

PAVILION PROUD 2033

Five Year Update

A Master Plan for
Pavilion Charter Township

Adopted March 11, 2019

Updated MONTH DAY, 2026

WELCOME

The Pavilion Township Master Plan, *Pavilion Proud 2033*, is a comprehensive master plan that provides the policy framework for physical development and land use in the Township for the next 15 years. It presents the vision, goals, and strategies gleaned from Township leadership, stakeholders and residents.

As the Master Plan sets the community vision for the future, it is the official policy guide for development in the Township. This Master Plan reflects the efforts of elected and appointed officials, residents and stakeholders that shared their perspectives to identify the desired future for the Township.

Pavilion Proud 2033 recognizes the agricultural history of Pavilion Township and the value of protecting and preserving agricultural lands while identifying land use trends and the future needs in the community and presents recommendations for meeting them. A Master Plan is essentially the blueprint upon which future land use decisions and zoning ordinances are based. By utilizing information gathered by traditional research methods coupled with input from the public, this Plan sets forth a vision for the future in a manner that preserves and enhances the Township.

Originally adopted in 2019, this update addresses changes in existing conditions, evolving goals and objectives and new future land use map and implementation chapter. Chapters from the original plan that remain unchanged are not included in this update. This document serves as a companion to the original plan.

WHY HAVE A MASTER PLAN

The purpose of a Master Plan is to guide the community in establishing its desired direction for preservation, physical development, growth and investment of capital. The Master Plan becomes the policy statement about what the community is, what the residents value and what those residents and business owners hope for the community to be in the future.

The Michigan Planning Enabling Act (Act 33 of 2008) gives the Pavilion Charter Township Planning Commission and the Township Board the authority to prepare and adopt a Master Plan. Once prepared and adopted, the Master Plan serves as an advisory guide for the development of areas with physical conservation of others.

Additionally, Michigan law requires that a community's zoning ordinance be based upon a plan. As a result, in addition to serving as the policy guide for the Township's elected and appointed officials, the Master Plan also serves as a foundation for the Township's Zoning Ordinance and other land use regulations. The adopted Master Plan provides a stronger legal defense for the Township Zoning Ordinance.

Common uses of the Master Plan as a policy reference include justification for zoning changes as well as special land use provisions. As required by the Michigan Planning Enabling Act, this Master Plan contains a Zoning Plan, which sets forth the principal district and use regulations of the Ordinance and how the zoning districts correspond to the future land use designations of the Plan.

HISTORY OF PAVILION TOWNSHIP

The region now known as Pavilion Township was part of a glacial outwash plain formed as the glaciers covering Michigan receded. Native Americans inhabited this area for several thousand years before the arrival of European settlers. The Potawatomi Indian tribe occupied this area hunting, fishing and planting crops. The first recorded European settler arrived in 1834. Pavilion Township was officially organized in 1836. The 1850 Census estimated the population to be 31 people.

Scotts Mill

Scotts Mill was built in 1844. The site was originally a saw mill with a flour mill subsequently constructed. The White family, whose descendants still live locally, operated the mill for several generations. The original saw mill burned down in 1896. The area encompassing the mill became a County Park in 1976.

