



**Conway Township Planning Commission Meeting Minutes**  
 Monday, August 11<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, Tom Parker, George Pushies, Mike Stock, Shawn Morrison, Steve Weiss, Kayla Poissant- Secretary  Zoning Administrator: Russ Cesarz <b>(ABSENT)</b>  Livingston County Planning Commissioner: Dennis Bowdoin  Township Planner: Liz Hart  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 August 11<sup>th</sup>, 2025. Motion by L. Curd. Support K. Poissant. Motion Approved.</b>	<b>Motion Approved</b>
<b>Approval of July 9<sup>th</sup>, 2025 Special Meeting Minutes</b>	<b>Motion to accept meeting minutes from July 9<sup>th</sup>, 2025. Motion by S. Weiss. Support by G. Pushies. Motion Approved.</b>	<b>Motion Approved</b>
<b>Approval of July 14<sup>th</sup>, 2025 Minutes</b>	<b>Motion to accept meeting minutes from July 14<sup>th</sup>, 2025. Motion by S. Morrison. Support by L. Curd. Motion Approved.</b>	<b>Motion Approved</b>
<b>Call to the Public</b>	S. Porter- She stated that Cohoctah's PC brought up an Essential Services ordinance, and presented the ordinance to the PC.	None
<b>6a. Closed Session</b>	<b>Motion to adjourn to closed session to consider a written confidential legal opinion with the Township attorney which is exempt from disclosure pursuant to MCL 15.268 (1)(h). Motioned by K. Poissant. Support by G. Pushies. Roll Call.</b>  S. Weiss- Yes S. Morrison- Yes K. Poissant- Yes	<b>Motion Approved</b>

	<p><b>L. Curd- Yes</b>  <b>T. Parker- Yes</b>  <b>M. Stock- Yes</b>  <b>G. Pushies- Yes</b></p> <p><b>Closed Session began at 7:07pm.</b></p> <p><b>Motion to close the Closed Session at 7:52pm. Motion by L. Curd. Support by G. Pushies. Motion Approved.</b></p>	<b>Motion Approved</b>
<b>Communications</b>	<p>a. Zoning Administrator Report: None- ABSENT</p> <p>b. Board Ex-Officio Report: G. Pushies stated that the minutes were sent out. No questions or comments.</p> <p>c. Livingston County Planning Commission Report: D. Bowdoin stated that Iosco Township- denied rezoning for west district for solar, but approved south district, approved Deerfield township rezoning, and recognized intern Abby for her farm preservation paper.</p>	<p>None</p> <p>None</p> <p>None</p>
<b>Old Business</b>	<p>a. Headland Solar- Questions/Answer from July 9<sup>th</sup> Meeting- T. Parker and S. Morrison stated that they had a Conflict of Interest regarding the application, and recused themselves.</p> <p>K. Poissant stated that the questions presented to Ranger/Headland were the public's questions during the public's comment period. The PC reviewed the answers received, and will follow up. It was stated that the answers were received Friday August 8<sup>th</sup>. K. Poissant asked if the questions not answered by Headland would be answered by Ranger. D. Vielbig stated no, that there could be more discussion on them, but that they felt the questions were answered. K. Poissant asked if the responses that indicated clarification, would they respond if clarified. D. Vielbig stated yes. It was stated that there are more questions to be answered. It was discussed and decided that L. Hart will collect all the questions and make an updated list.</p>	None

	<p>M. Stock asked about the project timeline including start to finish, milestones, etc., and would like to see a completed timeline. D. Vielbig stated sure. G. Pushies asked about PA 233 and alternative sites, D. Vielbig stated that it is included in the application Section A 1.5 in Exhibits.</p> <p>S. Weiss stated that in the application it mentions that Conway does not have a CREO, and asked why the application was written for the MPSC when there is a CREO in place. S. Weiss stated that he doesn't appreciate it, and that per the Township's CREO, they are many missing pieces to the application including manuals, drain tiles maintenance and inspections, indemnification of the Township, agreements, videos, fire suppression, or stray voltage assessments. D. Vielbig was asked if he can provide the responses with ample time prior to the next meeting.</p> <p>K. Poissant asked if Headland would respond to the differences between the Assembly project and this project and not just the similarities. D. Vielbig stated yes. She also asked about the success of the sound barrier walls and the steps of the mortality of vegetation at Assembly, and if they can provide those answers. D. Vielbig stated yes. G. Pushies asked how Headland came to the response that nothing from the steel poles would leach into the ground. D. Vielbig stated that it has not been as issue. G. Pushies asked if they conducted a study to confirm. D. Vielbig stated no.</p>	
<b>New Business</b>	<p>a. Fowlerville Fire Chief Bob Feig- B. Feig stated he had previously met with D. Vielbig earlier in the year at Station 20- Howell. He stated that he brought up a few concerns including shut-offs, access to properties, and water access. He confirmed that the FD will have access to lock boxes when the project is completed, and that the applicant had agreed to put in an 8 inch well that would push 350 gallons of water/per minute on site and the infrastructure and power to the FD. Feig stated that he wanted to make sure that the</p>	None

