

# PLANNING COMMISSION

## 2016 ANNUAL REPORT

This report is for the period of June 1, 2015 to June 1, 2016. It summarizes the actions of the Planning Commission and progress toward complying with the Master Plan made during this period.

### I. Membership

The Planning Commission is made up of the following members

Member	Term Expires
Leo Gonzales	12/2019
Sean Spence	12/2016
Tom Pais	N/A
Christine Oliver	12/2016
Patricia Sullivan	12/2016
Eric Wubbenhurst	12/2017
Michael Gergel	6/2016

### II. Meetings.

In the last year (since June 2015), the Village of Pinckney Planning Commission met on Sept 9, 2015, Oct. 5, 2015, Nov 02, 2015, Jan 04, 2015 and June 6, 2015. The MPEA requires four meetings annually. The Village of Pinckney has complied with the MPEA requirements.

### III. Master Plan Review

#### A. Review of Goals and Recommendations of the Master Plan

#### Residential Goal:

Goal: Guide residential development of the Village in a manner which will preserve, create and enhance the living environment of existing and future residential areas. Each objective of this goal is analyzed below.

1. Require Adequate transitional areas, uses or buffers between residential and non-residential uses to lessen potential conflicts, maintain property values, and appearance.

Progress toward this goal was made with rezoning of the lumber yard. Changing use to multi-family residential would lessen potential conflicts, maintain property values, and appearance of the area.

2. Remove conflicting or undesirable land uses from residential areas:

The former Lumberyard was rezoned to R4 (multi-family residential).

3. Promote a mixture of housing opportunities and alternatives for all segments of the population including the elderly and low- and moderate-income households.

The rezoning of several properties increased the number of properties that are zoned as multi-family residential. The Old St. Mary's Church as well as the former lumberyard both became multi-family residential. Increased multi-family housing would increase housing opportunities for low to moderate income people and seniors.

4. Provide residential opportunities in the Central Business District (CBD) with particular emphasis on residences above first floor commercial or office.

No progress has been made toward this goal.

5. Revitalize older residences and neighborhoods by encouraging public and private investment.

No progress had been made toward this goal.

6. Implement maintenance and improvement programs for local streets and sidewalks to ensure safe access within and between residential neighborhoods

Maintenance and improvement programs now exist for local streets and sidewalks.

7. Encourage new residential development that is consistent with the existing small town character of Pinckney emphasizing grid street patterns, smaller lot sizes, narrow streets, sidewalks, common spaces and small front yards.

No progress to report in regards to this goal

#### **COMMERCIAL AND OFFICE GOALS**

1. GOAL: Promote and maintain quality commercial and office development/redevelopment that meets the needs of Pinckney residents while strengthening the Village's tax and employment base.

No new office development has occurred during the last year, however several downtown storefronts have been rehabbed and reoccupied by businesses like Go Taco! MaeBlooms, and Urban Farmhouse.

2. GOAL: Promote the CBD as the retail and service center of the Village

No progress has been made on this goal

3. GOAL: Encourage a mixture of uses in the CBD including upper-floor retail

No progress has been made on this goal.

4. GOAL: Coordinate with Pinckney's Downtown Development Authority (DDA) on planning and development efforts within the DDA district

The DDA is now made up of members of the planning commission. This will increase the communication and coordination between the two.

5. **GOAL:** Work with local and regional economic development agencies (i.e., Pinckney DDA, Livingston County Economic Development Council, Ann Arbor Spark, and the MEDC) to identify opportunities for continued economic development and job creation in the Village

The Village held a development summit in April, which worked with MEDC, Ann Arbor Spark, and other agencies to showcase properties available in the downtown corridor, and maximize incentives to potential purchasers of vacant/underutilized parcels.

### **RESEARCH, TECHNOLOGY and LIGHT INDUSTRY GOAL**

**Goal:** Attract businesses involved with research, technology and light industry

Progress has been minimal toward this goal. Several of the objectives indicated by the master plan have been achieved (service by public utilities to sites, separating traffic flow from residential areas, infrastructure such as broadband access).

### **PARKS AND RECREATION**

**GOAL:** To provide high quality parks, open spaces, and recreational opportunities for all residents of the Village.

The Village continues to provide ample access to parks and recreation. The Village has met objectives including

- a. Continuing to update the Pinckney-Putnam Parks Master Plan
- b. Market the Village as a recreation hub, or Trail Town. A regional trail towns committee has been formed with Hamburg and Putnam, and in addition some grant funding has been secured for bike racks to go toward the project
- c. Continue to collaborate with interest groups to renovate the historic Pinckney Depot. Little progress has been made toward this objective
- d. Enhance access to the Lakelands Trail from Residential Areas, Pinckney High School, and the Downtown. This is an objective of the Trail Towns project
- e. Support the formation of a joint parks and recreation commission to guide the implementation of the Pinckney-Putnam Parks Master Plan. The committee meets periodically, although a commission has not been formed.

### **COMMUNITY FACILITIES AND INFRASTRUCTURE GOAL**

**Goal:** Provide quality community facilities and services necessary to protect the health, safety, and welfare of Pinckney residents and to strengthen the local economy in the most cost-efficient manner.

The Village has made progress toward this goal, and the objectives outlined including providing adequate utilities and infrastructure so that the Village may ensure managed and responsible growth. The Village Council annually updates the comprehensive capital improvements plan for Village facilities and major equipment expenditures. The Village also cooperates with surrounding townships to coordinate land use planning and community infrastructure services to serve the needs of the public (for instance, with wellhead protection). The final objective was

to provide advanced technology infrastructure such as broadband and wireless technologies to improve business environment and overall quality of living. This has largely been accomplished.

**IV. Zoning Ordinance Amendments.**

- A. Amendments done in last year: None
- B. Review Zoning Requests: (Location, Request description and status)
- C. Zoning Ordinance Updates expected in the next year: None.

**V. Development Reviews**

There were no development reviews between 6/1/2015 and 6/1/2016

**VI. Variances**

Variance Type	Location	Description	Status	Recommendation to legislative body	Date of Action
Digital Sign	211 E. Main	Request for Digital Sign	Approved	Approved	1/4/16
Digital Sign	850 E. Main	Request for Digital Sign	Approved	Approved	1/4/16

**VII. Actions by legislative body/Zoning Map**

**A. Rezoning of former Lumberyard (475 Webster)**

1. It was not recommended by the planning commission that the parcels be rezoned to Multi-Family Residential. It was, however, approved by Council
2. Rezoning of 550 E. Hamburg and Stuart St., North of Hamburg were approved by Council, and were also recommended by Planning Commission.