Village of Scotts

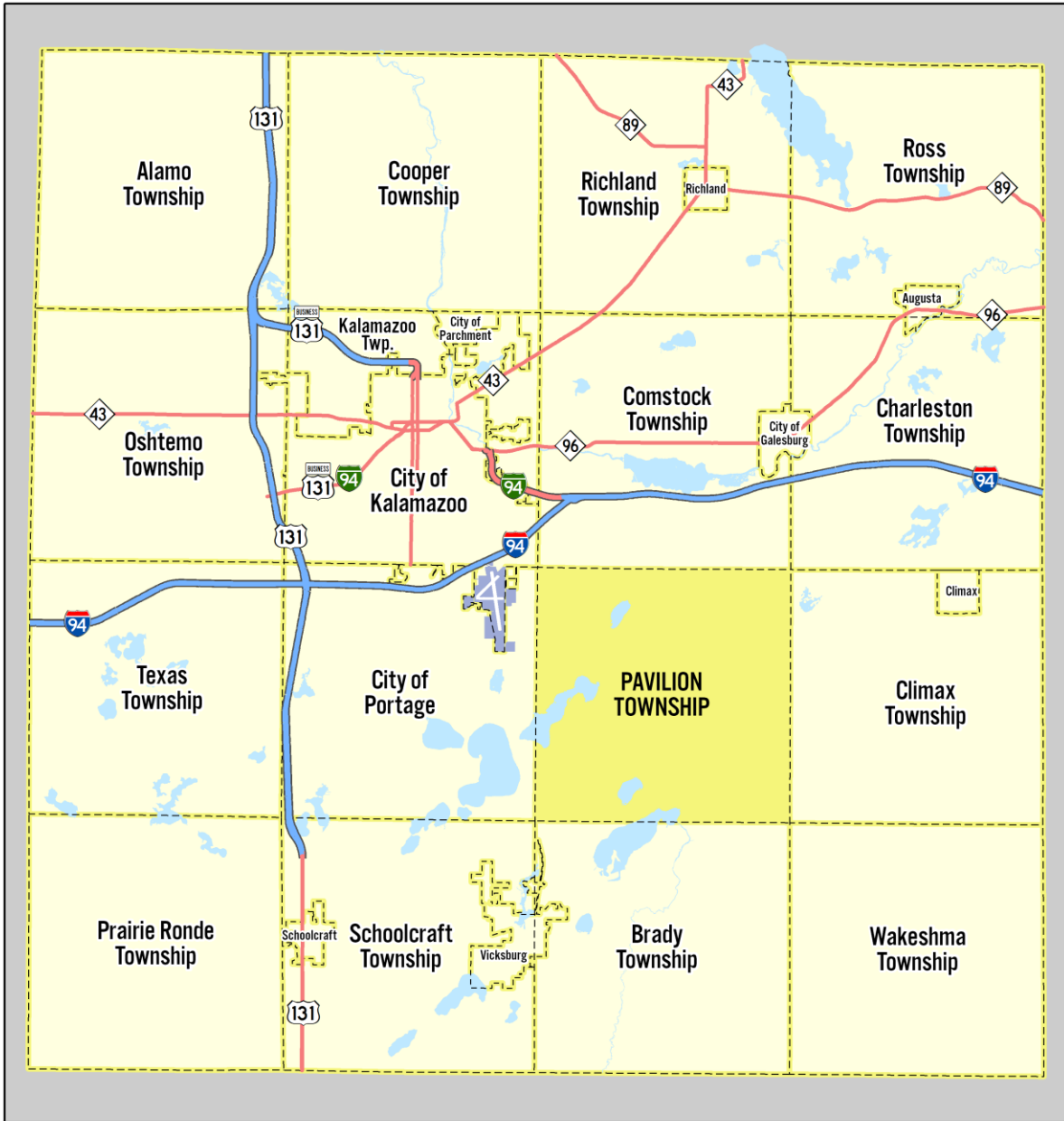
A fur trader by the name of Samuel Scotts purchased 80 acres of land in 1849 and gave his name to the community. In 1870, the Grand Trunk railroad reached Scotts and led to the transformation into a thriving village. By 1881 there were 24 businesses registered in the directory. A fire destroyed about half the town in 1911 and was followed by another fire a few years later. The town never recovered completely; many residents moved away and the number of businesses declined as nearby City of Kalamazoo and its suburbs grew.

The Lakes and Tourism

Beginning in the late 1800s, area lakes started to become tourist destinations. A railroad spur was built bringing visitors from as far away as Chicago to enjoy dancing, big band performances and water sports.

Today

Pavilion Township is home to a 2020 Census population of 6,387 people occupying 2,446 housing units along with a strong agricultural community and limited industrial development including large companies such as Green Bay Packaging, Humphrey Products, PRAB and Summit Polymers. Since the 2020 Census, a 302-unit multi-family development has been established increasing the number of housing units. Additionally, a 283-unit residential development with a mix of housing types is proposed immediately adjacent as this update is written. Both developments are on the north end of the Township.



Location of Pavilion Township

Kalamazoo County, Michigan

Legend

- Municipal Boundaries
- ✈ Kalamazoo/Battle Creek Int'l Airport



Map courtesy of the Kalamazoo County Geographic Information System,
Kalamazoo County Planning & Development Department.
www.kalcounty.com/planning/gis.htm