	<p>Connections were intact- multiple areas responding to local issues. He wants to make sure who will be responsible for maintaining the building and equipment on site. B. Feig stated that Jamel (Howell) and Julie (Fowlerville) would be the hazmat responders if a fire occurred, and that the Township had a plan when built that a couple of bays could be added. He stated that this would not only help the project regarding emergency responses, but the Township as a whole. He stated that D. Vielbig did tell him the money for the project could be used to add the bays. B. Feig also stated that no matter if the emergency happens in Conway or Cohoctah, both Howell and Fowlerville FD will respond.</p> <p>K. Poissant confirmed that B. Feig stated that he would like to know who will be maintaining the equipment including the well. She also asked about how best to get the materials list to the hazmat personnel prior to an emergency, and B. Feig stated that both FDs will want to see access roads, shut-offs, lock boxes, etc. prior to it's start up of operation (preplanning). K. Poissant asked if meeting every 3-years was acceptable to update the emergency response plan, which B. Feig stated that he would like to fine tune it to annually. K. Poissant asked how often should the equipment for the FD be inspected, and he responded that the FD will provide a list of materials needed to the applicant which D. Vielbig stated yes. G. Pushies asked about the rows of panels and access with the trucks. B. Feig stated that he would need to see the plans, which he has not seen as of yet. M. Stock asked about access in the winter, and B. Feig stated that it hasn't been discussed yet, but that the department has four-wheel drive vehicles, and vehicles with a plow on it to get to where they need to go. K. Poissant asked about which departments could respond to an emergency, and he replied that it could be county-wide, but also includes Byron, Perry, Burns, Owosso, etc. (MABAS) B. Feig agreed that the immediate surrounding departments should all receive the appropriate training. He also stated that if it turns into an emergency evacuation situation, they have a manual in each vehicle to follow.</p>	
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	<p>It was asked when the FD would be able to give a full list of supplies needed, in which B. Feig stated that he would know better once he receives blue-prints and a full site plan. It was asked whether one 8-inch well would be enough to cover the project, and B. Feig stated that they can haul a lot of water, and can call for mutual aid.</p> <p>b. McKenna- Master Plan Survey Results L. Hart stated that there were 169 responses to the survey, which is about 5% of the population. <math>\frac{3}{4}</math> of the participates stated that the rural character is the best aspect. Farm preservation was a top topic, and that limited growth was the top option on. There were no comments on specific commercial locations from the survey.</p> <p>L. Hart also went over the SWOT results with the PC, and then stated that the results will be used to create goals and overall plan for the Township. It was asked when a draft of the Master Plan will be available to the PC, in which she replied that she is hoping to have it done by December. She stated that from now until then, there are draft chapters ready, work on land use maps, survey results creating into goals and statement. She stated that she will send out the draft chapters to continue the process.</p> <p>c. Elm Street- Rezoning Application L. Curd stated that R. Cesarz was not in attendance, and did not know the status of the application at this time. The applicant was in attendance. G. Pushies recused himself from the application due to a conflict of interest. M. Stock asked about the debris and other items still on the property. The applicant stated that there is still property from a previous owner still on the property, but was told it should be cleaned up by Sept/Oct. Setbacks were discussed.</p> <p><b>Motion to set a Public Hearing for the Elm Street Wholesale Rezoning Application for Oct 13<sup>th</sup>, 2025 at the Planning Commission Meeting. Motion by M. Stock. Support by S. Weiss. Motion Approved.</b></p>	<p>None</p> <p><b>Motion Approved</b></p>
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	<p>d. SEMCOG Survey- L. Curd stated that there was an email sent out regarding the SEMCOG survey. He wanted to just inform everyone about it, and that it was voluntary to take.</p>	None
	<p>e. Special Meeting August 25th, 2025- 7pm- L. Curd stated that T. Foote will send out the information regarding the meeting, and that he will get with her to make sure it gets done.</p>	None
	<p>f. Codification- Update M. Stock stated that there have been several amendments added, and they haven't been rolled into the full ordinance list. He is concerned about making decisions with obsolete ordinances, and not having the information is not ok. M. Brown stated that he has been gathering all the information for T. Foote to clean up and add. K. Poissant was asked if she can go back that far in regards to the ordinances. She stated that once the PC sends it to the LCPC, it is not in the PC hands. She stated that once it is sent to the LCPC, it is not good to retain copies of the ordinances as the Township Board could make changes to it based on the LCPC's review, which then would alter the PC version. She said it could create an issue of different versions of the ordinances. K. Poissant brought up the shared drive concerns and that that issue is being worked on currently. M. Brown stated that he has the list of ordinances updated, and that he sent it to T. Foote about 3 weeks ago.</p>	None
	<p>g. Luke Bryant Concert- Compliance- M. Stock asked about whether the PC should have bent sent the application. M. Brown stated that the applicant did not want to send the application to the PC with the 911 concern, and phone lines being operational. M. Brown stated numerous times to the applicant to submit it, but the promoter refused. M. Stock stated that he heard it was more than the 911 concern, to which M. Brown stated that to his knowledge it was the only major concern. It was discussed with the promoter about the new surf lines installed in April, and to try and connect to them.</p>	None

<b>Commission Discussion</b>	None at this time.	None
<b>Last Call to the Public</b>	<p>M. Brown stated that regarding the FD substation, that it would be important to have it installed prior to construction in case of an emergency during that time.</p> <p>S. Porter stated that she hasn't heard anything about the non-participating properties, and how they may be impacted by the solar application. She mentioned screening, new and quieter converters, and the walls added to the Assembly project. She is concerned about the non-participating.</p> <p><b>Motion to scan and email S. Porter's document to the PC and the Planner, and to add it to the agenda for the next meeting. Motion by G. Pushies. Support by M. Stock. Motion Approved.</b></p>	<b>Motion Approved</b>
<b>Adjournment</b>	<b>Motion to adjourn at 9:39pm. Motion by S. Weiss. Support by G. Pushies. Motion Approved.</b>	<b>Motion Approved</b>

Respectfully Submitted:

Approved:

*Kayla Poissant*

Kayla Poissant,  
PC Secretary

Lucas Curd,  
PC Chair