



Conway Township Planning Commission

Monday, November 10, 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 November 10, 2025 AGENDA**
5. **APPROVAL OF THE October 13, 2025 MEETING MINUTES**
6. **COMMUNICATIONS**
 - a. Zoning Administrator's Report
 - b. Livingston County Planning Commission Update/Report
 - c. Update from the last board meeting
7. **PUBLIC HEARING ON AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO ADD AIRCRAFT CAMPING AS AN ACCESSORY USE TO AIRPORTS**
 - a. See Below for text changes
8. **OLD BUSINESS**
 - a. Essential Services Ordinance – Progressing, still getting worked on
 - b. Elm Street – Denied by LCPC, moving to Conway Board of Trustees
 - c.
9. **NEW BUSINESS**
 - a. Master Plan Discussion – Future Land Use Map
 - b.
10. **PLANNING COMMISSION MEMBER DISCUSSION**
11. **2nd CALL TO THE PUBLIC**
12. **ADJOURNMENT**

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

Next Meeting will be Monday, December 8, 2025



Conway Township Planning Commission Meeting Minutes
Monday, October 13th, 2025 | 7:00pm EST
Conway Township Hall | 8015 N. Fowlerville Road, Fowlerville, MI 48836

Agenda	Items Discussed	Actions to be Taken
Attendees	PC Members Present: Lucas Curd- Chair, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss- Vice Chair, Kayla Poissant- Secretary, Kelly Ralko Zoning Administrator: Russ Cesarz Livingston County Planning Commissioner: Dennis Bowdoin Township Planner- Liz Hart- McKenna Township Attorney- Michael Homier, Keith Brown (Both Absent)	None
Call to Order/Pledge	Chair, L. Curd called the Conway Township Planning Commission meeting to order at 7:00pm and led the Pledge of Allegiance.	None
Approval of Agenda	Motion to accept the meeting agenda as presented for October 13th, 2025. Motion by M. Stock. Support G. Pushies. Motion Approved.	Motion Approved
Approval of Sept 8th, 2025 Minutes	Motion to accept meeting minutes from Sept 8th, 2025. Motion by L. Curd. Support by S. Weiss. Motion Approved.	Motion Approved
Approval of Sept 9th, 2025 Minutes	Motion to accept meeting minutes from Sept 9th, 2025. Motion by S. Weiss. Support by S. Morrison. G. Pushies- Dissent. Motion Approved.	Motion Approved
Approval of Sept 15th, 2025 Minutes	Motion to accept meeting minutes from Sept 15th, 2025. Motion by S. Weiss. Support by L. Curd. Motion Approved.	Motion Approved
Call to the Public	None at this time.	None
Communications	a. Zoning Administrator Report: R. Cesarz submitted a list of updated waivers/permits. G. Pushies asked if there were any major concerns. R. Cesarz stated that there is nothing pressing at this time.	None

	b. Board Ex-Officio Report: L. Curd stated that the Board Minutes were received. G. Pushies stated that he had nothing to add. c. Livingston County Planning Commission Report: D. Bowdoin stated that the LCPC denied the rezoning in Deerfield Township from small farm to light industrial, approved text amendments for Genoa and Howell, approved the maps and storage text for Tyron Township, and Handy/Conway Township's PA 116. He also recommended that someone from the PC attend the LCPC meeting to answer questions. Discussion continued.	None None
Old Business	a. Headland Solar Project- L. Curd stated that the project was approved with conditions. The Township has not heard from the applicant as of yet. b. Master Plan Discussion – Vision & Goals for the 2025 Master Plan Update - McKenna- L. Hart stated that she collected the data and information and produced a summary for the PC. She provided three different options for vision statements for the PC to review. G. Pushies asked if the vision statement was required in the Master Plan, L. Hart replied no, but it sets the tone for the plan as a whole. There was discussion about the nine existing goals being rewritten into six goals- same content but combined. PC members discussed and agreed upon the 2nd proposed vision statement, but with adding part of the 1st proposed statement into it. L. Hart then went into the underlying values found from the survey. There was discussion on the terms "infrastructure limits". The PC reviewed the goals presented. Discussion continued. The PC also discussed potential other classifications of businesses, and adding another natural resource, dark skies. The PC will be reviewing the future land use maps at the next PC meeting. c. Elm Street – Signed and sent to LCPC- L. Curd stated that the documents and conditional rezoning packet was submitted to the LCPC. It was discussed who could potentially make the meeting.	None None None