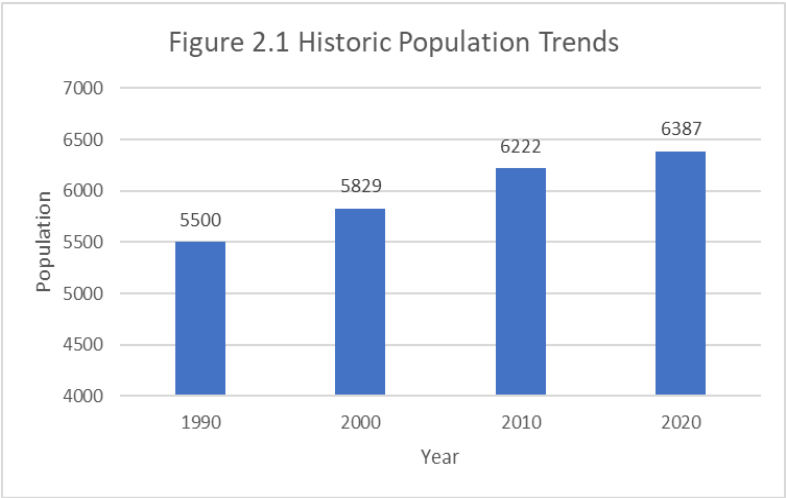
3/13/2018

EXISTING CONDITIONS

In gathering the population and household data for this chapter of the Master Plan, when available, the American Community Survey (ACS) data was used. In other areas, the decennial Census data was used along with or when ACS data was not available. The American Community Survey is an ongoing statistical survey that samples a small percentage of the population every year. While the Census shows the number of people who live in the United States, the American Community Survey shows how people live. The Census Bureau collects ACS data from a *sample* of the population in the United States and Puerto Rico rather than from the whole population.

Population Trends

There was steady growth of the population in Pavilion Township between 2000 and 2020 (9.6%) but only a moderate growth of 3% from 2010 to 2020. With the exception of Schoolcraft, neighboring Townships observed similar growth with two Townships experiencing a loss of population from 2000 to 2020, as reflected in Table 2.1



Source: U.S. Census Bureau, 1980-2020.

Table 2.1 Population Change Comparison

	2000	2010	2020	2000-2020
Brady Township	4,263	4,248	4,445	104.2%
Charleston Township	1,813	1,975	1,904	105%
Climax Township	2,412	2,463	2,364	98.0%
Comstock Township	13,851	14,854	15,236	109.9%
Pavilion Township	5,829	6,222	6,387	106.7%
Schoolcraft Township	7,260	8,214	9,183	126.4%
Wakeshma Township	1,414	1,310	1,341	94.8%

Source: U.S. Census Bureau, 2000-2020.

Population Projections

Table 2.2 **Growth Rate Method**

Average Annual Growth Rate 1980 – 2010	2010	2020	2030	2040
0.92	6,222	6,387	7,471	8,187

Table 2.3 **Arithmetic Method**

Average Annual Increase in Persons	2010	2020	2030	2040
47	6,222	6,387	7,162	7,632

Table 2.4 **Building Permit Method**

Average Number of Permits/Year 2005-2017	Persons Per Household	2010	2020	2030	2040
57	2.69	6,222	6,387	6,528	6,681

Table 2.5 **Average Projection**

2010	2020	2030	2040
6,222	6,387	7,054	7,500

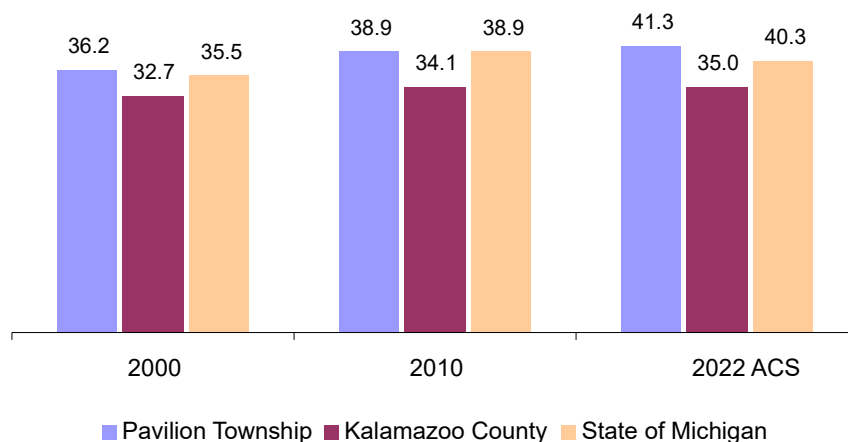
Population projections are not exact; however, they allow for a general idea of growth trends recognizing their limitations. With the preparation of Pavilion Proud 2033 Master Plan in

2019, the Building Permit Method was very close in its projection of 2020 population: 6,375 projected with 6,387 persons per the 2020 Census. For this update, the Building Permit method has been selected to provide the most likely scenario for growth given the historical rate of development, large agricultural basis in the Township and the 2020 Census results previously projecting close to actual.

Median Age Comparison

Like many communities in Michigan and across the United States, the population of Pavilion Township as a whole is aging. The median age in the Township increased by more than two years between 2010 and 2022, 38.9 and 41.3 respectively. Pavilion Township is ‘older’ than the County as a whole (35 years) and the State of Michigan (40.3 years). It can be anticipated that this trend will continue as the population ages and household size decreases.

