1	PAVILION TOWNSHIP					
2	DI ANIANAC COMMANISCIONI					
3 4	PLANNING COMMISSION					
5	MINUTES OF MEETING HELD JANUARY 18, 2024					
6						
7	A meeting of the Pavilion Township Planning Commission was held on Thursday, January 18, at the Pavilion					
8	Township Hall, beginning at 7:00 p.m.					
9						
10	Members Present: Dan Frizzo					
11	Abe Northup					
12	Paul Roberts					
13	Cori VanDoren					
14	Stan Strzalkowski, Chair					
15						
16	Members Absent: Ed Cagney, Trustee; Lynn Coville					
17	Also associatives Towards at the second Dela Thell Towards Advantage Chair Henrikes and Sice at hearintenented					
18	Also present was Township Attorney Rob Thall, Zoning Administrator Chris Hamilton, and five other interested					
19 20	persons.					
20 21	Call to Order					
22	Chair Strzalkowski called the meeting to order at 7:02 p.m.					
23	Chair Strzanowski canea the meeting to order at 7.02 p.m.					
24	Approval of Agenda					
25	The chair asked if there were any additions or deletions to the agenda. Roberts noted the approval of the					
26	agenda was missing. Motion by Roberts with support from Frizzo to approve agenda; motion passed.					
27						
28	Approval of Minutes					
29	The Planning Commission reviewed the minutes of the December 21, 2023 meeting. There were no changes.					
30	Motion by Roberts with support of VanDoren to approve the minutes as presented; motion passed.					
31						
32	<u>Correspondence</u>					
33	No correspondence.					
34						
35	Citizen and Board Comments					
36	None.					
37						
38	Public Hearing: O Avenue rezoning request (AR Engineering)					
39	Strzalkowski noted that this was post-poned from the last meeting on December 21, 2023, at the request of AR					
40	Engineering. Motion by Frizzo with support from Northup to re-open the public hearing; motion passed.					
41 42	Crog Dilana Industrial Partners LICA addressed the Planning Commission Against Against Assessed to San Against					
42 42	Greg Dilone, Industrial Partners USA, addressed the Planning Commission. A representative from AR					
43 44	Engineering was not present. Greg states they are currently working collaboratively on the development of the abutting N Ave parcels under the same ownership. They are in phase 2 of the development plan and working					
44	abutting in Ave parceis under the same ownership. They are in phase 2 of the development plan and working					

on site plans for phase 3, which brings them south into the O Ave parcel and buys their interest in this rezoning request. He noted they do not wish to create any conflict with the Abbey Farms development, so it may be in the best interest of all to consider leaving the land to the west of the rail in the current zoning ordinance and looking to rezone the land to the east of the rail only.

Scott Knowlton, representative for Abbey 42 and Abbey Farm Development Company. He noted Abbey Farm Development Company owns 145 acres to the north of what is currently being constructed as Abbey 42. He stated they do not have any objection to the rezoning to that which is east of the railroad tracks. He is also requesting the triangle piece, west of the rail and adjacent to Abbey 42, is to be left in the current zoning ordinance, as it serves as an appropriate buffer. Additionally, the land east of the rail would have truck access via N Ave, removing the concern for truck access on O Ave.

 Greg Dilone stated since this is one parcel now, if consideration is made to rezone only part of the single parcel, legal language and the parcel split may need to occur. He questioned whether some type of conditional administrative approval could be completed today so that they may continue to put their best effort towards survey, etc., that need to be completed on their parcel.

Motion by Frizzo with support by VanDoren to close public hearing; motion passed.

Thall noted that the Planning Commission may make a recommendation to the Township Board to scale-back the rezoning request by removing the piece west of the railroad tracks from the request. It is not unusual to have split-zone parcels. There does not necessarily need to be a land division. In this case the railroad tracks make an easy divisible feature.

Chris Hamilton addressed the Planning Commission. She noted split-zone parcels are not usually desirable; however, in this situation there is a definitive dividing line by the railroad tracks, and therefore she does not see a problem with the split-zone request for this parcel.