New Business	a. Essential Services Ordinance – Discuss- The PC discussed the possibility of adding an Essential Services Ordinance. The PC reviewed the draft from the packet, and discussions continued. L. Curd will reach out to get the updated draft. b. Discussion on airport camping/Set public hearing for airport re-zoning- The PC discussed the memorandum from McKenna on the potential text amendment. Motion to set Public Hearing for Zoning Text Amendment of Airport Camping as an Accessory Use to Airports. Motion by S. Weiss. Support by K. Ralko. Motion Approved.	None Motion Approved
Commission Discussion	It was discussed that K. Poissant/L. Curd could potentially make the LCPC meeting. R. Cesarz will create and submit a list of concerns to the PC. K. Poissant thanked L. Hart for all of her work, and the details of the information submitted to understand her thought process.	None
Last Call to the Public	S. Porter stated that the LCPC already posted information regarding the Elm Street Conditional Rezoning stating that the application does not align with the Master Plan, and not aligning with the Planning and Enabling Act.	None
Adjournment	Motion to adjourn at 8:20pm. Motion by G. Pushies. Support by K. Ralko. Motion Approved.	Motion Approved

Respectfully Submitted:

Approved:

Kayla Poissant,
PC Secretary

Lucas Curd,
PC Chair

CONWAY TOWNSHIP

ORDINANCE NO. _____

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

The Township of Conway ordains:

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

“E. Accessory Uses.

1. *Purpose.* Allow for limited camping activity by pilots, their passengers, or individuals for aviation related visits, directly associated with aviation tourism, while maintaining public safety and land use compatibility.
2. *Applicability.* Permitted only on parcels with a legally established airport, and only for pilots, aircraft passengers, or individuals accompanying pilots for aviation-related events.
3. *Definition.*
 - i. **Airport camping.** Temporary camping in a tent by aircraft pilots, their passengers, or individuals accompanying pilots, occurring on the same parcel as the airfield where the aircraft is parked. Aircraft camping is not considered a campground.
 - ii. **Recreational Aviation Activities:** Aviation activities where the use, operation, or enjoyment of aircraft is the primary purpose, including, without limitation, skydiving, gliding, scenic or recreational flights, flight training events, fly-ins, and aviation-themed events.
4. Standards
 - a. Eligibility
 - i. All campers must be pilots, passengers of aircraft using the associated airfield, or individuals accompanying pilots for recreational aviation activities.
 - ii. Camping is only permitted in connection with recreational aviation activities.

b. Tent Camping

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

c. RV Camping

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

d. Fire Safety

- i. Fires are permitted only in designated fire rings located more than one hundred (100) feet from any aircraft.

e. General Requirements

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

f. Review and Approval

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

Section 2. Validity and Severability.

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

Section 3. Repealer.

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

Section 4. Effective Date.

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

88477:00001:202088550-1

Future Land Use

The purpose of the Future Land Use plan is to guide how Conway Township will grow while preserving what is valued most, farmland, open spaces, and natural resources. This section outlines the community's desired pattern of development and provides direction for future land use decisions for future growth, development and public services.

The Future Land Use plan does not establish exact boundaries or dictate specific locations for land uses. Instead, it illustrates the Township's long-term vision for how the community should evolve over time. The plan organizes future land uses into the following general categories:

- Residential (R)
- Residential Agricultural (R-A)
- Manufactured Homes (MFH)
- Neighborhood Commercial (C-1)
- Regional Commercial (C-2)
- Industrial (I)
- Open Space, Recreation, and Land Preservation (OS)
- Alternative Energy

Implementation of this plan relies on regulatory tools, most importantly the Conway Township Zoning Ordinance, which regulates the type, location, bulk, and intensity of development. The ordinance should be reviewed and updated as needed to support the land use patterns envisioned in this plan.

