

1 PAVILION TOWNSHIP

2
3 PLANNING COMMISSION

4
5 MINUTES OF MEETING HELD SEPTEMBER 19, 2024

6
7 A meeting of the Pavilion Township Planning Commission was held on Thursday,
8 September 19, 2024, at the Pavilion Township Hall, beginning at 7:00 p.m.

9
10 Members Present: Ed Cagney, Trustee
11 Sid Helmus
12 Abe Northup, Chair
13 Stan Strzalkowski

14
15 Members Absent: Dan Frizzo
16 Paul Roberts
17 Cori Van Doren

18
19 Also present were Township Attorney Rob Thall, Planning Consultant Jodi Stefforia and
20 one other interested person.

21
22 **Call to Order**

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

24
25 **Approval of Agenda**

26 The Chair asked if there were any additions or deletions to the agenda. There were
27 none. Motion by Strzalkowski with support by Cagney to approve the agenda; motion
28 passed.

29
30 **Approval of Minutes**

31 The June 20, 2024 meeting minutes were considered. Motion by Strzalkowski with
32 support from Cagney to approve the minutes; motion passed. The August 15, 2024
33 meeting minutes were then considered. Motion by Cagney with support by Strzalkowski
34 to approve the minutes; motion passed.

35
36 **Correspondence**

37 None.

38
39 **Citizen and Board Comments**

40 Cagney shared the approved site plan for a warehouse facility on N Avenue. The
41 approved site plan did not indicate truck and trailer parking along the street frontage as
42 is occurring presently.

43
44 Thall suggested that this be shared with the Township Supervisor so that he can direct
45 the Zoning Administrator to reach out to the property owner. The owner should be
46 required to return to the Planning Commission for site plan amendment approval.

1
2 **KRG Acquisitions, LLC Concept Plan Review of a PUD (East O Avenue)**

3 Planning Commission turned to their first business item being the concept plan review
4 of a proposed residential PUD on approximately 130 acres on the north side of O
5 Avenue from I-2 to R-5. Parcels 3911-06-151-021, 06-301-010 and 06-351-010.
6

7 Stefforia stated that in her preparation for the meeting, she noted that the R-4 zoning
8 district does not allow for single family homes to be more than 20% of the units or land
9 area. In that the applicant submitted a schematic reflecting single family home
10 development on the property in a PUD setting, she asked Thall where the Township
11 Board stood in adopting the ordinance effecting the Planning Commission's prior
12 recommendation that the property be rezoned to R-4.
13

14 Thall stated that the Township Board did conduct first and second reading of the
15 ordinance but that the notice of adoption had not yet been published to effect the
16 rezoning. He would look into whether or not the Board could reconsider the ordinance
17 and rezone to R-3 which is a lesser (less intense) zoning district than the R-4. He noted
18 that there had not been any public opposition to the rezoning during the Planning
19 Commission's public hearing.
20

21 Cagney stated that he could not think of a reason that the Board would not reconsider
22 and approve R-3 zoning instead of R-4 particularly because the Board was aware of the
23 proposed PUD concept.
24

25 Thall stated that he will contact the Township Supervisor regarding delaying publication
26 of the notice of adoption to allow the Board the opportunity to revisit the ordinance.
27

28 Howie Hehrer of JTB Homes and KRG Acquisitions, LLC addressed the Planning
29 Commission regarding the concept plan. He said the revised sketch plan deviates from
30 what was originally shown with respect to the entrance drive. The Fire Chief wants a
31 second entrance into the development. A drive will be stubbed at the property line for
32 extension to O Avenue through the adjacent property in an easement when it develops
33 and then through the Abbey 42 apartment development. He pointed out a potential third
34 access to the east. The access points require minor modifications to the concept plan.
35 The second access will be gated and have a Knox Box for Fire Department use.
36

37 Cagney asked if access to the north had been considered.
38

39 Hehrer responded that it would require an EGLE permit to cross the wetlands. This area
40 will develop separately in the future.
41

42 Stefforia asked if any of the units will incorporate universal design principals.
43

44 Hehrer stated that the villas and traditional single family homes will have zero step
45 entries. A lot of the buyers are older and will want universal design features.
46

1 The streets will be private because the primary entrance is established already and is
2 private. The playground is meant for children 5 years old and younger. The park is ¼ of
3 an acre.

4
5 Stefforia asked if tax increment financing (TIF) will be requested from the Township to
6 offset construction costs.

7
8 Hehrer stated that they have not considered TIF yet. They are planning for market-rate
9 owner-occupied units. The Phase 1 environmental assessment is clean so no clean up
10 anticipated.

11
12 The timeline is going to be determined by EGLE's process as the sewer has to be
13 brought under the wetlands from the north. They hope to start underground work in
14 March/April 2025, paving in October 2025 with the first home ready for occupancy in
15 spring 2026.

16
17 Phase 1 will have 61 units. The project is anticipated to take 7 -10 years to build out.
18 The phase lines may change due to the Fire Department's requirement for street
19 connections. The school district is excited about the project, they need kids.
20 Sidewalks will be provided on both sides of all the roads. Some of the villas will front on
21 a community green and visitors will walk to the front porch. The villas will be 2 to 4
22 bedrooms and 1 to 2 stories.

23
24 Commissioners expressed concern about proximity to the railroad tracks. A berm will be
25 provided along the property line abutting the tracks.

26
27 Cagney noted that it is wooded along the tracks and there is old railroad wire fencing.

28
29 Stefforia noted that the project will also need approval through the Subdivision and Site
30 Condominium Ordinance not just PUD approval through the zoning ordinance.

31
32 Cagney asked what is the threshold for too much traffic for a single access point. He
33 noted that the site is wooded in the center and asked if any of the trees will be
34 preserved.

35
36 Hehrer stated that trees in the middle will not be saved but trees will be preserved along
37 the railroad tracks, the creek and the wetlands. Street trees will be added, as well. The
38 ponds are designed to drain dry they will not hold water. An EGLE permit will be
39 secured due to proximity to the wetlands.

40
41 Thall noted that Prein & Newhof will review the storm water management plans on
42 behalf of the Township.

43
44 Northup asked what the Fire Chief said about fire hydrants.

45

1 Hehrer stated that it was not discussed but the plan is to meet ordinance spacing
2 requirements.

3
4 Northup suggested that additional parking be considered for the villas for visitors.
5 Hehrer concurred.

6
7 Hehrer asked Thall how late he could submit a revision to the plan and remain on the
8 next meeting agenda.

9
10 Thall noted the public noticing requirements. The plan has to be available when the
11 notice is prepared so that members of the public may stop in and review it.

12
13 Thall stated that if the ordinance can be revisited by the Board without the rezoning
14 issue being reconsidered by the Planning Commission, then the soonest the PUD as a
15 special exception use could be considered by the Planning Commission would be the
16 November meeting.

17
18 **Discussion Item: Master Plan Update**

19 Given the lateness of the hour, it was agreed that the Master Plan Update would be
20 discussed at a future meeting.

21
22 **Any Other Business**

23 None.

24
25 **Adjournment**

26 The meeting was adjourned at 8:09 p.m.

27
28
29 Prepared by: Jodi Stefforia, Planning Consultant

30 Minutes prepared: September 29, 2024

31 Minutes approved: _____, 2024