

PAVILION PROUD 2033

A Master Plan for Pavilion Township

Adopted March 11, 2019

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.

EXECUTIVE SUMMARY – 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 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.

CHAPTER ONE

INTRODUCTION

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

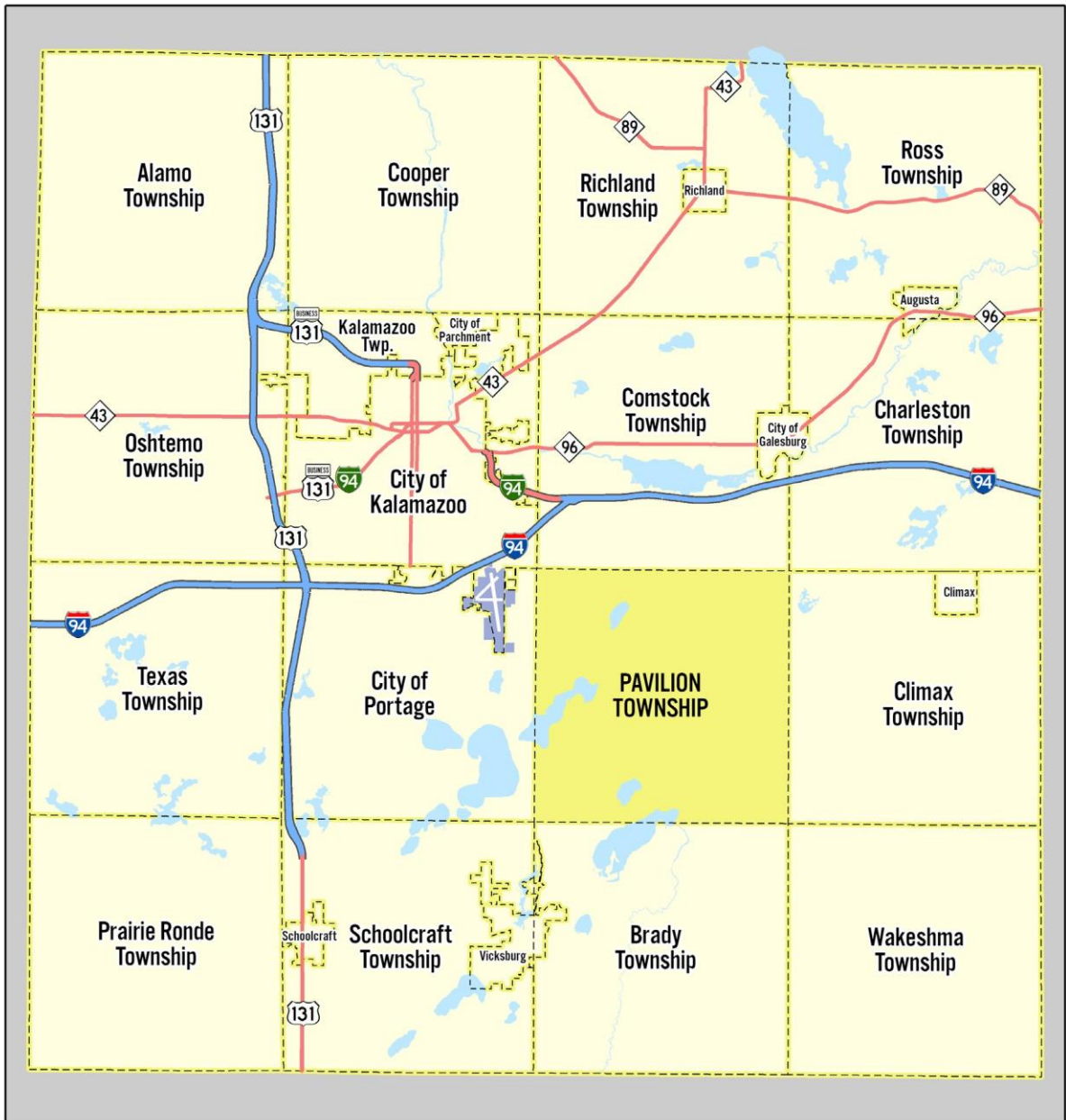
A fur trader by the name of Samuel Scotts purchased 80 acres of land in 1849 and gave his name to the community. In 1870, the Grand Trunk railroad reached Scotts and led to the transformation into a thriving village. By 1881 there were 24 businesses registered in the directory. A fire destroyed about 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 2016 estimated population of 6,312 people occupying 2,479 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.



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

CHAPTER TWO

EXISTING CONDITIONS

EXISTING CONDITIONS

In gathering the population and household data for this chapter of the Master Plan, when available, the 2016 American Community Survey data was used. In other areas, the decennial Census data was used along with or when 2016 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 2010 Census shows the number of people who live in the United States, the American Community Survey (ACS) 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 moderate growth of the population in Pavilion Township between 2000 and 2010 (6.7%) and 2016 American

Community Survey estimates show growth of only 1.4% since 2010. Neighboring Townships observed similar moderate growth with two Townships experiencing a loss of population from 2000 to 2010, as reflected in Table 2.1, below.

Figure 2.1 Historic Population Trends

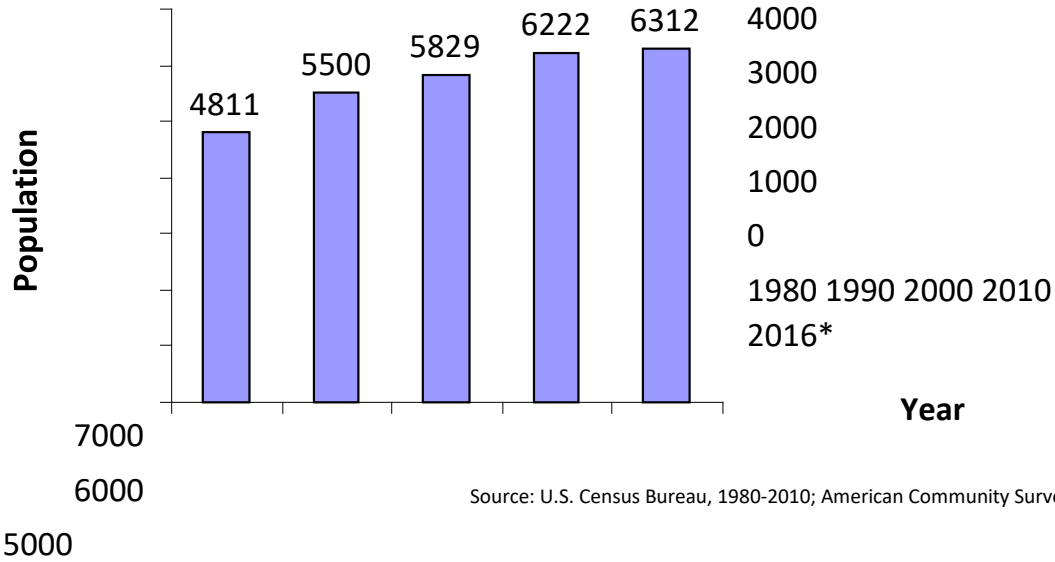


Table 2.1 Population Comparison

	2000	2010	2016	2000-2010
Brady Township	4,263	4,248	4,386	99.6%
Charleston Township	1,813	1,975	1,893	108.9%
Climax Township	2,412	2,463	2,510	102.1%
Comstock Township	13,851	14,854	15,336	107.2%
Pavilion Township	5,829	6,222	6,312	106.7%
Schoolcraft Township	7,260	8,214	8,626	113.1%
Wakeshma Township	1,414	1,310	1,411	92.6%

Source: U.S. Census Bureau, 2000-2010; American Community Survey 2016

Population Projections

Table 2.2 **Growth Rate Method**

Average Annual Growth Rate 1980 – 2010	2010	2020	2030	2040
0.92	6,222	6,818	7,471	8,187

Table 2.3 **Arithmetic Method**

Average Annual Increase in Persons	2010	2020	2030	2040
47	6,222	6,692	7,162	7,632

Table 2.4 **Building Permit Method**

Average Number of Permits/Year 2005-2017	Persons Per Household	2010	2020	2030	2040
2.69	2.69	6,222	6,375	6,528	6,681

Table 2.5 **Average Projection**

2010	2020	2030	2040
6,222	6,628	7,054	7,500

Population projections are not exact, however, they allow for a general idea of growth trends recognizing their limitations. The three methods are averaged to create the most reliable projection. Absent the average

projection for the out years, the Building Permit method would be the most likely scenario for growth given the historical rate of development and large agricultural basis in the Township.