Together, the master plan and zoning ordinance provide the framework for achieving Conway Township's vision of managing growth in an orderly, thoughtful way while maintaining the rural and agricultural character that defines the community.

The Master Plan is designed to manage growth in a way that strengthens the qualities residents value, rural character, open landscapes, and a sense of community, while minimizing negative impacts that can accompany new development. The following guiding principles shaped the Future Land Use Plan and map:

- Promote a clear and efficient pattern of land use that supports orderly, sustainable growth.
- Make efficient use of community facilities and infrastructure while maintaining the Township's low-density, rural setting.
- Preserve and enhance the Township's farmland, open space, and scenic rural character.

- Maintain Conway Township as a primarily residential and agricultural community, relying on nearby communities for most commercial goods and services.

Development of the Future Land Use Map

The Future Land Use Map reflects the Township's long-term vision and builds upon the foundation of existing land use patterns, natural features, and community goals. It was developed through a careful review of current land uses, zoning districts, natural resource areas, infrastructure, and previous planning efforts. Input from Township officials, residents, and the Planning Commission helped identify where growth is appropriate, where preservation should be prioritized, and how different land uses should relate to one another.

The resulting map represents a balanced approach—directing new development to areas with existing infrastructure and road access, while maintaining large areas of farmland and open space that define Conway Township's rural character.

Agricultural/Residential

Vision

The Agricultural Residential category reflects Conway Township's identity as a farming community defined by open fields, working farms, woodlands, and rural scenery. The Township's vision is to preserve and support agricultural activities while allowing limited residential growth that complements, rather than competes with, farming and the Township's rural character.

Land Use Pattern and Character

Agricultural Residential areas include most of the Township's farmland and open space. Farming is the primary land use, and residential development should remain very low in density and rural in form. The Plan encourages cluster development as the preferred approach for new subdivisions, allowing homes to be grouped together while large portions of farmland or natural areas are permanently preserved.

New housing should generally locate along existing paved roads or near existing developed areas, rather than as isolated lots scattered throughout the countryside. The Township's topography, wetlands, and soil conditions will naturally limit where development can occur, reinforcing a rural pattern of growth.

Policies

- Preserve prime farmland and open space as defining features of the Township's rural landscape.

- Support voluntary farmland preservation tools such as the PA 116 Program and Purchase of Development Rights (PDR).
- Encourage new residential development to use cluster designs that conserve agricultural land and natural features.
- Support small-scale, farm-related businesses and agritourism that strengthen the rural economy and complement agricultural operations.

Supporting and Compatible Uses

Primary uses include farming and single-family homes on large lots (2+ acres). Uses that directly support agriculture, such as farm markets, agricultural service businesses, and small-scale processing or storage facilities, may also be appropriate when designed to fit the rural landscape and minimize conflicts with active farming.

Residential

Vision

The Residential designation represents areas of the Township intended primarily for housing rather than agricultural production. These areas include existing subdivisions, clusters of homes along paved roads, and individual rural homes that are not part of working farms. The Township's vision for these neighborhoods is to maintain a quiet, low-density, and rural living environment while allowing limited opportunities for modestly higher-density or alternative housing types in appropriate locations.

Land Use Pattern and Character

Residential areas are generally characterized by single-family detached homes on smaller lots compared to the Agricultural and Rural Residential areas. Some consist of compact neighborhoods or rural subdivisions, while others include homes lining the Township's roadways. The character of these areas should remain open and rural, with generous setbacks, natural landscaping, and low-intensity lighting.

Cluster or open-space design is encouraged for new developments to protect natural features, maintain green space, and reinforce the Township's rural appearance.

Policies

- Maintain the Township's primarily single-family character while supporting a range of housing choices that meet residents' needs.
- Encourage infill housing and small-scale subdivisions in areas with existing access to paved roads and infrastructure.