Roberts noted that this split-parcel request would lead to an A-1 zone in the middle of two industrial zones. Thall noted the township can always elect to do something different with that triangle piece as well.

Thall noted that the Planning Commission received and discussed the re-zoning review notes by Jodi Stefforia, Planning Consultant, during the last meeting. Discussion incurred as to whether the request is in compliance with the Master Plan for future land use. Revision of the Master Plan can be updated every five years and changes can be made at that time. Road access was also a concern on O Ave. The applicant should advise on how they plan to access that parcel. This should be a consideration of the rezoning request and is better suited to be a point of discussion at this time.

Frizzo stated traffic on O Ave is his main concern with the request and asked if the plan is for the flow of traffic to be toward N Ave. Dilone responded that they acknowledge that over the road trucks is the biggest concern. He noted that southern access point from O Ave needs to be in their site plan. Capturing some of the current infrastructure, such as water access that is already in place, is beneficial moving development toward O Ave. Additionally, there is the need for fire or emergency services access from the south. Pedestrian traffic exiting there is also more desirable for their development plan. This exit point would obviously also entail adding

crossing signaling. Thall stated this can be reviewed at site plan review and suggested an option includes limiting the O Ave exit to employee vehicles. Dilone states the intention of this exit is not for truck traffic. Roberts stated O Ave will likely need to be redone in the future anyway due to the volume of new apartment development. Dilone states the year 2026 would likely be the earliest timeframe the road would extend down to O Ave.

Roberts asked Dilone if the Road Commission has been contacted about traffic moving either way. Dilone stated yes, however the Road Commission had questions about volume expectations and with a speculatory development, Industrial Partners USA, could not provide an answer at this time. Dilone also stated they are in contact with the railway.

Frizzo noted concern about industrial zoning all the way to O Ave and stated R-5 continuation may be a better option all the way across the parcel as both a buffer and to keep industrial traffic off O Ave. Dilone noted he was unsure if there would be any benefit to having this zoned as residential vs industrial, as a road could still be carried through. Strzalkowski noted this would put restrictions on buildings, etc. that could be placed on that piece of land. Dilone stated that the largest benefit for them is to have the drive for emergency services. Thall stated they have already stated they are going to preserve the buffer and it would also be difficult for anyone to funnel industrial traffic across an A-1 property.

Frizzo proposed moving forward with leaving the triangle property west of the rail as a buffer and as A-1 zoning. <u>Motion</u> by Frizzo supported Northup by to make a recommendation to the Township Board to rezone the portion of the parcel northeast of the railroad tracks to I-2 and leave the portion of the parcel southwest of the railroad track as A-1; motion passed.

## Other Business

- 115 Election of 2024 Planning Commission offices.
- 116 Motion by Roberts supported by Frizzo to elect Northup as Chair; motion passed.
- 117 <u>Motion</u> by Roberts supported by Strzalkowski to elect Frizzo as Vice-Chair; <u>motion passed</u>.
- 118 Motion by Roberts supported by Northup to elect VanDoren as Secretary; motion passed.

Roberts noted that with the new battery energy storage code, and availability of solar shingles, the Planning Commission may need to review for future use or impact. Thall stated with the new renewable energy legislation the Planning Commission may have to see how this impacts our current ordinances. The regulations do not go into effect until November 2024. There are opportunities to review the new legislation and determine if changes are warranted.

Strzalkowski noted the Annual Report summary will be completed and emailed to the Planning Commission prior to the February Township Board meeting.

Northup stated that Jodi Stefforia mentioned at the last meeting that she would create a plan to prioritize meeting topics for 2024. Plan to touch base on this at the next meeting. Thall noted the Master Plan will need to be reviewed this year.

133	<u>Adjournment</u>
134	The meeting was adjourned at 7:47 p.m.
135	
136	Prepared by: Cori VanDoren
137	Minutes prepared: January 21, 2024
138	Minutes approved:, 2024