

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
Donald Oliver	12/2020
Tom Pais (Council Representative)	N/A
Christine Oliver	12/2020
Eric Wubbenhorst	12/2017
Diane MacDonald	12/2020
Bridget Gergel	6/2020

II. Meetings.

In the last year (since June 2016) The Village Planning Commission has met on 9/7/16; 11/07/16; 12/05/16; 1/04/17; 2/13/17; 3/6/17; 4/3/17 and 6/5/17. Quorum was met at all meetings. 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.*

The planning commission has addressed this goal by addressing buffers and screening in the site plan review process. Buffers and screening were discussed as a part of the site plan reviews for Pirate's Cove and for People's Church. Those were the only two site plans submitted within the

last year.

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

The former Pinckney Elementary School was zoned residential in accordance with the master plan. The areas (inside the Village) surrounding that property are residential.

The property at 550 Hamburg (formerly St. Mary's Church) has been granted a variance to allow them to apply for a special use permit to have an indoor recreation facility within the space. While the use may appear to have a conflicting or undesirable use in the surrounding residential area, the use is staying within the existing footprint of the building and is consistent with what the building was used for when it was a church. Additionally, the building has access to major roads and should not congest neighborhood streets.

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 current plan for 550 Hamburg includes a mixed-use development with multi-family residential included.

The properties at 936 Main and the Marhoffer/Campbell Property on Dexter-Pinckney Rd. (Without an address) have both been rezoned as high density residential.

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.

The DDA lot for sale would make an ideal location for a mixed use (residential/commercial) property. The Village has worked to market the property as such.

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

Attempts at Blight mitigation (808 E. Main and 936 W. Main) along with code enforcement are helping revitalize older neighborhoods. The Vacant building at 550 Hamburg has been purchased by developers with the intention of doing multi-use development. The property has not been inhabited for some years.

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 as managed by Village Council. Planning Commission is committed to ensuring new projects include sidewalks and other features to improve walkability.

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.*

Parcels on Dexter/Pinckney Rd (the Marhoffer Campbell parcel) and a 936 Main have been

Re-zoned as high density residential. These developments, when completed, will be consistent with the character of the Village.

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.*

Plans are underway to redevelop 550 Hamburg to a commercial mixed use space.

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

The Village is utilizing programs like Redevelopment Ready Communities and engaging in initiatives like the Trail Towns initiative to make the downtown the hub for the village.

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

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 Zoning Administrator routinely attends trainings and educational seminars to become aware of what programs and grants are available, and refers projects to SPARK, MEDC and other development resources.

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 and is also being addressed as a part of other projects.
- 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: Changing 936 Main to High Density Residential, Changing Marhoffer Campbell Property on Dexter Pinckney Rd. to High Density Residential
- B. Zoning Ordinance Updates expected in the next year: Changes to the site plan approval process and special land use permit application process.

V. Development Reviews

There were no development reviews between 6/1/2016 and 6/1/2017

VI. Variances

Location	Type	Description	Status	Recommendation to legislative body	Date of Action
551 E. Hamburg	Dimensional Use	Setback Deviate above # of units Deviate on # of rooms	Approved	Approved	9/12/16
220 S. Howell	Dimensional	Village Hall Parking Lot – place lot closer to property line than ord allows	Approve	Approve	3/27/17
233 Portage	Dimensional	Dimensional Variance (Setback) for garage	Approved	Approved	3/27/17
0 Kirkland Ct	Use	Request to deviate from ordinance/technical standards re: paving the lot	Approved	Approved	5/22/17
551 E. Hamburg	Use	Allow a special use for indoor rec in the R-4 district.	Approved	Approved	5/22/17

VII. Special Use

Special Use Permits were granted for:

- a home occupation at 843 Mower (1/4/17)
- Surface Vehicle Storage lot at 0 Kirtland Court (5/22/17)

VIII. Actions by legislative body/Zoning Map

- Rezoning the Marhoffer/Campbell property
- Rezoning Former Pinckney Elementary (935 M-36)

Respectfully Submitted,

Diane Kay-Hougaboom
Zoning Administrator