Figure 2.2 Median Age

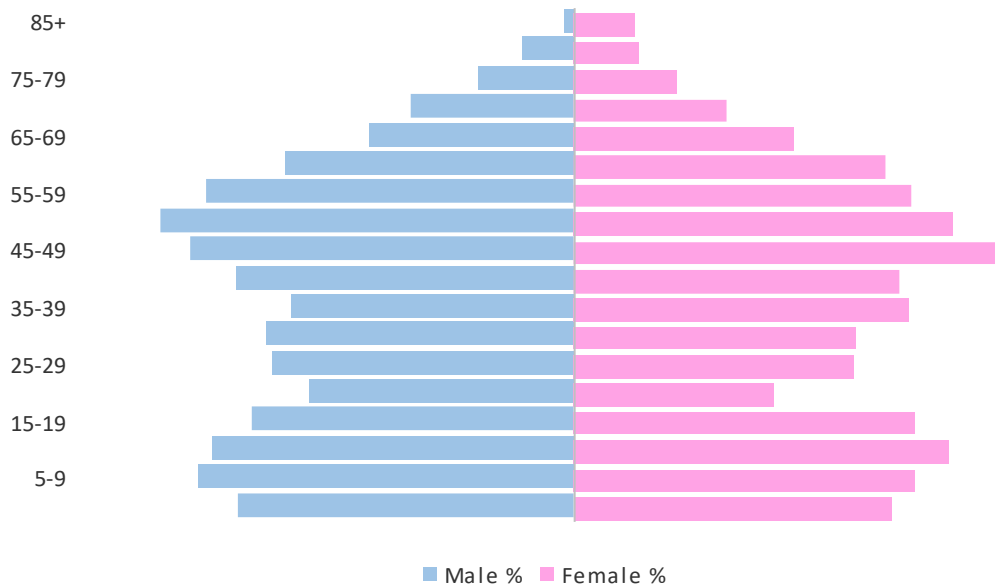


Source: U.S. Census Bureau, 1980-2010; American Community Survey 2022

Population Pyramid

The diagram below displays the population by age group and gender. Population pyramids are helpful in visualizing the distribution of ages, particularly the contrast between older populations and younger populations. While the largest statistical group in the Township is the Baby Boomer generation, there is a fairly even distribution of younger age groups that should take the place of the older population over time. Thus, Pavilion Township should not see significant declines in population due to aging.

Figure 2.3 Population Pyramid

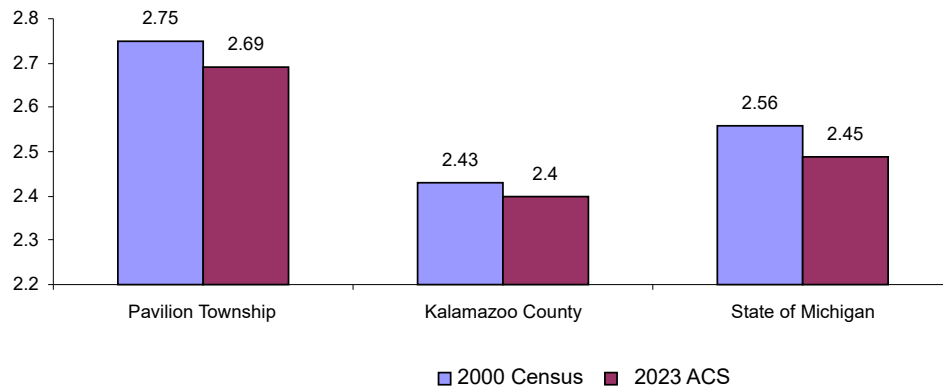


Source: American Community Survey 2016

Housing and Households

Similar to the State of Michigan and Kalamazoo County, Pavilion Township finds that its average household size is decreasing. From 2000 to 2023 the average household size dropped from 2.75 to 2.69 persons. Although not a large decrease, it is indicative of an aging population and more households without children residing at home.

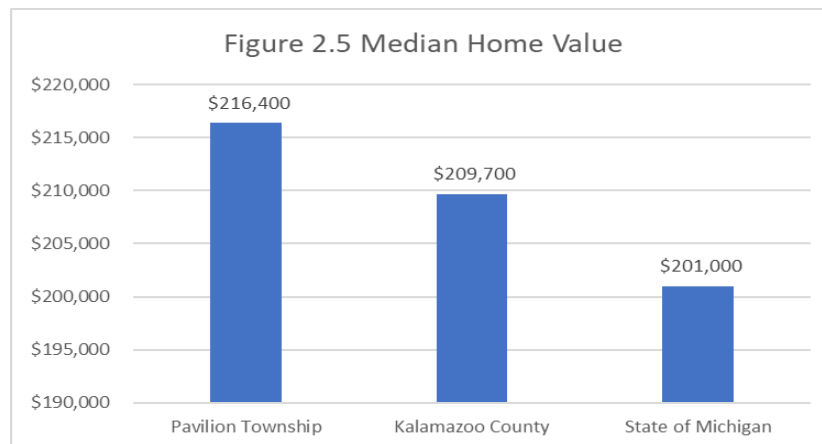
Figure 2.4 Average Household Size



Source: U.S. Census Bureau, 2000; ACS 2023

Median Home Value

The median home value in Pavilion Township in 2023 is estimated at \$216,400, greater than both Kalamazoo County and the State of Michigan. This is up 37% from the 2016 median home value of \$157,400. The Pavilion Township greater home values as compared to the County and State can be attributed in part to the number of homes along the lakes and newer developments in the western part of the Township.



