

1 **PAVILION TOWNSHIP PLANNING COMMISSION**

2
3 **MINUTES OF MEETING HELD AUGUST 21, 2025**

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5 A meeting of the Pavilion Township Planning Commission was held on Thursday, August 21,
6 2025 at the Pavilion Township Hall, beginning at 7:00 p.m.

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8 Members Present: Ed Cagney, Trustee
9 Erin Dey
10 Sid Helmus
11 Paul Roberts
12 Stan Strzalkowski

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14 Members Absent: Abe Northup
15 Cori VanDoren
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17 Also present was Planning Consultant Jodi Stefforia, Attorney Mike Bila and two other interested
18 persons.

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20 **Call to Order**

21 Chair Strzalkowski called the meeting to order at 7:00 p.m.
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23 **Approval of Agenda**

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

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27 **Approval of Minutes**

28 The Planning Commission reviewed the minutes of the July 17, 2025 meeting. Roberts noted a
29 typographical error on page one. Motion by Cagney with support of Helmus to approve the
30 minutes as corrected; motion passed.

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32 **Correspondence**

33 There was no correspondence.
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35 **Citizen and Board Comments**

36 None.
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38 **Data Centers**

39 Stefforia suggested that guests from Franklin Partners and Southwest Michigan First address
40 their interest in data center zoning language and her suggested conditions and limitations to allow
41 data warehousing facilities in the I-2, Industrial District to allow them as a special exception use.
42

43 Riley Lukomski of Southwest Michigan First addressed the Planning Commission. He introduced
44 Will Schumacker of Franklin Partners, the owner of significant industrial acreage on N Avenue.

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46 Schumacker said his company has been looking for uses for the N Avenue property. Data centers
47 are looking for sites with power and redundancy and storage capabilities. This use does not have
48 truck traffic; it is very secure and zero cost to the Township. There is a 138kV line along the N
49 Avenue site, reports on availability of fiber and power are good. The perimeter of the site is
50 secured.
51

1 A conversation about data centers was held with detailed information being provided by
2 Schumacker. Pros and cons were discussed.

3
4 Bila suggested that the option of a well and septic system be removed from the zoning language
5 making data warehousing facilities a special exception use in the I-2 zoning district.

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7 Schumacker stated that he supported removing that language regarding well and septic systems.

8
9 It was noted that there are only so many facilities that Consumers Energy can accommodate so
10 time is of the essence in order to attract a data center.

11
12 Stefforia asked if a facility could be built speculatively.

13
14 Schumacker said that it was a possibility if a developer is looking to build for his customer base
15 by meeting the known needs of a facility end user to be recruited.

16
17 Bila stated that if the Planning Commission is comfortable with the draft language, it could be
18 added to the notice of public hearing on the energy systems zoning language and the public
19 hearing held in September.

20
21 **Any Other Business**
22 Attorney Bila stated that Attorney Thall will provide an update in September on short term rental
23 legislation.

24
25 Stefforia shard that the City of Portage and Townships of Richland and Ross do not allow short
26 term rentals.

27 Cagney stated that if they are to be allowed, he likes the idea of a minimum of a 3-day rental
28 period.

29
30 There was consensus that if the Township determines to allow for and regulate short term rentals,
31 it will need the staff capacity to administer any regulations.

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33

34 **Adjournment**
35 The meeting was adjourned at 8:16 p.m.

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37 Prepared by: Jodi Stefforia, Planning Consultant
38 Minutes prepared: August 26, 2025
39 Minutes approved: _____, 2025