- Promote neighborhood design that protects natural features, provides open space, and manages drainage responsibly.
- Support housing options such as duplexes, townhomes, or accessory dwelling units in limited, appropriate locations that maintain the Township's rural scale and character.
- Ensure that new housing development complements surrounding land uses and does not encroach on active farmland or natural areas.

Supporting and Compatible Uses

The primary use in Residential areas is single-family detached housing. Limited attached housing forms—such as duplexes, townhomes, or small multi-unit buildings—may be appropriate where compatible with surrounding uses and access conditions. Parks, community facilities, and small-scale institutional uses (such as churches or schools) may also be appropriate when designed to blend with residential character and located along major paved roads for safe access.

Manufactured Homes

Manufactured Homes

Vision

This land use category identifies areas intended for Manufactured Housing Communities that provide affordable, stable housing options within Conway Township. These communities are planned and regulated under the Michigan Manufactured Housing Commission Rules and the Township's zoning standards to ensure safe, well-designed neighborhoods that fit within the Township's overall rural character.

Land Use Pattern and Character

Manufactured housing communities should be self-contained neighborhoods with appropriate internal roads, open space, landscaping, and utility systems. New developments should locate near county primary or paved local roads to ensure safe access and minimize traffic impacts on rural roadways.

Because these communities are typically more intensive in density (six to eight units per acre), careful site design and buffering are essential to maintain compatibility with adjacent lower-density residential or agricultural areas. Large setbacks, perimeter landscaping, and open space should be used to protect viewsheds, reduce noise, and preserve the Township's rural appearance.

Sites should avoid wetlands, flood-prone areas, and prime farmland soils, and be designed to manage stormwater effectively.

Policies

- Maintain the two designated areas for manufactured housing communities as shown on the Future Land Use Map.
- Require high-quality design, buffering, and open space in all manufactured housing developments.
- Limit expansion or new manufactured housing sites to locations with suitable soils, access, and minimal impacts on surrounding land uses.
- Ensure that manufactured housing communities are well-managed, safe, and provide a positive long-term housing option for Township residents.

Supporting and Compatible Uses

Manufactured housing parks are intended for residential use only. Compatible uses include small-scale community facilities or open spaces that serve residents within the park. These areas should not include commercial or industrial uses unrelated to the residential community.

Neighborhood Commercial

Vision

Neighborhood Commercial areas are small, locally oriented business nodes that provide daily goods and services for Conway Township residents. These areas are intended to accommodate low-intensity, community-serving businesses—such as small shops, offices, and services—that reduce the need for residents to travel long distances for basic needs. The Township’s vision is to encourage locally owned, rural-scaled businesses that strengthen the local economy while maintaining Conway’s small-town, rural character.

Land Use Pattern and Character

Neighborhood Commercial areas are typically located at key crossroads or along major paved roads, where they can safely and efficiently serve surrounding residents. The Neighborhood Commercial businesses or uses may be interspersed into folds of the Townships or in area nodes, such as corner lots. These uses should remain small in scale, compatible with nearby residential or agricultural properties, and designed to blend into the rural landscape.

Buildings should be modest in size and rural in character, using architecture, signage, and landscaping that reflect Conway's identity. The reuse of existing buildings, such as older homes or farm structures, is encouraged where feasible, reducing the need for new construction and preserving community character.

Lighting and signage should be unobtrusive, and parking should be located to the side or rear of buildings to maintain a traditional, small-town appearance.

Policies

- Support neighborhood-scale commercial uses that serve Township residents, not regional traffic.
- Encourage local ownership and small businesses that reflect Conway's rural character and meet community needs.
- Locate new commercial uses at appropriate intersections or along primary roads with safe access and adequate buffering.
- Encourage reuse or renovation of existing buildings before allowing new commercial construction.
- Maintain strong landscaping, setback, and signage standards to preserve the Township's visual quality and rural appearance.
- Avoid strip commercial development and regional retail centers.

