, nature, and satisfactory completion of the repairs.
13. *Groundwater Analysis.* The operator of the electrical substation or electrical switching station must provide a groundwater analysis for the property(ies) annually.
14. *Access Routes.* Access drives are subject to the approval of the Livingston County Road Commission and the Township Planning Commission. Access drives must be adequately maintained for emergency vehicle use, even in winter.
15. *Construction.* Construction or maintenance of the electrical substation or electrical switching station may only occur between 7:00 a.m. and 6:00 p.m. Monday through Friday, excluding federal holidays. Any material damages to a public road located within the Township resulting from the construction, maintenance, or operation of a electrical substation or electrical switching station shall be repaired at the applicant's expense.
16. *Insurance.* The applicant or operator will maintain property/casualty insurance and

general commercial liability insurance in an amount of at least \$10 million per occurrence. All insurance policies shall name the Township as an additional insured and shall include the indemnity provisions of [REDACTED].

17. *Extraordinary Events.* If the electrical substation or electrical switching station experiences a failure, fire, leakage of hazardous materials, personal injury, or other extraordinary or catastrophic event, the applicant or operator must notify the Township within 24 hours.
18. *Transferability.* A special use permit for an electrical substation or electrical switching station is transferable to a new owner or operator. The new owner or operator must register its name and business address with the Township and must comply with this Ordinance and all approvals and conditions issued by the Township.
19. *Lease.* If the participating property is proposed to be leased, instead of owned, by the owner or applicant of the electrical substation or electrical switching station, all subject parcels must be included in a recorded easement(s), lease(s), or consent agreement(s) specifying the applicable uses for the duration of the uses. All necessary leases, easements, or other agreements between the electrical substation or electrical switching station owners or applicant and the property owners must be in place prior to commencing construction.
20. *Site Plan Amendments.* Site plan amendments may be permitted pursuant to Article 20 of the zoning ordinance, except the following shall not be considered a minor amendment by the Planning Commission: changes of the location of structures, fencing, buildings, or ancillary equipment by 10 feet or more.
21. *Remedies.* If an applicant or operator fails to comply with this Ordinance, the Township, in addition to any other remedy under this Ordinance, may revoke the special land use permit and site plan approval after giving the applicant or operator notice and an opportunity to be heard. Additionally, the Township may pursue any legal or equitable action to abate a violation and recover any and all costs, including the Township's actual attorney fees and costs.

### **Section 3. 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 6. Repealer.**

All ordinances are parts of ordinances in conflict with this Ordinance are repealed, but only to the extent that a conflict between provisions exists.

### **Section 7. Effective Date.**

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

law.

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# 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 9, 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 and passengers 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.

## 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/applicant 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.

## 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 activities.
- 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.
- d. Standards
  - i. Eligibility
    - 1. All campers must be pilots, passengers of aircraft using the associated airfield, or individuals accompanying pilots for aviation-related purposes such as fly-ins, training events, or airfield-based recreation.
    - 2. Camping is only permitted in connection with aviation tourism 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 clearly aviation event.
    - 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 aviation event.
    - 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.