Median Age Comparison

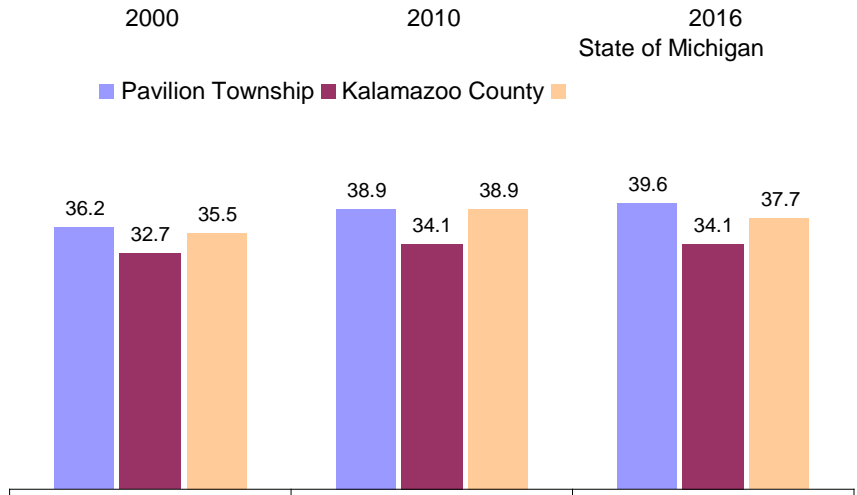
Like many communities in Michigan and across the United States, the population of Pavilion Township as a whole is aging. The median age in the Township increased by more than two years

between 2000 and 2010, 36.2 and 38.9, respectively. The 2016 estimate puts the median age higher yet at 39.6 years. Pavilion Township is 'older' than the County as a whole (34.1 years) and the State of Michigan

Figure 2.2 Median Age

anticipated that this trend will continue as the population ages and household size decreases. (37.7 years). It can be

Source: U.S. Census Bureau, 1980-2010; American Community Survey 2016

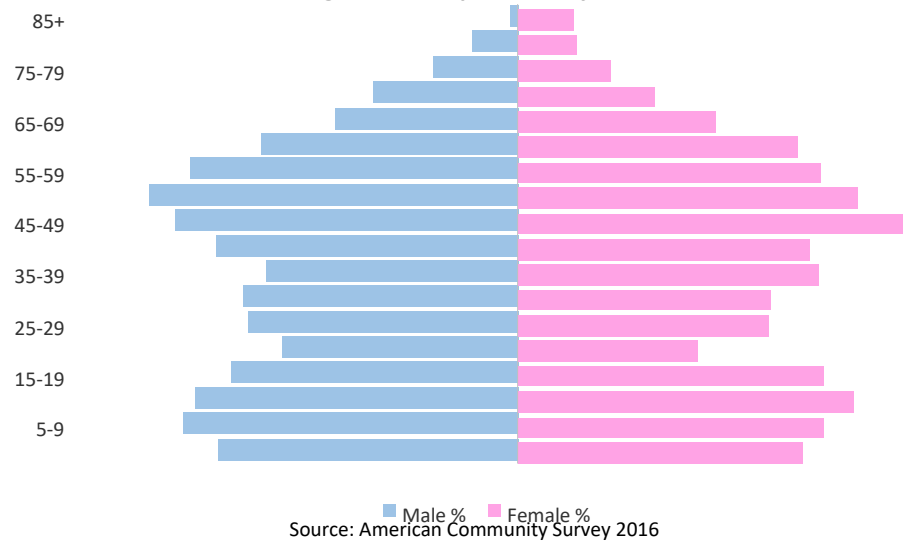


Population Pyramid

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 seems to be 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 any

significant declines
in population due
to aging.

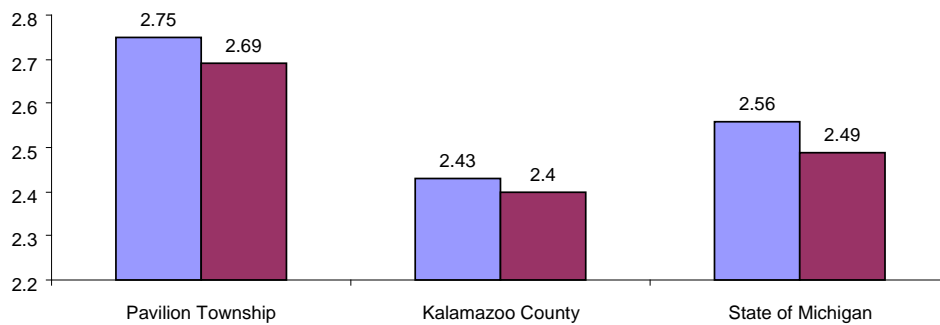
Figure 2.3 Population Pyramid



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 2010, 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



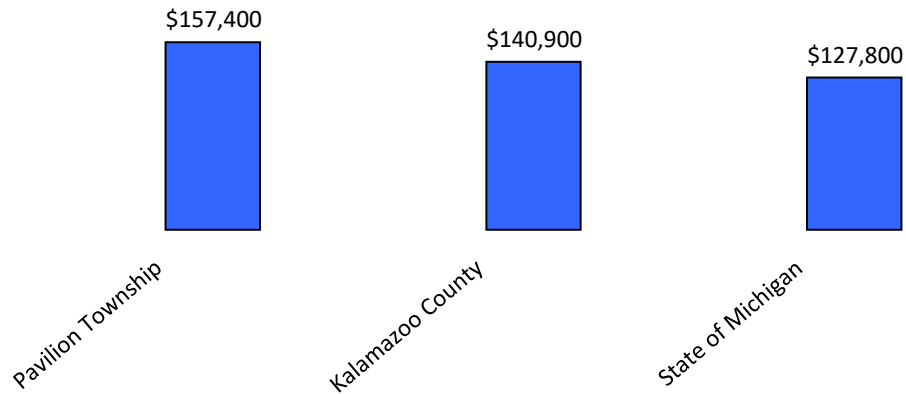
2000 2010

Source: U.S. Census Bureau, 2000-2010

Median Home Value

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

Figure 2.5 Median Home Value



Source: American Community Survey 2016

Table 2.6

Residential Building Permits

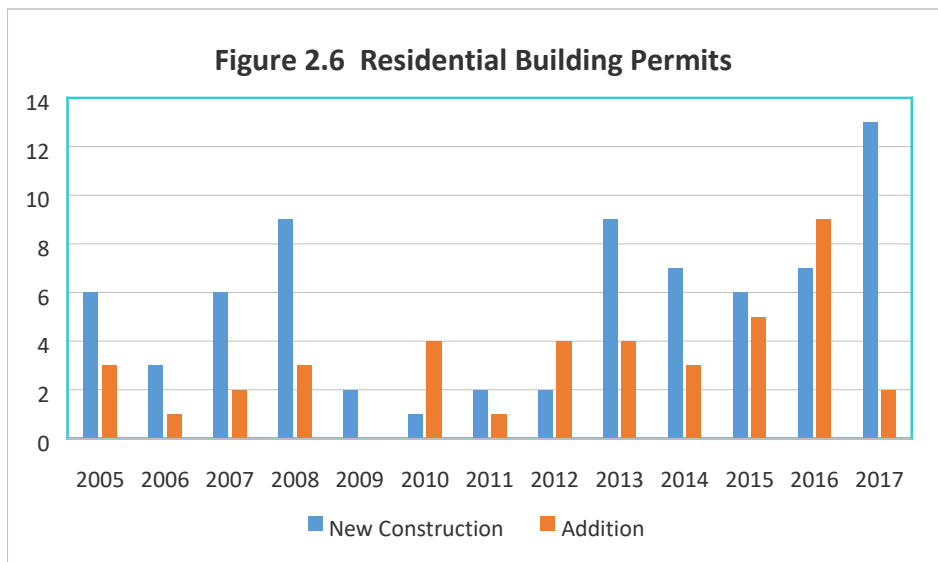
Residential building permits issued in

Year	Residential New Construction	Residential Addition
2005	6	3
2006	3	1
2007	6	2
2008	9	3
2009	2	0
2010	1	4
2011	2	1
2012	2	4
2013	9	4
2014	7	3
2015	6	5
2016	7	9
2017	13	2

Pavilion Township between 2005 and 2017 indicate that the local housing market is returning to pre-recessionary levels. In 2017, 13 residential permits were issued for new construction, compared to just 2 in 2009 and 1 in 2010 during the recession. Residential permits for additions have also increased from 0 in 2009 to 9 in 2016.