Supporting and Compatible Uses

Appropriate businesses include small restaurants or cafés, farm markets, ice cream shops, professional or personal service offices, bakeries, small grocery or hardware stores, and similar low-intensity uses. Civic or community-serving facilities, such as post offices or local banks, may also be appropriate. Examples of appropriate businesses include pharmacies, liquor stores, ice cream parlors, small restaurants, dry cleaners, hair salon or barber shop, pet grooming or veterinary services, and dental or medical offices.

Regional Commercial

Vision

Regional Commercial areas are intended for larger-scale businesses that serve not only Conway Township residents but also neighboring communities. These areas provide opportunities for uses that require more space, visibility, or access than Neighborhood

Commercial sites can accommodate, while still respecting Conway's rural character and avoiding strip-style development.

The Township's vision is to focus commercial growth in a few well-defined nodes, preventing scattered or sprawling patterns along major roads. Development in these areas should support the daily needs of residents, offer local employment opportunities, and contribute positively to the Township's economy and appearance.

Land Use Pattern and Character

Regional Commercial areas should be located at key intersections or along Fowlerville Road, where traffic volumes, infrastructure, and accessibility can safely support more intensive land uses. Development should be designed as compact, well-landscaped commercial centers rather than long, linear corridors.

Buildings should be designed to reflect high-quality rural or small-town architecture, using materials, landscaping, and signage that reinforce Conway's character. Shared driveways, internal access roads, and coordinated parking layouts are encouraged to manage traffic safely.

Where appropriate, mixed-use or higher-density residential components (such as apartments above shops or adjacent townhomes) may be considered on a case-by-case basis to support walkability and expand local housing options.

Policies

- Concentrate regional commercial development in designated nodes, avoiding strip-style or piecemeal development.
- Encourage uses that complement nearby retail and service centers in Fowlerville and surrounding townships.
- Require high-quality building design, landscaping, and signage that reflect Conway's rural character.
- Promote shared access drives and internal circulation to maintain safety and reduce traffic congestion.
- Support local ownership and businesses that provide community value rather than national chain dominance.
- Encourage integration of compatible residential or office uses where they strengthen commercial areas and meet design standards.
- Coordinate land use and transportation improvements to ensure safe, efficient access to regional commercial sites.

Supporting and Compatible Uses

Appropriate uses include grocery stores, hardware and building supply stores, family restaurants, small entertainment venues, professional and medical offices, personal and business services, and local government or community facilities.

Complementary uses, such as small parks, plazas, or civic spaces, are encouraged to create attractive, community-oriented commercial centers.

Commercial

Vision

Commercial areas in Conway Township are intended to provide convenient goods and services for residents while supporting locally owned businesses and maintaining the Township's rural character. The Township's vision is to focus commercial activity into compact, well-defined nodes that serve the community and surrounding rural area, complementing larger retail centers in nearby communities such as Fowlerville.

Commercial areas should offer opportunities for small to medium-sized businesses—such as shops, restaurants, professional offices, and services—that meet local needs without creating strip-style or highway commercial patterns.

Land Use Pattern and Character

Commercial areas should be located primarily at major intersections or along primary roads, such as Fowlerville Road, where traffic volumes and access can safely support more intensive use. These areas should be designed as clustered centers rather than continuous corridors, with shared access drives, coordinated signage, and attractive landscaping.

The scale and form of new development should reflect the Township's small-town, rural setting. Buildings should be modest in height and footprint, feature traditional or rural architectural elements, and use materials that blend with surrounding development. Parking should be placed to the side or rear of buildings where possible, and signage should be small and unobtrusive.

Policies

- Concentrate commercial uses in designated nodes to avoid strip development and preserve rural character.
- Encourage local ownership and small businesses that contribute to Conway's economy and community identity.

- Require high-quality site and building design with appropriate landscaping, buffering, and signage standards.
- Promote shared access drives and internal circulation among adjacent sites to maintain traffic safety and efficiency.
- Ensure commercial areas are compatible with nearby residential and agricultural uses through setbacks, screening, and transitions in scale.
- Encourage reuse or adaptive redevelopment of existing buildings before new construction when feasible.
- Coordinate with neighboring communities to ensure Conway's commercial development complements, rather than competes with, regional retail centers.