Source: American Community Survey 2023

Table 2.6

Year	Residential New Construction
2010	1
2011	2
2012	2
2013	9
2014	7
2015	6
2016	7
2017	13
2018	3
2019	7
2020	12
2021	6
2022	23
2023	24

Source: SCMCCI

Residential Building Permits

Residential building permits issued in Pavilion Township between 2010 and 2023 indicate that the local housing market has emerged from the recession. In 2023, 24 residential permits were issued for new construction, compared to just 1 in 2010 during the recession.

Population projections predict a 2030 population of 7,054 (average of methods) or 6,528 (building permit method); averaging the two projections, there will be approximately 404 additional persons between 2020 and 2030. Applying the 2023 average household size to the projection results in an estimated 150 additional *households* by 2030, which will result in the addition of roughly the same number of new *dwelling units*.

In 2021, an 11 building 302-unit apartment development was approved in the Township. As of 2023, 164 of the dwelling units were complete. These numbers are not included in Table 2.6.

Note to Reader:

Refer to original Pavilion Proud 2033 for balance of Existing Conditions data as well as Natural Resources and Existing Land Use Chapters.

GOALS AND OBJECTIVES

The goals and objectives described below reflect the desire of the community to preserve the agricultural and rural residential character of Pavilion Township while recognizing land use trends and accommodating growth over the next 15 years.

PAVILION PROUD 2033 GOALS

The following land use goals have been identified for Pavilion Township that will be achieved through the objectives and strategies that follow.

- A growth pattern that results in orderly development of the Township and provides the highest degree of health, safety and welfare for all residents.
- Retention of agricultural lands.
- Protection of the natural resources found throughout the Township for the environmental and aesthetic value they provide.
- Limited residential growth consistent with the desires of the residents to remain a rural agricultural community.
- Limited non-residential growth in appropriate areas.

Land Use Objectives and Strategies

Honor the agricultural history of the Township by promoting the retention of agricultural lands in the Township for farming.

- Support the rights of farmers to continue to farm agricultural lands.
- Direct incompatible land uses away from agricultural lands.
- Allow farmers to diversify their use of the land such as permitting renewable energy systems on non-prime farmland spaces such as areas of poor soils, slopes, edges and transitional areas.

Focus suburban forms of growth in specific areas and assure the arrangement of compatible land use relationships.

- Direct more intense development to lands which adjoin similarly developed areas.
- Coordinate land use with neighboring jurisdictions.
- Plan for expansion of water and sewer facilities in areas identified for development.

Provide for a variety of housing types in appropriate areas of the Township.

- Limit new single family housing neighborhoods to those areas adjacent to existing residential development and served by public water and sewer or, absent sewer, soils suitable for on-site waste water systems.
- Guide housing of greater densities to locations served by primary roads, public transportation and where public water and sewer facilities are provided.
- Amend the Zoning Ordinance to encourage the use of creative development techniques, such as a planned unit development, where a mix of uses, residential densities and alternative house styles and sizes can be accommodated.
- Encourage a range of housing styles including affordable and universally accessible options.

Preserve open space to protect the natural environment.

- Reserve lands not well-suited for development due to natural features such as topography, wetlands, marshes, etc. for open space preservation or very limited development.
- Encourage use of nearby parks and existing boat launches to meet the recreational needs and interests of residents to access nature.

Maintain the quantity and quality of the surface water and ground water in the Township.

- Direct new development to those areas where public water and sewer are available.
- Discourage the filling or dredging along the lake frontages.
- Encourage proper maintenance and inspection of on-site waste water systems.
- Require natural storm water retention systems on commercial and industrial sites such as green roofs, swales, and rain gardens and/or the management of stormwater underground rather than in retention ponds.
- Address the illicit connection of sump pumps to sanitary sewers through ordinance and enforcement.

Provide for small-scale commercial development.

- Encourage the development of limited retail service area nodes to meet the needs of nearby Township residents.
- Encourage use of the planned unit development tool to provide for limited commercial within a residential development.

Provide land area for limited expansion of industrial areas.

- Direct industrial development to those areas in proximity to existing similar land uses.
- Direct industrial growth to areas where adequate public utilities and transportation facilities are reasonably provided.
- Amend the Zoning Ordinance to create site plan review standards that provide establishment of buffers or use of natural features to protect nearby residences.

Promote a transportation system which is coordinated with land use and which can adequately accommodate the travel needs of all Township residents.

