

1 PAVILION CHARTER TOWNSHIP

2
3 PLANNING COMMISION

4
5 MINUTES OF MEETING HELD OCTOBER 17, 2024

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7 A meeting of the Pavilion Charter Township Planning Commission was held on Thursday,
8 October 17, at the Pavilion Township Hall, beginning at 7:00pm.

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10 Members Present: Abe Northup, Chair
11 Dan Frizzo
12 Paul Roberts
13 Stan Strzalkowski
14 Cori VanDoren

15
16 Member Absent: Ed Cagney
17 Sid Helmus

18
19 Also present was Planning Consultant Jodi Stefforia.

20
21 **Call to Order**

22 Chair Northup called the meeting to order at 7:02pm.

23
24 **Approval of Agenda**

25 The Planning Commission considered the agenda. There were no additions or deletions. Motion
26 by Strzalkowski with support from Roberts to approve the agenda; motion passed.

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28 **Approval of Minutes**

29 The Planning Commission considered the minutes of the September 19, 2024, meeting. There
30 were no changes. Motion by Roberts with support from VanDoren to approve the minutes as
31 presented; motion passed.

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33 **Correspondence**

34 No correspondence.

35
36 **Citizen and Board Comments**

37 Discussion ensued of the use of the word ‘vacant’ in the ordinance 200.607 memo. Roberts
38 noted the issue is due to the seventy-five foot setback. Construction, such as a deck addition,
39 would require a variance.

40
41 Strzalkowski asked why the language references an ‘average’ setback. Roberts responded this is
42 related to the variable water line. Stefforia noted this is related to the dwellings on either side of
43 the vacant lot. Roberts stated that the high water line is variable.

44
45 Stefforia noted the word ‘vacant’ should be updated, to be exclusive or inclusive, as well as to
46 include additions to existing buildings.

47 Roberts noted this would be easier for those living on the lakes and would clean up the language
48 of the ordinance.

49
50 Northup inquired as to the cost to go through the variance process. Roberts stated \$1200.

51
52 Stefforia will draft updates to the existing language in the ordinance for consideration with other
53 future text amendments.

54

55 **Discussion Item - Master Plan Update**

56 Existing Conditions data reviewed. Northup asked if there were any questions or comments on
57 the data. He noted further work may be needed to review the variables impacting growth, such
58 as other various housing studies and the Abbey Farms PUD, to see how these fit into the Master
59 Plan update.

60

61 Strzalkowski asked if the PUD will affect the table for residential growth. Stefforia noted it will
62 with the next update. Additionally, while Abbey Farms PUD will impact growth, the
63 development timeline is in multiple phases over the next 10 years. Northup noted the
64 development could potentially move more quickly than proposed if possible. VanDoren noted
65 that the PUD and other residential building may not have an additional impact on growth
66 projections. Statistically the models used previously for projecting growth should allow for, and
67 anticipate, new growth trends.

68

69 Goals and Objectives reviewed. Stefforia noted and read the Pavilion Township vision
70 statement.

71

72 Pavilion Proud 2035 Goals reviewed. Strzalkowski noted all goals remain valid as written.
73 Frizzo noted most growth controlled by zoning, and Strzalkowski added future land use map
74 should guide decisions. Stefforia noted there may be limitations for industrial growth for what
75 may be attractive to an investor.

76

77 Land Use Objectives and Strategies reviewed.

78

79 Honor the agricultural history of the Township by promoting the retention of the agricultural
80 lands in the Township for farming. Stefforia proposed changing the wording in the description
81 from ‘wind and solar generation’ to ‘renewable energy systems,’ and Board members agreed.

82

83 Focus suburban forms of growth in specific areas and assure the arrangement of compatible land
84 use relationships. Strzalkowski noted Abby Farms development pulled water and sewer from the
85 north and therefore nothing new added. Stefforia added the Abbey Farms sewer will connect to
86 the City of Portage system. Roberts added no issues in this section with neighboring townships.
87 Board members agreed no changes needed to this section.

88

89 Provide for a variety of housing types in appropriate areas of the Township. Grammatical error
90 noted in third objective. Strzalkowski referenced the second objective, noting O Ave is not a
91 primary road and this may create issues in the future. Northup suggested changing the word
92 ‘direct’ to ‘encourage.’ Stefforia suggested ‘guide’ instead of ‘direct.’ Roberts noted there are

93 only three primary roads in the township. Frizzo suggested the addition of more designated
94 Medium Density Residential land to the Future Land Use map and discussion ensued. Stefforia
95 noted utilities should be available in areas of consideration. Agreement by present Board
96 members to amend Future Land Use map to be inclusive of greater areas of Medium Density
97 Residential as designated during discussion. Additional amendment on the Future Land Use map
98 should also be inclusive of changing one designated section back to Low Density Residential,
99 and updating another area to Industrial, per recent zoning changes.

100
101 Preserve open space to protect the natural environment. Strzalkowski voiced concerns about
102 Pickerel Lake access off S Ave regarding the second objective. Northup noted no room for
103 public boat launch. Board members agreed no changes needed to this section at this time.

104
105 Maintain the quantity and quality of the surface water and ground water in the Township.
106 Roberts noted retention systems should be underground instead of ponds. Strzalkowski asked if
107 we could regulate this. Stefforia noted that we could require them to drain dry and this could be
108 enforced by a Township ordinance. Stefforia also noted industrial areas that are landlocked for
109 future expansion could consider revising above-ground retention systems to underground
110 retention systems, allowing for expansion. Strzalkowski suggested adding language to
111 encourage underground systems with agreement from Roberts.

112
113 Provide for small-scale commercial development. Stefforia encouraged the addition of nodes to
114 the Future Land Use map in Medium Density Residential areas. Board members agreed this may
115 be beneficial and will discuss further in the future.

116
117 Provide land area for limited expansion of industrial areas. Strzalkowski asked if buffer
118 language is in the current ordinance. Stefforia noted that it is not. Northup stated this is usually
119 discussed during site plan review. Board members agreed it may be a valuable consideration for
120 future discussion to add to the ordinance language. Northup stated industrial expansion may be
121 limited. Board members agreed no changes needed to this section at this time.

122
123 Promote a transportation system which is coordinated with land use and which can adequately
124 accommodate the travel needs of all Township residents. Roberts noted caution should be taken
125 in considering the 2045 Metropolitan Transportation plan. Stefforia stated there is a new plan, as
126 it is updated every five years, and the Complete Streets Policy has also already been added as an
127 appendix or chapter. Stefforia will consolidate and merge objectives. Northup noted future
128 discussion and review of the Metropolitan Transportation Plan should be completed.

129
130 **Any Other Business**

131 None.

132
133 **Adjournment**

134 The meeting was adjourned at 8:17pm.

135
136 Prepared by: Cori VanDoren

137 Minutes prepared: October 18, 2024

138 Minutes approved: _____, 2024