Supporting and Compatible Uses

Typical uses include retail stores, restaurants, small grocery or hardware stores, personal and professional services, and offices.

Complementary uses such as community facilities, small parks, or upper-story residential units may be appropriate where they enhance walkability and community life.

Industrial

Vision

Industrial areas in Conway Township are intended to support light manufacturing, warehousing, distribution, and service-oriented businesses that provide local employment opportunities and contribute to the Township's economic base while maintaining compatibility with its rural character.

Because the Township lacks municipal sewer and water infrastructure, industrial uses are expected to remain low-intensity and environmentally responsible, emphasizing clean operations that do not produce excessive noise, odor, or pollution.

Land Use Pattern and Character

Industrial uses should be located in areas with safe access to major roads, such as Fowlerville Road, Robb Road, or Sherwood Road, where truck traffic can be accommodated without impacting nearby homes.

Sites should provide adequate buffers, including setbacks, landscaping, and berms, to screen operations and maintain Conway's rural appearance.

Development should reflect a campus-style design, with high-quality buildings, organized circulation, and limited outdoor storage. Building materials, signage, and lighting should blend with the Township's rural aesthetic.

Because of limited infrastructure, industrial development must include on-site water and waste systems that meet health and environmental standards.

Policies

- Concentrate industrial uses in limited, well-located areas with safe road access.
- Encourage clean, low-impact industries compatible with the Township's rural setting.
- Require attractive site and building design with buffering and screening from nearby uses.
- Avoid locations near residential neighborhoods or sensitive natural areas.
- Support incremental infrastructure improvements—like broadband and road upgrades—that strengthen existing industrial areas over time.

Supporting and Compatible Uses

Compatible uses include offices, research and development facilities, small-scale contractors, warehousing, and light manufacturing operations. Ancillary uses such as business supply stores or small cafés serving employees may be appropriate within industrial parks.

Industrial areas should have safe access to major roads and regional transportation routes to support efficient goods movement and protect residential and agricultural areas from traffic impacts. These sites should be well-screened, designed to high standards, and limited in number to preserve the Township's rural character.

Recreation, Open Space, and Land Preservation

Vision

The Recreation, Open Space, and Land Preservation category identifies land intended for active and passive recreation, natural resource protection, and long-term conservation. These areas support Conway Township's rural character by preserving farmland, woodlands, wetlands, and scenic open spaces while providing opportunities for residents to enjoy the outdoors.

This designation may include both public and privately owned lands, ranging from Township parks and trail corridors to conservation easements, natural areas, and farmland permanently protected through preservation programs. Together, these lands form the foundation of Conway's environmental health and community quality of life.

Land Use Pattern and Character

Land within this designation generally consists of undeveloped or lightly developed areas that provide scenic, ecological, or recreational value. Examples include Township parks, community recreation fields, trails, nature preserves, wetlands, floodplains, and woodlands.

Buildings are limited to those directly supporting recreation or conservation purposes, such as pavilions, restrooms, parking, or maintenance facilities. Public access is encouraged where appropriate, while environmentally sensitive areas should remain protected and undisturbed.

Preserved agricultural lands may also fall under this category when permanently protected through easement or other conservation mechanisms.

Policies

- Protect open space, farmland, and natural features that define the Township's rural landscape and environmental integrity.
- Support public and private partnerships for land preservation, including collaboration with the Livingston Land Conservancy and participation in PA 116 or other farmland protection programs.
- Maintain and expand recreational opportunities—such as local parks, walking trails, and access to the Red Cedar River, where consistent with rural character and environmental sensitivity.
- Encourage cluster development and conservation design in residential areas to preserve contiguous open space and natural systems.
- Identify and pursue funding opportunities for park improvements, trail connections, and land acquisition that benefit the community.

Supporting and Compatible Uses

Supporting uses include Township parks, playgrounds, trails, nature preserves, and agricultural lands protected under conservation easements.