Population projections predict a 2030 population of 7,054; approximately 832 additional persons between 2010 and 2030. Applying the 2010 average household size to the projection results in an estimated 309 additional *households* by 2030, which will result in the addition of roughly the same number of new *dwelling units*.

Source: Pavilion Township 2018



Source: Pavilion Township 2018

Public Water & Sewer System

Three different entities provide public water and sewer services on a limited and in some instances development-specific basis in the Township – the City of Kalamazoo, the City of Portage and the South County Sewer & Water Authority. Additionally, a large number of households utilize a private well and septic system.

Public water and sewer services are provided by the South County Water & Sewer Authority in the southwest quadrant of the Township, the City of Portage for development along Long Lake and the City of Kalamazoo for development along N Avenue.

The water and sewer infrastructure within the Township limits is owned by the Township while maintenance of the various systems is undertaken by the different entities providing the utility service.

The capacity of the sewer main along N Avenue is significantly utilized by the large industries on N Avenue near Sprinkle Road and 26th Street and the existing boundaries of Pavilion Estates to the east. Future expansion of Pavilion Estates is not possible without an increase in capacity in the sanitary sewer main to which the pump station and force main serving it flow.

The maps on the following pages depict the extent to which public water and public sewer are provided or available in the Township.

Hundreds of properties in the Township obtain their water supply from a private well. A similar number of properties utilize a septic system. The exact number of private wells and septic systems in use in Pavilion is not available from the Kalamazoo County Health and Community Services Department.

Mineral content is heavy leading to rusty water in areas of the Township. The water table is high in the west half of the Township, generally due to the presence of clay which can both cause water quality concerns and pose challenges to septic systems. As of the writing of this plan, the water table is at its highest recorded level at 11 of 21 monitoring wells in Kalamazoo County per the Drain Commissioner; one of these wells is in Pavilion Township.

School Districts

Five different school districts serve the children of Pavilion Township: Climax-Scotts Community Schools, Comstock Public Schools, Galesburg-Augusta Community Schools, Portage Public Schools and Vicksburg Community Schools. Some residents consider it a strength to have this many choices of school districts when deciding where to live while others see it as a weakness in that there is not a single district unifying the community or bringing the residents together for events such as football games. The following map depicts the boundaries of the five school districts. Vicksburg Community Schools and Portage Public Schools provide education for the largest number of school-age children in the Township.

Transportation

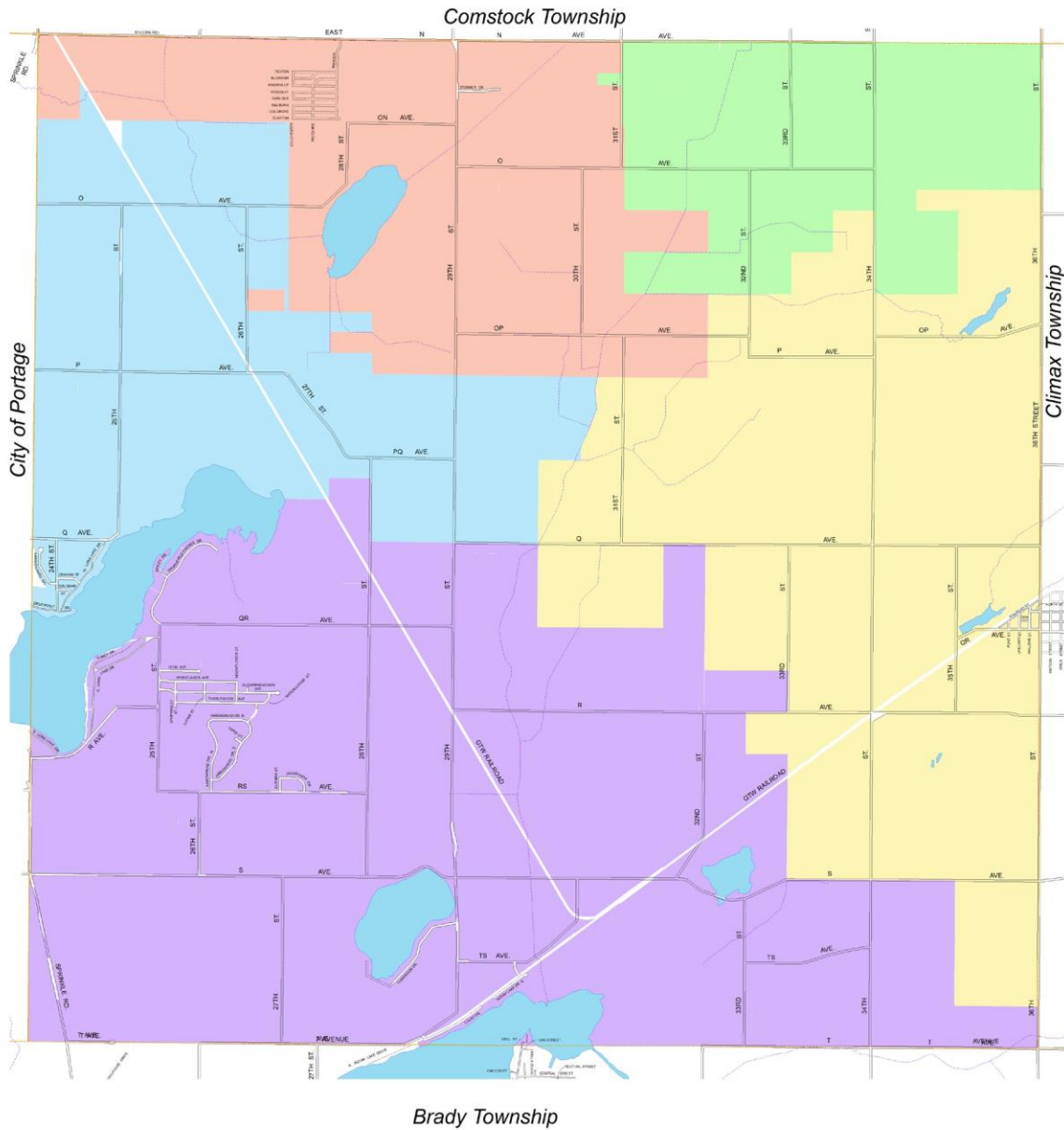
Transportation services in Pavilion Township vary by mode. Motorized transportation options include *air* through the Kalamazoo-Battle Creek International Airport just to the west of Pavilion Township, *transit* by on-demand ride service through the Metro Connect program as there is no fixed-route bus service, and *automobile* by primary and secondary roads maintained by the Road Commission of Kalamazoo County. Bicyclists and pedestrians share the road with automobiles on the same facility. With adequate shoulder width or, in absence of shoulders, low traffic volumes, bicyclists and pedestrians are able to easily share the road with motorists in most areas of Pavilion Township. In fact, the use of many of the roads in the Township by bicycling groups has been identified by stakeholders as a strength of the community. There is limited direct use of *rail* by industry and large-scale agriculture through Grand Trunk in the Township however there are some sidings or spurs in use.

Community Facilities

Pavilion Township operates four cemeteries and a refuse collection station including a compactor. There are no Township-owned park or trail systems. However, Scott's Mill County Park, owned and operated by Kalamazoo County, is on the east end of the community and provides hiking trails, picnic facilities, a sledding hill, water access,

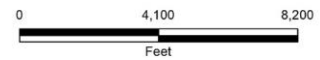
fishing and playing fields. To the west are numerous City of Portage parks and Michigan Department of Natural Resources boat launches that provide recreational opportunities for residents of the Township.