- Support efforts to increase all modes of transportation in the Township.
- Support the Complete Streets Implementation Plan and Policy of the Kalamazoo Area Transportation Study and adopt the Non-Motorized Element Chapter of the 2050 Metropolitan Transportation Plan of the Kalamazoo Area Transportation Study as the Township's Non-Motorized Plan.
- Coordinate utility and nonmotorized facility projects with planned road improvement projects.

FUTURE LAND USE & ZONING PLAN

FUTURE LAND USE

Pavilion Township has identified a desired future for the community through the setting of Goals & Objectives, the crafting of a Vision Statement and with public input from residents and property owners.

The Future Land Use Map does not contain parcel lines. Planning for an area is not a parcel-specific undertaking. Accordingly, natural features, roads and railroad tracks are often used to demarcate a sometimes-fluid border between future land use categories. It will be through the zoning process in implementing the Master Plan that more parcel-specific analysis will occur to determine the appropriate zoning designation for those areas in the community abutting a transition from one land use to another.

With this update, the Future Land Use Map has been updated to reflect changes in land use and within the Township and zoning decisions made since the original plan was adopted in 2019

Vision Statement

The vision statement provided below was crafted to reflect the community’s heritage, what residents enjoy about living here presently and envision for the future of Pavilion Township.

Pavilion Township values its agrarian heritage and encourages the preservation of agricultural lands. Our neighborhoods are safe, attractive and served with utilities. The many lakes and abundant natural resources are enjoyed by our residents and preserved for future generations. A healthy economy exists with an appropriately scaled and placed mix of commercial and industrial uses. Roads are safe, well-maintained and accessible to and provide a means of moving about the community for all users. We are Pavilion Proud.

Future Land Use Map

The Future Land Use Map reflects the desired land use pattern based upon the Vision Statement, an analysis of existing land uses and natural features in the community. The Future Land Use Map and seven land use designations have been created to serve as an overall framework for the management and regulation of future development and also to serve as the basis for evaluating rezoning requests or as a charge to the Planning Commission to initiate rezoning of areas. A description of each of the seven future land use categories is provided in this chapter.

Agriculture

Agriculture is the predominant land use both existing and proposed in the future. Lands in this category generally consist of prime farmlands and those lands of local importance for agriculture. Areas designated for Agriculture are found in the eastern half to two-thirds of the community. This Master Plan encourages the continued use of these lands for agriculture recognizing the presence of single family homes scattered along county roads in these areas.

Low Density Residential

The Low Density Residential future land use category is found on the western third of the community and comprises those areas that have already developed in a single-family residential manner or are likely to do so given the presence of utilities, school districts serving the area, the lakes and in some instances, for all of the preceding reasons. Some of the areas included in this designation are used for agriculture presently and are encouraged to remain that way. Future development of Low Density Residential should follow the form taken by existing areas being predominantly single family residences either in a neighborhood or occupying road frontage while the land behind is actively farmed.

Medium Density Residential

Areas designated for Medium Density Residential are located in those areas occupied by denser residential development presently or zoned for higher density residential development. These areas are found along South Sprinkle Road and East N Avenue. Access to the infrastructure needs associated with denser development, such as primary roads and

utilities, exist in these areas. These areas serve as buffers from more intense land uses such as commercial or industrial to low density residential areas. Future development of Medium Density Residential land uses should provide a buffer with appropriate building and parking setbacks leaving greenspace along the perimeter.

Scotts Mixed Use

A new category to the 2033 Pavilion Proud Master Plan not included in earlier plans of the Township, Scotts Mixed Use, is meant to reflect the historic mix of land uses found in the Scotts area along South 36th Street. Rather than designate several categories of future land use for this area that has been occupied by a variety of land uses since the 1800s, the Township determined that a new category called Scotts Mixed Use is appropriate. In this area – which is compact and readily identifiable as compared to other areas of the community – there are commercial, institutional and both single and multi-family land uses coexisting. With this new land use category, future zoning changes can be made to legalize what may presently be considered nonconforming uses on many of the properties. A continued mix of land uses is encouraged for the Scotts area.

Commercial

Similar to medium density residential, limited areas for Commercial have been identified on the Future Land Use Map where the infrastructure is available to support commercial development: East N Avenue and South Sprinkle Road. Expansion of existing commercial land uses in these areas can be accommodated in the future and during the life of this Master Plan. These areas are intended to meet the needs of nearby residents in both Pavilion Township and neighboring communities. Appropriate access management such as shared driveways and parking will be important to minimize impacts of future development of commercial sites on the road network.