Compatible uses may include small-scale recreation facilities (such as sports fields or picnic areas), interpretive signage, and limited accessory structures for maintenance or operations.

Conservation areas, such as the Red Cedar River corridor in the southwest corner of the Township, serve as key environmental assets and should be preserved for flood protection, wildlife habitat, and community enjoyment.

Alternative Energy

Vision

Conway Township supports the responsible siting and design of alternative energy systems that contribute to Michigan's transition toward cleaner energy sources while preserving the Township's rural character, farmland, and natural resources.

The Township's vision is to accommodate alternative energy development that is compatible with its landscape and values—encouraging small- and community-scale systems while carefully managing large-scale facilities to minimize visual, environmental, and land use impacts.

Land Use Pattern and Character

Alternative energy uses may include solar, wind, and battery storage systems.

- Small-scale systems—such as rooftop or ground-mounted solar for homes and businesses—are encouraged throughout the Township when designed to blend with their surroundings.
- Large-scale systems should be located near existing utility infrastructure and away from high-quality farmland, wetlands, and residential areas.
- Facilities should incorporate vegetative screening, setbacks, and non-reflective materials to reduce visual impacts and maintain scenic views.
- Battery storage systems, when proposed, should be co-located with solar or other renewable installations and designed with safety and environmental protections.

Policies

- Support solar, wind, and battery energy systems that balance environmental benefits with farmland and natural resource protection.
- Direct large-scale projects to appropriate locations with minimal conflict to rural and agricultural uses.
- Encourage community-scale energy systems that provide local benefits or enhance grid reliability.
- Require screening, buffering, and decommissioning plans for all large-scale facilities to ensure long-term compatibility.
- Avoid siting alternative energy systems in environmentally sensitive areas or on prime farmland wherever feasible.

- Coordinate with state agencies and energy providers to ensure consistency with Public Act 233 of 2023 and related siting standards.

Supporting and Compatible Uses

Alternative energy systems may be compatible with agricultural, open space, and industrial uses when designed to avoid nuisance impacts and maintain rural character. Smaller-scale installations, such as rooftop solar or battery systems serving individual properties, are compatible throughout most land use categories.

Future Land Use and Zoning Relationship Table

This table identifies how each Future Land Use category in the Master Plan generally relates to the zoning districts in the Conway Township Zoning Ordinance.

These relationships are intended as a guide for evaluating rezonings, amendments, and future land use decisions.

They do not establish zoning or regulatory standards but ensure consistency between the Master Plan and Zoning Ordinance as required under Michigan Public Act 33 of 2008.

Future Land Use Category	Corresponding Zoning District(s)	Notes / Intent
Residential Agricultural	A-R Agricultural Residential District	Reflects the Township's predominant rural and agricultural landscape. Supports farming, very low-density residential uses, and cluster developments designed to preserve open space and farmland.
Residential	R Residential District	Intended for established residential areas and future low-to-moderate density housing. Encourages single-family dwellings, small neighborhoods, and limited infill consistent with rural character.
Manufactured Homes	MHP Manufactured Home Park District	Provides opportunities for manufactured housing within designated areas. Reflects existing or planned manufactured home park locations.
Commercial	C Commercial District	Allows small-scale commercial nodes to serve local residents and regional users. Reflects designated areas near major road intersections and corridors.

Future Land Use Category	Corresponding Zoning District(s)	Notes / Intent
Industrial	I Industrial District	Accommodates clean, low-impact industrial and business park uses in limited areas with access to major roads. Protects surrounding rural and residential areas through buffering and design standards.
Recreation, Open Space, and Land Preservation	OS Open Space Community Overlay District	Covers parks, recreation areas, land conservancies, and natural features intended for long-term preservation or limited public access. May overlap with farmland enrolled in preservation programs.
Alternative Energy	Solar Overlay District	Recognizes appropriate locations for solar, wind, and battery storage facilities, consistent with local and state regulations and the Township's rural preservation goals.

DRAFT