School District Map

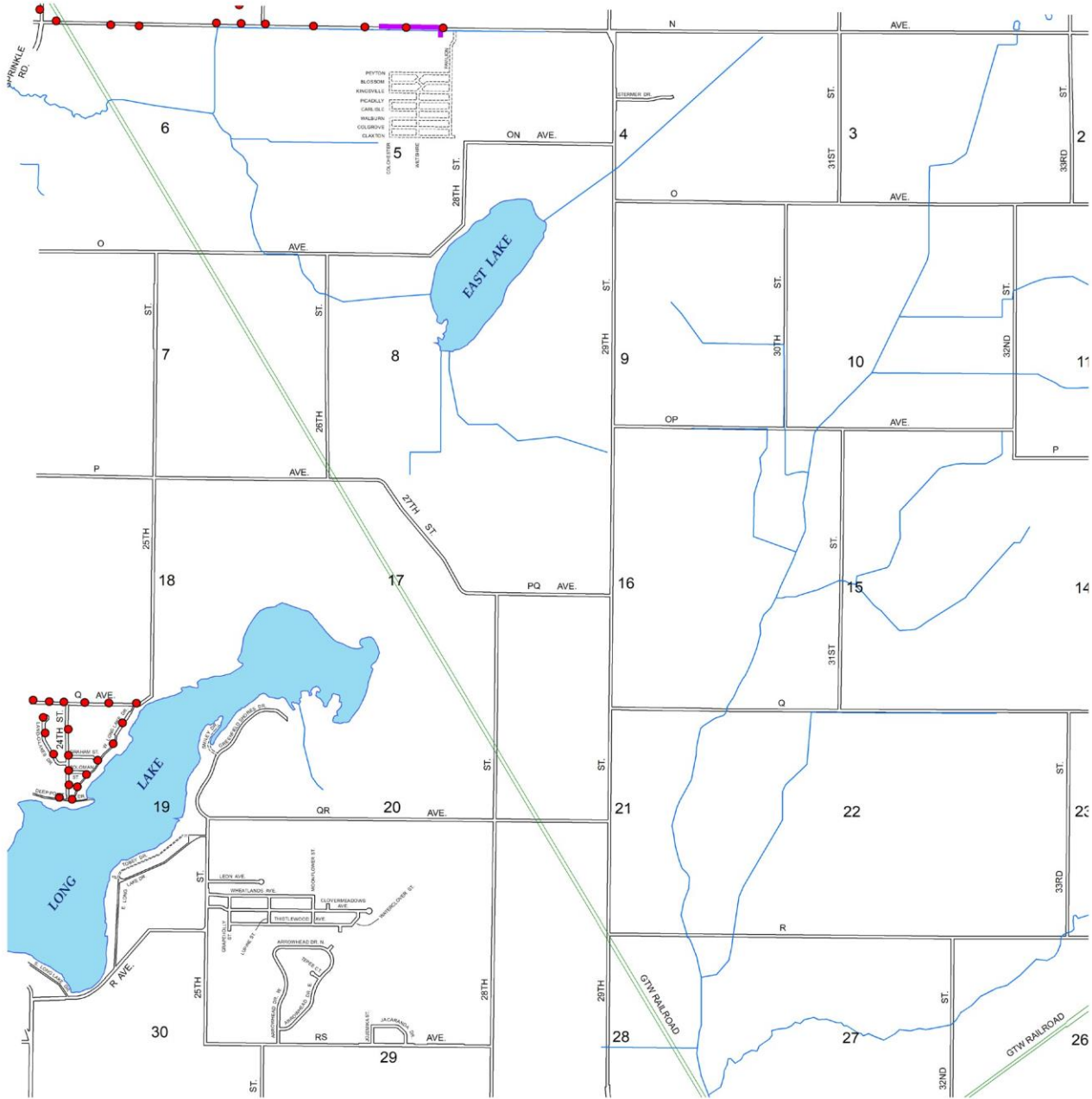


Legend

- Climax - Scotts Community Schools
- Comstock Public Schools
- Galesburg - Augusta Community Schools
- Portage Public Schools
- Vicksburg Community Schools

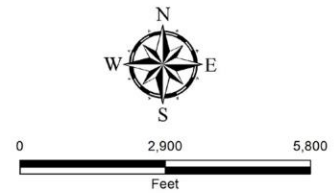


Water Distribution System Map

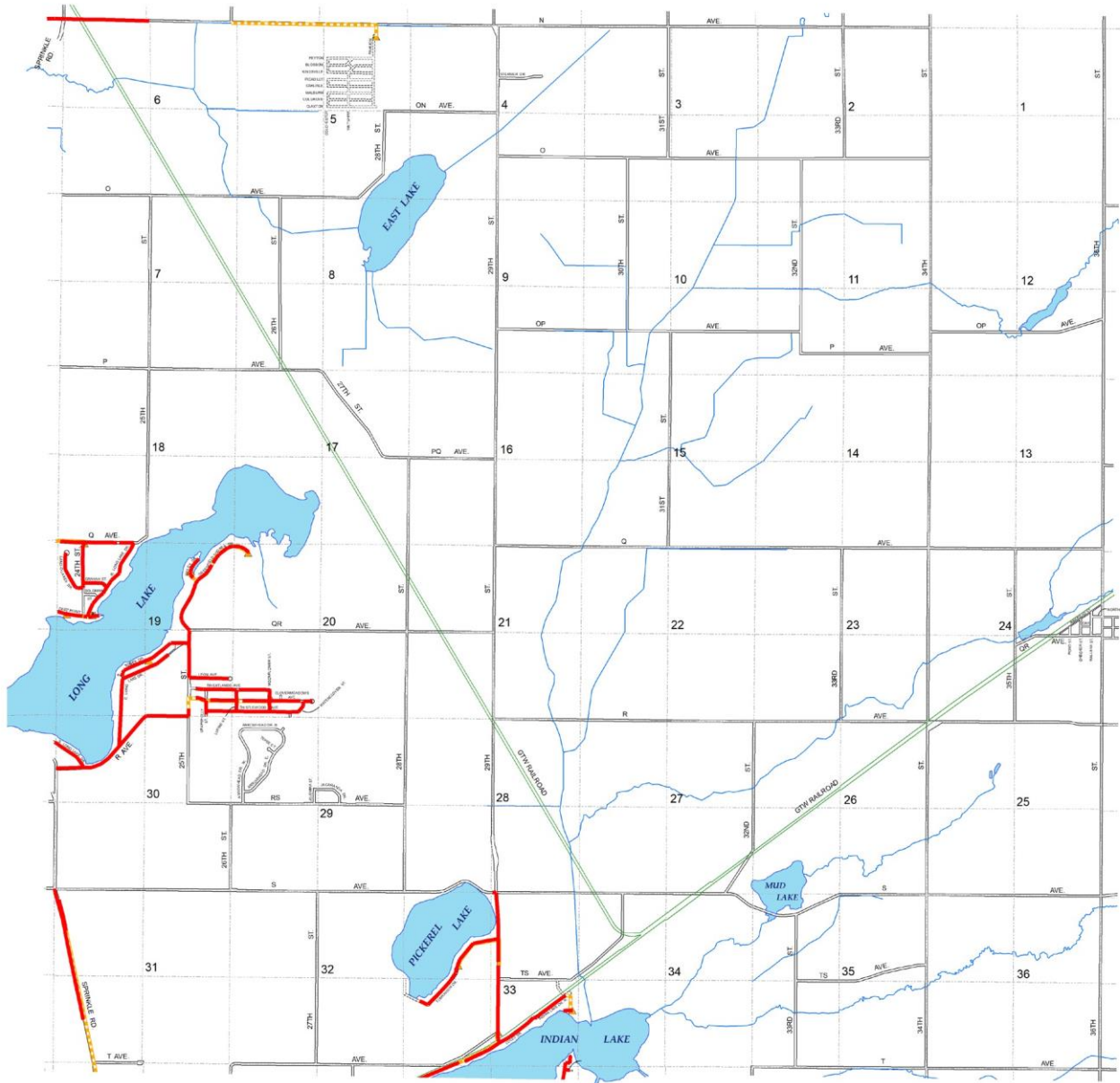


Legend

- Hydrant
- Water Main

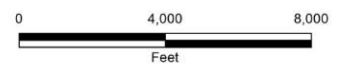


Sanitary Sewer Map



Legend

- Gravity Main
- - - Force Main
- ▲ Lift Station



Planning Implications

The population of Pavilion Township is aging, household size is decreasing and the population is slow growing. These existing conditions suggest that the Township does not need to plan for explosive growth. However, Township Officials are optimistic given the large facility expansions underway as this plan is being written to two of the area's largest employers adding hundreds of jobs immediately adjacent in the City of Portage. There is a strong likelihood that many of the new residents coming to the area for these well paying jobs will choose Pavilion Township for their home. It is anticipated that there will be modest population growth in the west end of the Township. As this Master Plan is reviewed at least every five years, the Township will revisit the population growth and future projections and plan accordingly.

CHAPTER THREE

NATURAL RESOURCES

NATURAL RESOURCES

Natural resources – both the quantity and quality of the natural resources present – directly and indirectly direct development within a community and dictate the type of growth that occurs. This chapter describes the topography, soils, water resources – both surface and ground water, and woodlands which have provided the basis of development that has occurred and will occur in the future. Most of the content of this section was taken from the 1977 Land Use Plan; supplemental and updated information is shared under the various natural resource categories that follow.

Topography

Pavilion Township's gently rolling and mostly level topography is of glacial outwash plain origin. Elevations range from lows in the 840s to a high just above 930 feet. The east/northeast area of the Township is where the higher elevations can be found. The area slopes toward the south/southwest area of the community. In fact, a good part of the Township drains toward Indian Lake.