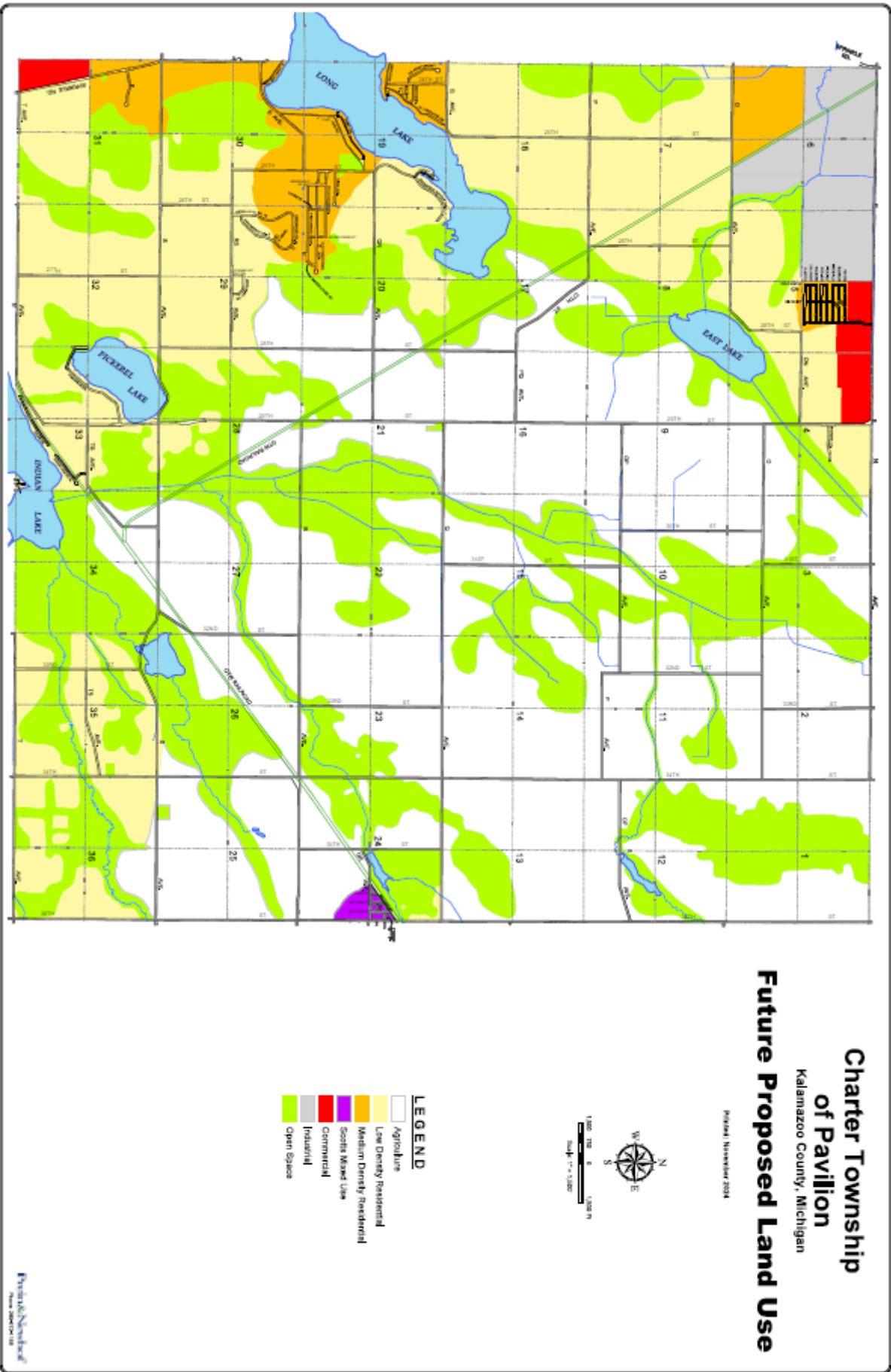
Industrial

As with earlier versions of the Future Land Use Map, Industrial remains focused in the northwest corner of the Township along N Avenue. Area for future expansion of industrial land uses is provided along N Avenue and O Avenue east of Sprinkle Road as infrastructure is available to serve these areas and they are in close proximity to Interstate-94, Sprinkle Road, rail lines, as well as other industrial development already established in Pavilion Township, Comstock Township and the City of Portage. Growth of industrial in this area will benefit not only Pavilion Township but also the region from an economic development standpoint.

Within the Township, this area is naturally bordered by multi-family and O Avenue to the south, and open space, wetlands, commercial and medium density residential to the east. These areas can serve as buffers to the low density residential areas nearby with appropriate separation achieved during the site plan review and/or future rezoning process.

Open Space

Areas designated as Open Space are not easily built upon given the presence of natural resources and therefore are not intended for future development. These areas follow the drains, connect the lakes and include many wetland areas and publicly owned properties such as the cemeteries and Scotts Mill Park.



