

1 PAVILION TOWNSHIP

2
3 PLANNING COMMISSION

4
5 MINUTES OF MEETING HELD MAY 16, 2024

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

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10 Members Present: Ed Cagney, Trustee
11 Lynn Coville
12 Dan Frizzo
13 Abe Northup, Chair
14 Stan Strzalkowski
15 Cori VanDoren
16

17 Members Absent: Paul Roberts

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19 Also present was Planning Consultant Jodi Stefforia, Township Attorney Rob Thall, and two other interested
20 persons.

21
22 **Call to Order**

23 Chair Northup called the meeting to order at 7:02 p.m.

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25 **Approval of Agenda**

26 Motion by Strzalkowski with support from VanDoren to approve the agenda; motion passed.

27
28 **Approval of Minutes**

29 The Planning Commission reviewed the minutes of the March 21, 2024, meeting. There were no changes.

30 Motion by VanDoren with support of Coville to approve the minutes as presented; motion passed.

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32 **Correspondence**

33 No correspondence.

34
35 **Citizen and Board Comments**

36 None.

37
38 **Public Hearing: N Ave Rezoning Request (RAM Capital, LLC)**

39 The Planning Commission took up the request of Ram Capital, LLC, to rezone part of a N Avenue parcel from R-
40 6, Mobile Home Park, to C-2, Commercial General. There is not an address for this parcel, but it is immediately
41 east of the Pavilion Estates Mobile Home Park in the 6800 block of East N Avenue.
42
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45 Motion by Strzalkowski with support from VanDoren to open the public hearing; motion passed.

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47 Stefforia noted this request was originally on the March 21, 2024, agenda, and discussed briefly by the
48 Planning Commission at that time. It was discovered that after the applicant filed, the area they were asking to
49 rezone to C-2 did not meet the ordinance minimum size requirement for a standalone parcel. The application
50 was revised and resubmitted to conform to the zoning ordinance. The rezoning request is consistent with the
51 Master Plan to rezone this property to C-2.

52

53 Stefforia clarified the request is for a slightly enlarged half-acre parcel. The parcel definition does not
54 include any right-of-way in the minimum area requirement, so the original request needed to be
55 enlarged slightly from the 0.51 acre parcel that was inclusive of the right-of-way.

56

57 VanDoren asked for clarification on the amount of road frontage needed for C-2 parcel. Stefforia noted
58 minimum is 66 feet.

59

60 Strzalkowski asked for clarification on the size of the parcel. Stefforia noted it is 251' x 101'.

61

62 Thall noted the newly requested parcel size is 0.58 acres.

63

64 Jason Raleigh, engineer for the owner, addressed the Planning Commission. He confirmed that the
65 original request was 0.51 acre inclusive of the right-of-way; exclusive of the right-of-way it dropped it
66 down to approximately 0.43 acre. The depth was increased to account for the 33 ft right-of-way.

67

68 Sidney Young, concerned citizen, address the Planning Commission. He states he is a neighbor to the
69 property and asked for clarification on who Ram LLC is. Jason Raleigh spoke to this point and stated Ram
70 LLC owns property in Kalamazoo, as well as the gas station to west and acreage to the east of this parcel.
71 They are looking to carve out this small piece for commercial use and potentially use it for an advertising
72 sign.

73

74 Thall noted that while stating they are looking to use this rezoned parcel for an advertising sign, they can
75 use the property for any use permitted in the C-2 ordinance.

76

77 Stefforia asked for clarification to whether the highway act has changed in that you cannot rezone a
78 property solely for a billboard. Thall stated he did not know if the location would allow for a billboard.
79 This would be determined by our ordinance and state criteria.

80

81 Motion by Strzalkowski with support from Frizzo to close the public hearing; motion passed.

82

83 Motion by Frizzo with support from Coville to send a recommendation for approval to the Township
84 Board; motion passed.

85

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88

89 **Other Business**

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91 **Master Plan Updates**

92 Northup noted that Stefforia sent out the Pavilion Proud 2033 Master Plan to the Planning Commission
93 members in preparation for this meeting.

94

95 Stefforia recommends updating chapter two of the Master Plan with existing conditions, including
96 current 2020 census data and American Community survey data. Additionally, Stefforia recommends
97 reviewing goals and objectives set in 2018 to see if they still align with the direction of the township.
98 Based on this discussion, amendments to the future land use map and the zoning implementation plan
99 may be needed. The review of the Master Plan is mandated at five years; however, changes are not
100 mandatory if the determination is made that everything is adequate. If the Planning Commission
101 intends to make amendments, a formal step is needed with a notice of intent.

102

103 Northup states the future land use map should be updated due to rezoning changes that have occurred
104 in the last five years. Stefforia agreed that this should be updated.

105

106 Strzalkowski advised that the solar language may need to be updated. Stefforia noted the plan currently
107 talks about using marginal agricultural land. Thall recommends potential revisions to the ordinance to
108 allow large-scale utilities, i.e., 50 megawatts or more of solar; 100 megawatts or more of wind; battery
109 storage facilities. Battery storage facilities will be needed to absorb the energy, as the grid cannot handle
110 all at one time. Strzalkowski asked if these could cross township boundaries and if there are standards
111 for battery storage facilities. Thall noted that the battery storage facility locations are placed along the
112 grid where there is a feasible location and that the energy companies may prefer to add and build these
113 per local ordinance versus under the state ordinance. Stefforia added that a large land area is not
114 needed for the storage facilities compared to the amount of land needed for wind or solar farms. Frizzo
115 noted that this would fall more so under ordinance changes, not updates to the Master Plan. Stefforia
116 said language could be added to the Master Plan which would then justify the zoning ordinance
117 revisions.

118

119 In preparation for the next Planning Commission meeting, Stefforia noted that she will update the
120 census data and recommends discussing goals and objectives. Thall recommends monthly meetings for
121 the remainder of the year to complete discussion and revise the Master Plan, as well as add any
122 additional ordinance language for renewable energy.

123

124 Cagney asked for additional information on biodigesters and what the township can regulate. Thall will
125 report back on this at the next meeting.

126

127 **Adjournment**

128 The meeting was adjourned at 7:34 p.m.

129

130 Prepared by: Cori VanDoren

131 Minutes prepared: May 17, 2024

132 Minutes approved: _____, 2024