Soils

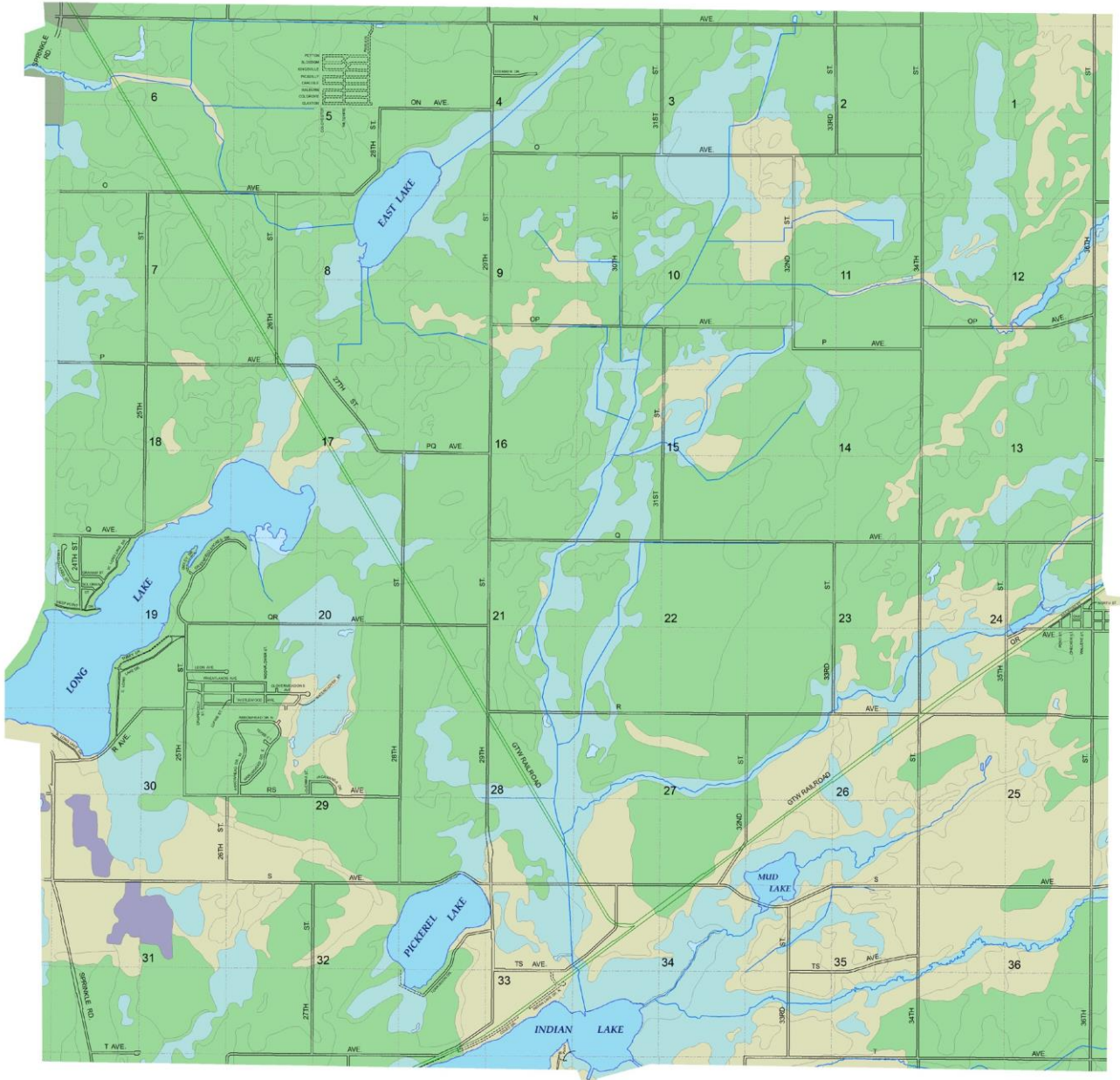
Four generalized soil groups make up the soil conditions occurring in the Township: loam, sandy loam, muck and urban. A map generally depicting the soils found in Pavilion Township can be found on the following page; the data is from 1977 and reflects gravel pits along S Avenue that are no longer in operation and have been filled in or grown over. Approximately half of the Township is underlain with Kalamazoo loam which is suitable for agricultural production and occurs in areas of former prairies. The predominance of this soil has allowed for the significant amount of land being farmed in the community – both historically and currently.

Houghton muck makes up approximately one-quarter of the Township soil cover. It is found generally near the low areas in central areas of the Township and is poorly drained and not readily suitable for agricultural production.

Other common soil types are loams with poorly drained characteristics that, like the Houghton muck, require control of drainage or have to be drained if to be used for agricultural purposes. They are found near drainage ways in the Township which has facilitated additional useable agricultural land.

The urban soil category refers to those areas where the soils are extensively influenced by human activities – essentially, the built-out properties. They are found in the northwest corner of the Township along Sprinkle Road and N Avenue.

Soils Map



Legend

Soils Generally

-  Gravel Pit
-  Loam
-  Muck
-  Sandy Loam
-  Urban
-  Water



Source: USDA Soil Conservation Service, 1977.

Water Resources

Like all of Kalamazoo County, groundwater is the only source of drinking water in Pavilion Township whether it comes out of the city's pipe out front or a private well on site. Most Township residents are served by a private drinking water well.

Most of Pavilion Township is within the St. Joseph River Watershed with the northwestern area of the Township falling within the Kalamazoo River Watershed.

The water table level fluctuates. In March 2018, the groundwater level in 11 of 21 monitoring wells throughout the County were at the highest recorded level. One of these 11 wells is within Pavilion Township. High groundwater levels impact basements and can identify areas where basements should not be established.

The surface waters in the Township consist of streams, marshes and lakes. Almost the entire Township falls within the St. Joseph River Watershed with Big Marsh Drain, flowing from northeast to southwest, draining a good part of the Township into Indian Lake within the watershed. Additionally, in the Kalamazoo River Watershed, Davis Creek serves as a county drain originating at East Lake and flowing west/northwest into the Kalamazoo River.

The five lakes located within the Township are Long Lake – the largest with over 440 acres in the Township, the north part of Indian Lake – approximately 100 acres, and Pickerel Lake, Sagamaw Lake (commonly known as Mud Lake) and East Lake – small lakes wholly within the Township. In addition to their recreational and/or aesthetic values, these lakes provide natural retention areas as well as serve as groundwater recharge basins.

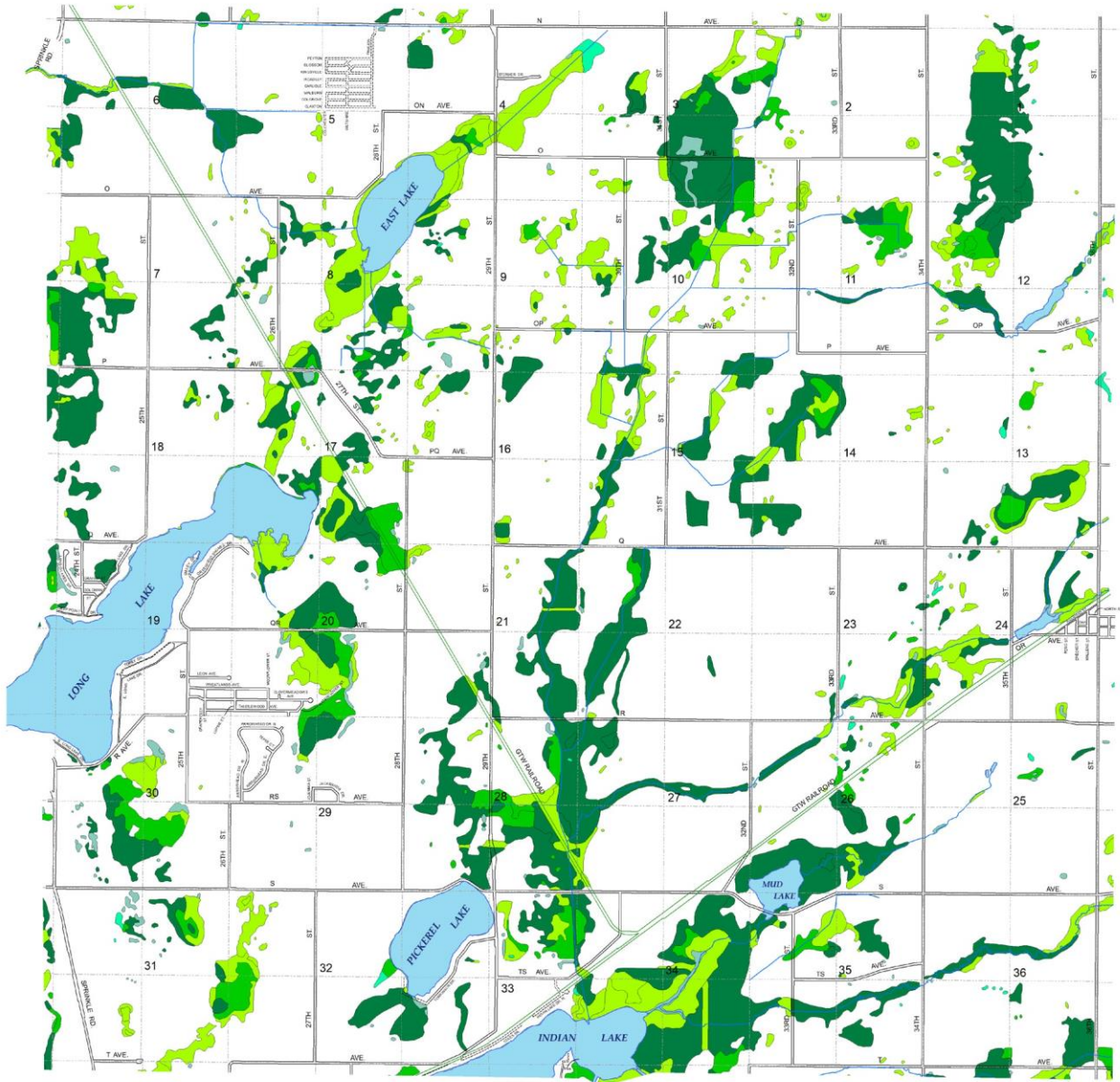
Homes along Long Lake, Pickerel Lake and Indian Lake within the Township's limits are served sanitary sewer as a measure to protect the health of the lakes given the smaller size of typical lake front lots and greater density of homes along them.