ZONING PLAN

The Michigan Planning Enabling Act requires that a Master Plan include a Zoning Plan that explains how the future land use categories relate to the various zoning districts included in the community's Zoning Ordinance. The table below relates the Pavilion Proud 2033 future land use categories with the Township's zoning districts.

In considering a request to rezone property, the Planning Commission will consider the future land use map and the future land use descriptions provided in this plan. The Zoning Plan table must be used to evaluate the degree to which the proposed rezoning is consistent with this plan, together with an evaluation of the specific request. The Planning Commission will also consider whether the proposed site may be reasonably used as it is currently zoned, whether the proposed site is an appropriate location for any and all of the land uses that may be permitted within the requested zoning district, and any potential detrimental impacts on the surrounding properties that could result from the proposed rezoning.

Due to the structure of the Zoning Ordinance, the Planning Commission and Township Board should pay particular attention to any and all uses permitted in a zoning district as well as any uses that may be permitted in a less restricted or intense zone. In all cases, the Zoning Plan shall be applied as a guideline for the Planning Commission subject to the appropriate application of the discretionary authority permitted to the Planning Commission and the Township Board by statutory authority, case law and good planning practice.

Utility Scale Energy Systems & Emerging Technology

State legislation adopted in 2023 may pre-empt local zoning for certain types of renewable energy systems warranting zoning language addressing these land uses. Zoning policies must balance the community's desire to maintain rural character while respecting the rights of private property owners to pursue additional uses of their property.

The placement of energy storage systems and data facilities may be an appropriate use of industrial land while solar and wind should be considered for non-prime agricultural lands and marginal lands such as along the edge of a farm, areas of steep slopes, droughty soils, and paved areas.

If found to be an appropriate land use, renewable energy systems and data facilities may be measured with consideration to infrastructure availability as well as existing and planned future land uses to minimize incompatibility.

Nothing in the Zoning Plan will preclude the Planning Commission and the Township Board from considering amendments to this Master Plan to better serve the community’s interests.

Future Land Use Designation	Primary Compatible Zoning District(s)	Potentially Compatible Zoning District(s)
Agriculture	A-1, Rural-Agriculture District. A-2, Agriculture District.	None.
Low Density Residential	R-1, Residential District, Single Family. R-2, Residential District, Single Family. OSP, Open Space Preservation Overlay.	R-3, Residential District, Single and Two Family.
Medium Density Residential	R-3, Residential District, Single and Two Family. R-4, Residential District, Multiple Family.	R-5, Residential District, High Density Multiple Family. R-6, Mobile Home Park District.
Scotts Mixed Use	None.	None.
Commercial	C-1, Commercial District, Local. C-2, Commercial District, General.	None.
Industrial	I-1, Industrial District, Restricted. I-2, Industrial District, Manufacturing.	I-3, Industrial District, Service.
Open Space	None.	None.

IMPLEMENTATION

To achieve the Goals, Objectives and Land Use Strategies and the Vision Statement, the Planning Commission and Township Board should strive to regularly and consistently use this Master Plan as land use decisions are made and land use policies are crafted. Most land use decisions can be guided by the goals and objectives provided in the Pavilion Proud 2033 Master Plan.

To ensure implementation of Pavilion Proud 2033, the following practices should be followed by the Planning Commission and Township Board.

- ✓ Refer to Pavilion Proud 2033 as zoning decisions are considered.

A Master Plan provides the basis for sound land use and zoning decisions. The plan is the policy guide, but the zoning ordinance and zoning map are the legal tool to implement the plan. Together they provide the justification for land use decision making.

- ✓ Amend the Zoning Ordinance and Zoning Map

The Zoning Ordinance is the primary mechanism to implement Pavilion Proud 2033. To bring the Zoning Ordinance into conformance with the Vision and Future Land Use Map, amendments to both the Zoning Ordinance and Zoning Map will be necessary. The descriptions of the future land use categories herein provide the basis for various changes that are needed to achieve the intent of each category.

These changes will be primarily addressed by the Planning Commission with support from the Township Board. Some areas of amendments include language addressing nonconforming uses, creation of a new zoning district to address the historical development pattern in Scotts, a study of solar energy and the current Zoning Map to identify areas where zoning designations are incompatible with the Future Land Use Map.

- ✓ Keep Pavilion Proud 2033 current.

The plan is designed to guide decision making for 15 years, however, land use trends change and day-to-day decision making and development opportunities can sometimes cause a revisit of the Future Land Use Map and/or land use policies contained in the plan. The plan cannot be rigidly used as conditions or community philosophies can change.

Accordingly, the Michigan Planning Enabling Act requires a community with zoning to review its master plan every five years. This update is the first undertaken since the Pavilion Proud 2033 plan was adopted. This update should be complemented by an annual review of the master plan by the Planning Commission to ensure that it is kept current.