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PAVILION TOWNSHIP
PLANNING COMMISSION

MINUTES OF MEETING HELD FEBRUARY 16, 2023

A meeting of the Pavilion Township Planning Commission was held on Thursday, February 16, 2023, at the Pavilion Township Hall, beginning at 7:00 p.m.

Members Present: Dan Frizzo
Abe Northup
Paul Roberts
Stan Strzalkowski, Chair

Members Absent: Ed Cagney, Trustee
Lynn Coville
Cori VanDoren

Also present were Township Attorney Rob Thall and Planning Consultant Jodi Stefforia and one other interested person.

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. There were none. Motion by Roberts with support by Frizzo to approve the agenda; motion passed.

Approval of Minutes

The Planning Commission reviewed the minutes of the November 17, 2022 meeting. There were no changes. Motion by Frizzo with support of Northup to approve the minutes as presented; motion passed.

Correspondence

There was no correspondence.

Citizen and Board Comments

None.

Site Plan Review: Prab (5944 East N Avenue)

The Planning Commission considered the request for site plan approval for two additions to the existing building. An approximately 14,000 square foot addition for manufacturing space and 1,700 square feet for office area.

Dave Steffens of PRAB addressed the Planning Commission. The company has been at this location since 1964. There are three buildings in town. This is the original location. Several past additions have occurred to this building. This building predates the current setback requirements; however, the additions do not encroach upon the nonconforming side setback any greater than the present building does. They have tried to buy land to the west in the past to expand, but were unsuccessful.

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2 It was noted that the side setback does predate the current 25-foot ordinance requirement. It
3 was noted that the Township Supervisor and the Zoning Administrator have determined that the
4 expansions do not require a variance given that the existing west setback line is established
5 and not changing.

6
7 Frizzo stated that he does not see any red flags with the additions as proposed based upon the
8 discussion.

9
10 Northup concurred.

11
12 Motion by Frizzo with support of Roberts to grant site plan approval for the two additions as
13 proposed; motion passed.

14
15 Strzalkowski asked if the site plan had to advance to the Township Board for final approval.

16
17 Thall answered in the negative Typically only some special exception uses proceed for
18 Township Board approval after action by the Planning Commission and that is only if the Zoning
19 Ordinance specifically identifies it. Rezoning and text amendments do go to the Township
20 Board for final approval, however.

21
22 **Solar Energy Zoning Language**

23
24 The Planning Commission discussed draft language to address solar energy systems form
25 accessory level to utility scale.

26
27 Stefforia shared that the first draft was prepared in large part based upon the ordinances in
28 Prairie Ronde Township per comments at the last meeting and have been personalized to
29 Pavilion Township. As draft, utility scale systems are a special use in the I-2 zoning district only.
30 Final approval for a utility scale system would be at the Township Board where commercial
31 scale could be reviewed as a site plan amendment at the Planning Commission. Accessory
32 scale would be allowed by the Zoning Administrator.

33
34 A thorough discussion of the draft provisions ensued.

35
36 It was noted that more research about square footage needed for placement of different kilowatt
37 systems was needed so that appropriate language about placement can be drafted.

38
39 **Any Other Business**

40 None.

41
42 **Adjournment**

43 The meeting was adjourned at 8:23 p.m.

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45
46 Prepared by: Jodi Stefforia, Planning Consultant
47 Minutes prepared: February 20, 2023
48 Minutes approved: _____, 2023
49