A map depicting the water resources as well as the National Wetlands Inventory is provided on the next page.

Woodlands

The woodland areas of the Township generally occupy the low areas along the drains, marshes, wetlands and lakes. They provide groundcover and help maintain water tables, prevent run-off and serve to pre-treat storm-water in some locations in addition to their aesthetic value.

National Wetlands Inventory



Legend

-  Aquatic Bed
-  Emergent
-  Scrub-Shrub
-  Forested
-  Unconsolidated Bottom
-  Unconsolidated Shore



CHAPTER FOUR

EXISTING LAND USE

EXISTING LAND USE

Pavilion Township is predominantly an agricultural and rural residential community. The direction a community wants to move in the future is based in part on an analysis of existing land uses – the foundation of a Master Plan. This chapter describes the existing land uses found in the Township.

Agricultural

Agriculture is the predominant land use found in Pavilion Township. It makes up more than 50% of the land area. Reflecting the strong and historical role that agriculture plays in defining the character of the community, in 2018, 2,828 acres of land are enrolled in the Michigan Farmland and Open Space Preservation Act, commonly known as PA 116. This law works to preserve farmland by offering incentives to farmers who enter into an agreement with the State of Michigan to ensure that their land remains in agricultural use for a minimum of 10 years and up to 90 years.

Further reinforcing the importance of Pavilion’s agricultural history, Tillers International, located in the northeast end of the Township occupies more than 420 acres. Tillers International, dedicated to improving the lives of people in rural areas by empowering communities worldwide to improve their livelihoods and agricultural productivity, works with farmers and artisans toward sustainable solutions to their problems, specializing in draft animal power.

Residential

Those areas of the community developed more intensely for residential land use are found in the western third of the community and along the lakes, Indian Run golf course as well as along N Avenue to the north and in Scotts on the east. Single family residential is the predominant residential land use.

A mobile home park is located off N Avenue near 29th Street. As this Master Plan is written, there is new ownership of this problem-plagued mobile home park. Township officials look forward to working with the new owners and management toward a lessening of problems arising in the park.

Commercial & Industrial

Limited commercial and industrial uses exist in Pavilion Township. The more significant commercial needs of residents can be satisfied in neighboring Portage, Kalamazoo and Comstock Township and also in nearby Vicksburg and Battle Creek. Most commercial and industrial uses are found along N Avenue, the northern border of the community, with an emphasis in the northwest corner between Sprinkle Road and 29th Street.

Community/Public Uses

Public uses in the Township include four cemeteries, the Township Hall, two fire stations, and a school. Additionally, Scotts Mill Park – a County park on the east end of the community – occupies 110 acres with a mix of hardwood forest, tillable land, a wild flower prairie, a playground and picnic areas.

Two significant rail lines run in the community – one running at a northeast/southwest angle in the southeastern end of the Township and the other a spur of the former running on a more northwest/southeast direction in the western half of Pavilion.

Woodlands, Wetlands and Lakes

Many lakes, wetlands and woodland resources are found in the community as reflected on the Existing Land Use Map. Chapter Three – Natural Resources speaks to these in more detail.

Existing Land Use Map

The Existing Land Use Map on the following page provides a simplified overview of existing land uses in the Township. Calculating existing land uses is not an exact science. For purposes of this map, 2017 aerial photography and the National Wetlands Inventory were used to determine which category of land use that an area of land falls: *agricultural, urban/built-up, wetlands, water body, open or wooded/scrub*. The 1978 MIRIS (Michigan Center for Remote Sensing) data was used to draw a comparison of changes in the land use categories.

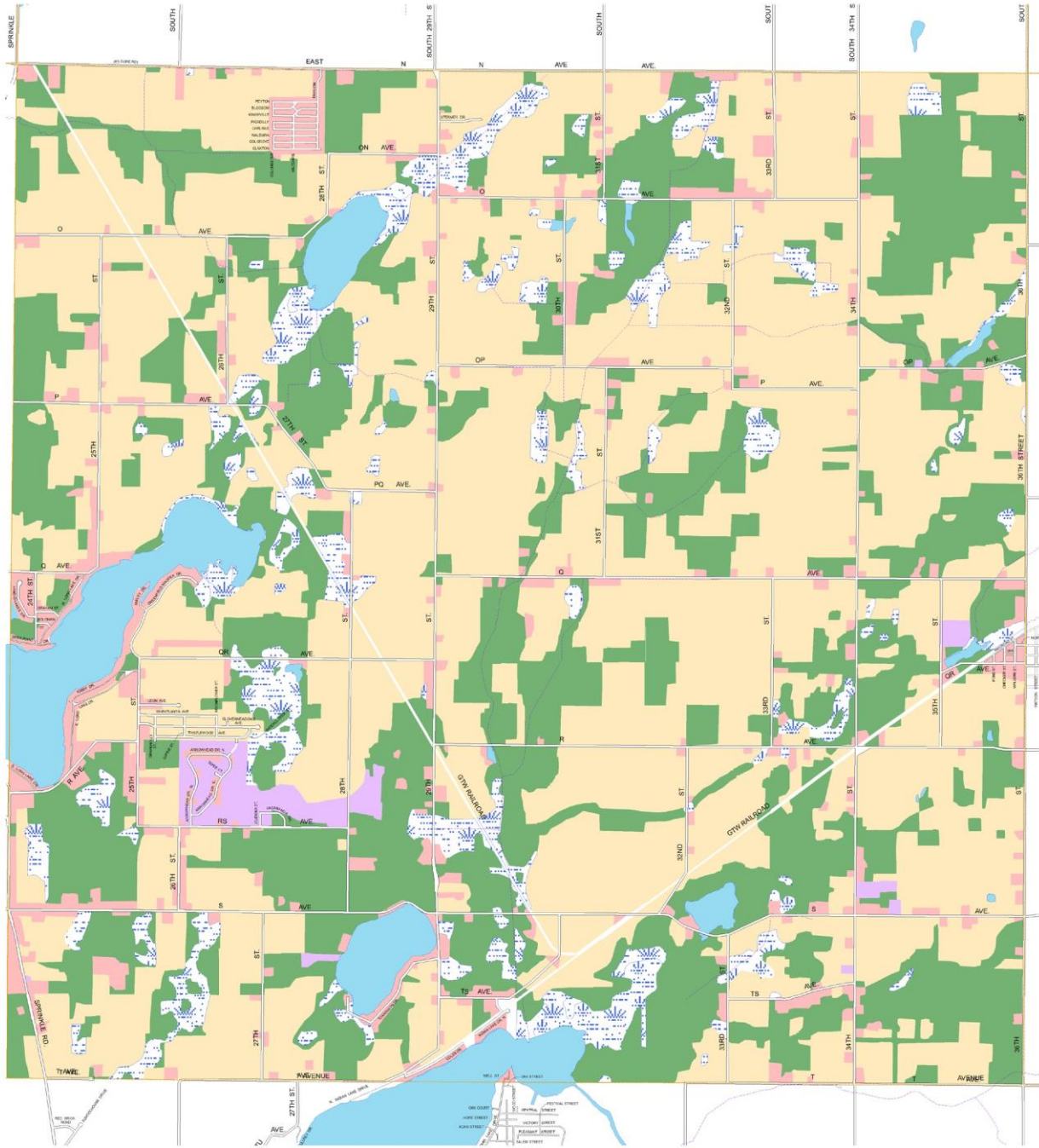
Pavilion Township is developing at a slow pace as compared to other communities in Kalamazoo County to the north and west. The minor change in the amount of land in both the agricultural and wooded/scrub land use categories – only 2% reduction in nearly 40 years – reflects the importance of agriculture in Pavilion Township as well as the rural atmosphere.

