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PAVILION TOWNSHIP
PLANNING COMMISSION

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MINUTES OF MEETING HELD SEPTEMBER 21, 2023

A meeting of the Pavilion Township Planning Commission was held on Thursday, September 21, 2023 at the Pavilion Township Hall, beginning at 7:00 p.m.

Members Present: Ed Cagney, Trustee
Dan Frizzo
Abe Northup
Paul Roberts
Stan Strzalkowski, Chair
Cori VanDoren

Members Absent: Lynn Coville

Also present was Planning Consultant Jodi Stefforia, Township Attorney Rob Thall, Zoning Administrator Chris Hamilton and two other interested persons.

Call to Order

Chair Strzalkowski called the meeting to order at 7:00 p.m.

Approval of Agenda

The Chair asked if there were any additions or deletions to the agenda. Thall suggested a modification to include action on the solar text following the public hearing. Roberts said he would like to discuss two ordinance sections. Motion by Roberts with support by Frizzo to approve the agenda as amended; motion passed.

Approval of Minutes

The Planning Commission reviewed the minutes of the March 16, 2023 meeting. There were no changes. Motion by Frizzo with support of Cagney to approve the minutes as presented; motion passed.

Correspondence

There were two pieces of correspondence. One was a notice from Schoolcraft Township that the Planning Commission is beginning the process to update the Master Plan. The other item was a letter from Charleston Township regarding a text amendment public hearing.

Citizen and Board Comments

None.

Public Hearing: Solar energy zoning text amendments

The Planning Commission took up the final draft of language to address solar energy systems form accessory level to utility scale. Motion by Cagney with support from Roberts to open the public hearing; motion passed.

Stefforia shared that the general intent of the solar language to the members of the audience.

1 There was no public comment. Motion by Frizzo with support of Van Doren to close the public
2 hearing; motion passed.

3
4 Van Doren noted that this draft addresses the comments made with review of earlier drafts.

5
6 Motion by Frizzo with support from Northup to recommend to the Township Board that the
7 zoning ordinance amendments be adopted; motion passed.

8
9 **Site Plan Review: IPUSA Phase 2**

10 Jason Raleigh of AR Engineering and Greg Dilone of IPUSA addressed the Planning
11 Commission.

12
13 Raleigh walked through the various pages of the site plan submittal package. Phase 1 was
14 approved in 2022 and will be completed this year. The owner has a single tenant wanting all of
15 phase 1 and the phase 2 space. It will a warehouse/shipping tenant. All parking was provided
16 with phase 1 as were the driveways to N Avenue. This phase is the end of this building with
17 docks on the south side whereas the previous concept was to continue building upon each
18 phase in a single building. Plantings on the east and west will continue but be simpler given the
19 adjacent land uses and distance from the street. Plantings cannot be placed along the building
20 as the tenant is food grade.

21
22 The east retention basin is under jurisdiction of the Kalamazoo County Drain Commissioner
23 while the west basin is under Township jurisdiction regarding the design.

24
25 Frizzo asked about future phases.

26
27 Dilone stated that he is still looking at a phase 3 and 4 but in a separate building with docks on
28 the north end opposite the docks planned for the phase 2 addition. Phase 3 will be
29 approximately 330,000 square feet. The site plan should be before the Planning Commission
30 yet this fall.

31
32 Raleigh stated that he is working with the Drain Commissioner's office on cross-drainage and to
33 make needed improvements to and clean-up of the drain.

34
35 Strzalkowski asked about lighting.

36
37 Raleigh said that they are working with the architect on it still. New lights will be directed
38 downward. The building is more than a mile from the nearest residence.

39
40 Stefforia asked about the width of the drive aisles and if they will be adequate for all the future
41 tenants planned for the site.

42
43 Raileigh stated that they are 30-feet wide with two lanes each.

44
45 Thall suggested that any site plan approval be subject to approval of the Drain Commissioner,
46 Township Engineer and Fire Marshal as well as all other state and local requirements.

47
48 Raleigh stated that he has addressed the hydrant placement issue moving it to the north end of
49 the island on the south side of the phase 2 building site.

1 Motion by Frizzo with support from Roberts to grant site plan approval for the phase 2 addition
2 subject to approval of the Drain Commissioner, Township Engineer and Fire Marshal and all
3 other state and local requirements. Motion passed.

4
5 **Any Other Business**

6 Hamilton asked the Planning Commission to consider adding language to the zoning ordinance
7 to more specifically address migrant labor housing. She suggested that Wakeshma's ordinance
8 be reviewed.

9
10 Roberts questioned section 6.01.8 and 6.01.9 of the zoning ordinance. He said he finds that the
11 language is not clear as it does not specify residential, commercial or industrial uses with respect
12 to parking calculations on a site with multiple land uses.

13
14 Stefforia suggested that it is intentionally broad. She recommended that it not be written more
15 specifically as it could lead to variance requests if a mixed use project is proposed. She said it is
16 up to the zoning administrator to interpret the language. The Zoning Board of Appeals would hear
17 any challenge to the zoning administrator's interpretation, if requested.

18
19 Roberts also referenced ordinance section 45 and that he finds that additional language regarding
20 vehicles having to have current insurance be added to the requirement to be licensed and
21 registered when parked on a property in the township.

22
23 Thall stated that this is a police power ordinance and not a zoning ordinance. Typically, the
24 Planning Commission does not address police power ordinances but could study and make
25 suggestions if requested by the Township Board.

26
27 Stefforia shared that the Planning Commission created the Scotts Mixed Use zoning district
28 several years ago but did not implement it by rezoning properties in the Scotts area to the zoning
29 district. She asked if the Planning Commission wanted to move forward with this noting that she
30 no longer has access to the GIS software and data to do the mapping work that would be involved
31 with the study and eventual recommendations to rezone properties.

32
33 Strzalkowski suggested that the Planning Commission give this some thought and discuss at a
34 future meeting.

35
36 **Adjournment**

37 The meeting was adjourned at 8:00 p.m.

38
39
40
41 Prepared by: Jodi Stefforia, Planning Consultant
42 Minutes prepared: September 25, 2023
43 Minutes approved: _____, 2023