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**PAVILION TOWNSHIP**  
**PLANNING COMMISSION**

**MINUTES OF MEETING HELD FEBRUARY 20, 2024**

A meeting of the Pavilion Township Planning Commission was held on Thursday, February 20, 2024 at the Pavilion Township Hall, beginning at 7:00 p.m.

Members Present: Ed Cagney, Trustee  
Erin Dey  
Paul Roberts  
Stan Strzalkowski  
Cori VanDoren

Members Absent: Sid Helmus  
Abe Northup

Also present was Planning Consultant Jodi Stefforia and Township Attorney Rob Thall.

**Call to Order**

Acting Chair Strzalkowski called the meeting to order at 7:00 p.m.

**Approval of Agenda**

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

**Approval of Minutes**

The Planning Commission reviewed the minutes of the December 19, 2024 meeting. There were no changes. Motion by VanDoren with support of Cagney to approve the minutes as presented; motion passed.

**Correspondence**

There was no correspondence.

**Citizen and Board Comments**

None.

**Election of Officers**

Roberts nominated Strzalkowski as Chair and Northup as Vice Chair; Cagney nominated VanDoren as Secretary acknowledging that she was not able to prepare the meeting minutes and would need a Recording Secretary appointed; there was a vote on the slate of officers; motion passed.

VanDoren appointed Stefforia as Recording Secretary.

**Work item: Miscellaneous text amendments – draft two**

The Planning Commission considered the second draft of amendments to various sections of the ordinance including setback requirements from a water body, truck terminals, parking and migrant housing.

1 Stefforia summarized the proposed amendments that were first reviewed at a prior meeting.

2  
3 Strzalkowski walked the Commission through each amendment as proposed. There was  
4 consensus to simplify the water body setback requirement and to require at least a 50-foot  
5 setback regardless of building setbacks on adjacent properties. It was observed that there may  
6 still be instances of a large setback required due to averaging but that it is best addressed  
7 through the variance process rather than through zoning language as the township does want to  
8 work toward eliminating non-conformities with respect to setbacks on the lakes.

9  
10 The parking language was discussed next. Clarification is needed for screening of parking and  
11 use of materials resistant to erosion. It was agreed, after some discussion, that loading docks  
12 should be in the side and rear yard and not the front yard. If a property has a large building  
13 setback, a variance could be requested as given recent development along N Avenue, loading  
14 docks on the front leading to truck and trailer parking along the street is not preferred.

15  
16 Regarding parking of commercial vehicles in residential areas, there was consensus to change  
17 'one ton' to 'two-ton rating' given the size of trucks that may be daily drivers for residents and  
18 that the language may be dated.

19  
20 There was consensus to move the amendments to public hearing; Stefforia will make the  
21 changes discussed and send a final draft to Thall for the public hearing notification.

22  
23 **Work item: Miscellaneous text amendments – draft two**

24 Stefforia summarized Public Act 233 of 2023 that took local control away regarding the siting of  
25 essentially industrial scale solar, wind and energy storage systems. The Act allows, however a  
26 community to adopt an ordinance compatible with the statute requirements. It has been  
27 recommended by the Michigan Townships Association that a 'workable' but incompatible  
28 ordinance be considered for adoption by communities. Stefforia added that what she drafted  
29 was workable increasing property line setbacks for energy storage systems and lowering  
30 decibel levels at the outside wall of an off-site residence from what the Act states.

31  
32 Thall recommended that the property line setback for an energy storage system be increased  
33 further. He noted a recent fire at a facility in California and concerns over fumes generated  
34 when an energy storage system has to be allowed to run its course as it cannot be treated with  
35 water by the responding fire department.

36  
37 Thall added that of the three uses – wind, solar and energy storage – residents are most  
38 opposed to energy storage facilities from a safety standpoint. He added that Consumers  
39 Energy and DTE are still actively building facilities in order to meet the State of Michigan  
40 mandates regarding renewable energy.

41  
42 Thall noted that the Township did adopt solar language in 2023 that may not have been codified  
43 but should be included for possible repeal with the amendments presently being considered.

44  
45 Stefforia stated that she will review the 2023 amendments and identify areas to amend or  
46 repeal. She will bring a second draft to a future meeting.

47  
48 **Master Plan Update**

49 The Goals & Objectives as revised in October were reviewed and accepted. Stefforia will get  
50 with Dan Frizzo for the amendments to the Future Land Use Map that were previously  
51 discussed. The 5-year Master Plan update should be ready for compilation soon.

1 **Any Other Business**

2 Strzalkowski noted that the ZBA granted the setback variances for the Abbey Farms PUD subject  
3 to there being an increased setback between garages serving the townhomes. A revised site plan  
4 will have to be prepared and presented to the Planning Commission for approval.

5  
6 Thall noted that the developer is seeking use of the Brownfield Act to capture tax increment  
7 generated by the development to off-set development costs. In return, a certain percentage of the  
8 dwelling units will be available for families making 80% to 120% of the Area Median Income. He  
9 added that the Township is asking for a Community Benefits Agreement whereby the developer  
10 will pay the Township, from the captured tax increment, for the fire millage and possibly also the  
11 Township's operating millage.

12  
13  
14 **Adjournment**

15 The meeting was adjourned at 8:32 p.m.

16  
17 Prepared by: Jodi Stefforia, Planning Consultant

18 Minutes prepared: February 23, 2025

19 Minutes approved: \_\_\_\_\_, 2025