Reviewing the imagery to prepare the map revealed that while some lands changed to urban/built-up, new stands of trees grew causing areas to be designated as wooded/scrub which were previously classified as agricultural and agricultural areas are now found in areas previously designated as wooded/scrub. Most of the urban/built-up growth is found scattered along the county roads in the form of ‘new’ homes or commercial developments, mostly along N Avenue.

The 1978 MIRIS Existing Land Use Map can be found on the following pages as can the 2017 Existing Land Use Map, for a visual depiction of the comparisons presented in the table below.

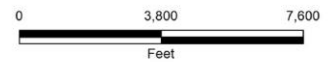
Classification	1978 Total	2017 Total	1978 – 2017 Change
Agricultural	55%	53%	-2%
Wooded/Scrub	30%	28%	-2%
Urban/Built-Up	7%	11%	+4%
Wetlands	6%	6%	None
Waterbody	1%	1%	None
Open	1%	1%	None

1978 Existing Land Use Map

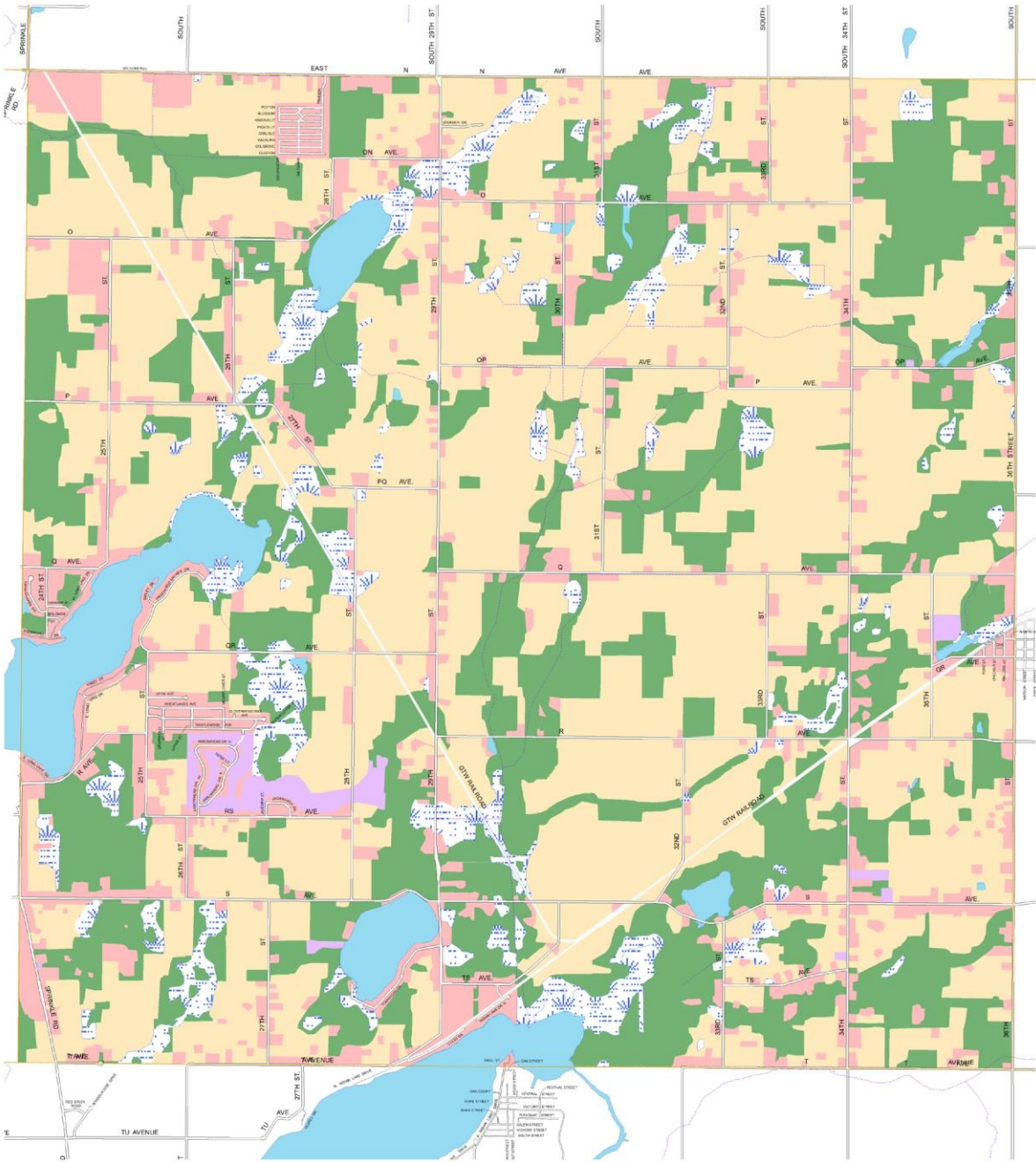


Legend

- Urban/Built-Up
- Agricultural
- Wooded/Scrub
- Water
- Open Land
- Wetlands/Wooded Wetlands
- Drains

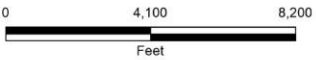


2017 Existing Land Use Map



Legend

- Urban/Built-Up
- Agricultural
- Wooded/Scrub
- Water
- Open Land
- Wetlands/Wooded Wetlands
- Drains



CHAPTER FIVE

GOALS & OBJECTIVES

Pavilion Township Master Plan

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 wind and solar generation activities 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.

Pavilion Township Master Plan

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.
- Direct 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 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.
- 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.

Pavilion Township Master Plan

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 Policy of the Kalamazoo Area Transportation Study.
- Adopt the Non-Motorized Element of the 2045 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.

CHAPTER SIX

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 parcelspecific 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.

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, wellmaintained 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.

The placement of solar arrays may be an appropriate use of non-prime agricultural lands and marginal lands such as along the edge of a farm, areas of steep slopes, droughty soils, and paved areas. Solar arrays can co-exist with various types of agricultural activities including animal farms, apiaries and wildflower cultivation. An analysis and study of the potential of large-scale solar development in the Township toward crafting a vision for solar should be considered by Pavilion officials as an implementation step of this Master Plan.

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 this 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

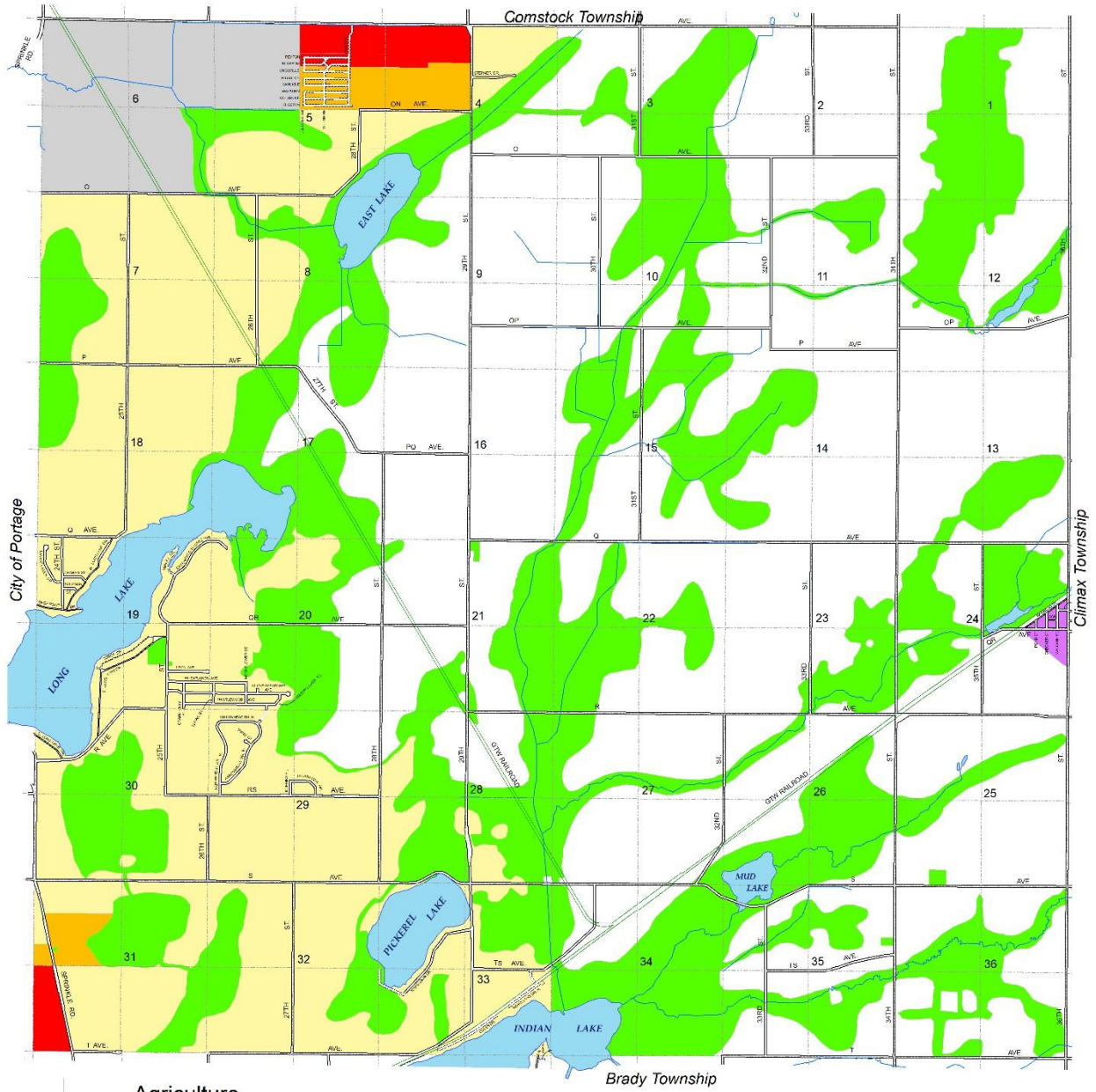
As with earlier versions of the Future Land Use Map, Industrial remains focused in the northwest corner of the Township along N Avenue. Area for future expansion of industrial land uses is provided along N Avenue and O Avenue east of Sprinkle Road as infrastructure is available to serve these areas and 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 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.

Pavilion Township Future Land Use Map



- Agriculture
- Low Density Residential
- Medium Density Residential
- Scotts Mixed Use
- Commercial
- Industrial
- Open Space



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.

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.

Pavilion Township Master Plan

CHAPTER SEVEN

IMPLEMENTATION

IMPLEMENTATION

To achieve the Goals, Objectives and Land Use Strategies identified in Chapter Five and the Vision Statement presented in Chapter Six, 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 in Chapter Six, 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 requirement should be complemented by an annual review of the master plan by the Planning Commission to ensure that it is kept current.

APPENDIX

CEM:sc 2/18/2019

PLANNING COMMISSION
PAVILION TOWNSHIP
COUNTY OF KALAMAZOO
STATE OF MICHIGAN

RESOLUTION TO APPROVE PROPOSED MASTER PLAN

A regular meeting and public hearing of the Pavilion Township Planning Commission was held on Thursday, February 21, 2019 at 7:00 p.m. Eastern Standard Time at the Pavilion Township Hall, 7510 East Q Avenue, Scotts, Michigan 49088.

	Present	Absent
Ed Cagney, Chair	✓	
Paul Roberts	✓	
Ruth Blake		✓
John O'Keefe	✓	
Marv Thomas		✓
Stan Strazalkowski	✓	
Lynn Coville	✓	

IT APPEARING that, pursuant to MCL 125.3831 et seq., the Pavilion Township Planning Commission has engaged and benefitted from the guidance of a planning expert and has undertaken the preparation of a proposed Master Plan for the use, development, and preservation of all land in the Township entitled "Pavilion Proud 2033".

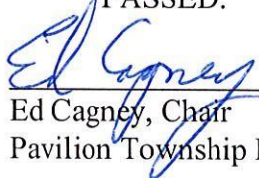
IT APPEARING FURTHER that the Planning Commission has notified those public and private entities required to be noticed and made available the proposed Master Plan and held a public hearing on Thursday, February 21, 2019 to provide the opportunity for all interested parties and public and private entities the opportunity for input.

IT APPEARING FURTHER that the Master Plan contains a history of Pavilion Township, describes existing conditions such as population, public water and sewer systems, school districts, transportation, community facilities, natural resources topography, soils, water resources, woodlands, wet lands inventory, existing land use such as agriculture, residential, commercial/industrial, public. Also presented are goals and objectives, future land use and zoning plan. All characteristics are appropriately mapped.

This Resolution moved by PAUL ROBERTS and seconded by LYNN COVILLE. The Planning Commission has completed its work on the Master Plan for Pavilion Township entitled "Pavilion Proud 2033" and recommends that the Township Board adopt the plan as presented.

	Yays	Nays	Abstain	Absent
Ed Cagney, Chair	✓			
Paul Roberts	✓			
Ruth Blake				✓
John O'Keefe	✓			
Marv Thomas				✓
Stan Strazalkowski	✓			
Lynn Coville	✓			

PASSED.



 Ed Cagney, Chair
 Pavilion Township Planning Commission



 John O'Keefe, Secretary
 Pavilion Township Planning Commission

STATE OF MICHIGAN)
)ss
 COUNTY OF KALAMAZOO)

I, the undersigned, the duly qualified and acting Secretary of the Pavilion Township Planning Commission, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Pavilion Township Planning Commission at a meeting held on the 21st day of February, 2019, the original of which Resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this 21st day of February, 2019.



 John O'Keefe, Secretary
 Pavilion Township Planning Commission

**TOWNSHIP OF PAVILION
RESOLUTION TO
APPROVE MASTER PLAN**

RESOLUTION TO ADOPT "PAVILION PROUD 2033 MASTER PLAN"

A regular meeting of the Pavilion Township Board was held on March 11, 2019, which was immediately subsequent to a 6:00 pm public hearing on the proposed budget, at Pavilion Township Hall, 7510 East Q Ave., Scotts, MI 49088

Present

John Speeter, Supervisor
Karen Siegwart, Clerk
Robyn Maxson, Treasurer
Greg Thomas, Trustee
Ruth Blake, Trustee

Absent

Ruth Blake

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Pavilion Township, and

WHEREAS, the Planning Commission has prepared the "Pavilion Proud 2033 Master Plan", and submitted the plan to the Township Board for review and comment, and

WHEREAS, on February 11, 2019, the Township Board received and reviewed the proposed Pavilion Proud 2033 Master Plan prepared by the Planning Commission and authorized distribution of the amendments to the Notice Group entities identified in the MPEA, and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA, and

WHEREAS, the Planning Commission held a public hearing on February 21, 2019 to consider public comment on the proposed Pavilion Proud 2033 Master Plan and to further review and comment on same, and

WHEREAS, the Planning Commission finds that the proposed Pavilion Proud 2033 Master Plan is desirable and proper and further the use, preservation, and development goals and strategies of the Township, and

WHEREAS, the Township Board may by resolution adopt or reject the proposed Master Plan.

WHEREAS, the Planning Commission having approved the plan and recommended that the Township Board adopt the Master Plan.

NOW THEREFORE BE IT RESOLVED, that the Pavilion Township Board hereby adopts the "Pavilion Proud 2033 Master Plan"

This Resolution was offered by Greg Thomas, and supported by John Speeter, with the roll call vote being as follows:

YEAS: Greg Thomas, John Speeter, Robyn Maxson, Karen Siegart,

NAYS: None

ABSTAIN: None

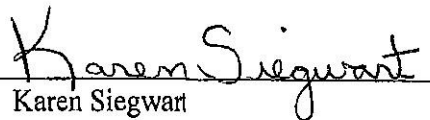
ABSENT: Ruth Blake

This Resolution declared adopted on the 11th day of March, 2019.



Karen Siegart, Pavilion Township Clerk

I hereby certify the foregoing to be a true copy of the Resolution adopted at a Regular Meeting of the Township of Pavilion 11th day of March, 2019.



Karen Siegart
Pavilion Township Clerk