

**Village of Pinckney  
Planning Commission Meeting  
Minutes  
Wednesday, January 3, 2018**

**Call to Order:** Zoning Administrator called the meeting to order at 7:00 pm.

**Roll Call:** Present – Ted Kinczkowski, Diane MacDonald, Richard Mayernik, Christine Oliver, Donald Oliver, Tom Pais  
Absent - Bridget Gergel  
Also attending – Lucie Fortin (Planner), Michelle Brunner (Zoning Administrator), Rebecca Foster

**Pledge of Allegiance**

**Approval of the Agenda:**

Added the Pledge of Allegiance to the Planning Commission Agenda.

Moved by Commissioner Kinczkowski, seconded by Commissioner MacDonald, to approve the agenda as amended. The motion carried unanimously.

**Approval of the November 6, 2017 Minutes:**

Moved by Commissioner MacDonald, seconded by Commissioner D. Oliver, to approve the November 6, 2017 minutes as presented. The motion carried unanimously.

**Reports:**

**Chairman:** No chairman, no report.

**Secretary / Vice-Chairperson:** No vice-chairperson, no report.

**Council Report:** Commissioner Pais stated at last council there was a presentation on textile recycling called Simple Recycling. Textiles can be reused in a variety of way and this program will do it at no cost the Village. Howell and Brighton already do it and they are happy with it. It will be the same day as regular recycling. The Council took a vote, approved the program and it will begin in February. Commissioner Pais also stated the Village already has established a Brownfield Authority Board, but needs members. They are looking for people to be on the board so it is in place in case they need to convene. Commissioner MacDonald stated Patterson Lake Products was a Brownfield project.

**Zoning Administrator:** Ms. Brunner will be gone on vacation for the March 5<sup>th</sup> meeting. The February meeting has the potential to be quite busy with Conditional Rezoning for Kril Enterprises, a Zoning Amendment for the IHA medical building on the Marhofer/Campbell property, and the Site Plan review for People's Church.

**Public Forum:**

Zoning Administrator opened the Public Forum at 7:10 pm.

Public Forum was closed at 7:10 pm.

## **Agenda:**

### 1. Vote on Leadership Positions

Motion by Commissioner Pais to nominate Commissioner MacDonald for Chairman; Seconded by Commissioner Mayernik.

Yeas: Kinczkowski, MacDonald, Mayernik, C. Oliver, D. Oliver, Pais

Nays: None

Absent: Gergel

Motion carried in a roll call vote.

Motion by Chairman MacDonald to nominate C. Oliver for Secretary/ Vice-Chairman; Seconded by Commissioner D. Oliver.

Yeas: Kinczkowski, MacDonald, Mayernik, C. Oliver, D. Oliver, Pais

Nays: None

Absent: Gergel

Motion carried in a roll call vote.

### 2. Economic Development Council Update

Ms. Foster had wanted to have the latest quarterly report and latest budget in hand for the meeting so Planning could have it but she wasn't able to get the materials yet. One of the big things that EDC had Spark do this last year was a talent report, which should have had forwarded to the Commissioners in the summer. The talent report has lots of good information to move forward on. There is lots of conversation on public transportation in the county, building on the existing LETS and trying to bring in Uber. Also some work on the Michigan Flyer - the bus to the airport that goes through Howell and Brighton, they are working on a stop in this area for the local residents. My Bright Future is an organization working with the schools to partner with businesses in Livingston County to provide internships and experience for high school students. These are tech positions that can't be filled in the area. Companies in Livingston County can't get workers because the pay isn't enough for workers to afford to live here. Companies like Thai Summit bus workers in from the Flint area. Spark's funding is supposed to be paid 1/3 by the county, 1/3 by municipalities and 1/3 by local business. The county has been paying more than their share to make the budget work while they try to get business contributions. This time, the county decided that they would only go with a one year contract and wouldn't pay as much money towards the Spark contract. The County commissioners had questions, so more visibility from the EDC is something that they and Spark will be working on. All reports will be made more easily available. Having the reports available will help a LOT especially with avoiding misinformation.

### 3. Brownfield Redevelopment Authority

At the Council meeting in December, it was discussed that it would be helpful to have the Brownfield Redevelopment Authority Board in place. A one-pager on the authority was included in the packet. The Village is looking for volunteers to sit on the board. Commissioners Kinczkowski and Mayernik volunteered for the positions.

Motion by Commissioner D. Oliver to recommend Kinczkowski and Mayernik for the Brownfield Redevelopment Authority Board; Seconded by Commissioner Kinczkowski.

Yeas: Kinczkowski, MacDonald, Mayernik, C. Oliver, D. Oliver, Pais Abstain:

Nays: None  
Absent: Gergel  
Motion carried in a roll call vote.

#### 4. Ordinances to Consider: Solar, Subdivision

Chairman MacDonald asked about the meeting summary in the packet regarding the gravel pit property. Ms. Brunner stated that the meeting with Mr. Blau and potentially developing the parcel of land is what was driving the subdivision ordinance. The Village was recently approached by the developer to discuss potential plans for the large parcel of land in the northwest corner of the Village. This brought about discussion about potentially needing an ordinance for subdivisions. Pais stated that there is already lots of state level guidance on subdividing but a subdivision ordinance for the Village would essentially be us making our own set of details and 'rules' if the Village wanted to go that direction. Ms. Fortin stated that the platting process is long, but something should be in place. Also, there are still parcels in the Village that could be subdivided. Ms. Foster stated that this property may be part of a 'buffer' for the gravel pit. Ms. Fortin stated that gravel pit regulations would most likely be a state issue.

Ms. Brunner stated that people have recently asked for permits to have solar panels in the Village, for which the Village has no ordinance. Ms. Fortin has submitted some information for Planning Commission to consider, not specific to the Village but a nice cross section of other municipalities. There are 'small', 'medium', and 'large' energy systems. The way it can really be measured is by output. Small scale is 10 KW. Net metering is where you have a system to support your house and not have a surplus. Most of what the village would have would fall into this category and cover variables like setbacks, etc. 20 KW is probably a good size to also consider. Medium size systems would be more along the lines of a commercial operation/business that could easily have 20 KW. A solar energy ordinance would give guidance on how is it permitted - administratively, and cover general provisions. Ms. Fortin can draft something relatively easily. Commissioner Pais asked about wind energy as well.

#### **Public Forum:**

Chairman MacDonald opened the Public Forum at 7:58 pm.

Public forum closed at 7:58 pm.

#### **Member Discussion:**

Commissioner Pais stated there was one more thing he forgot to mention from the last Council meeting. Materials from SEMCOG were part of the packet. SEMCOG is in the process of putting together a demographic survey of the territory that includes lots of good facts and figures. They are developing an interactive map online that will provide the data for any particular municipality. They want municipalities to take a look at it. The link to the map can be found in the December Council packet in the Meetings on Demand tab of the Village website.

Commissioner C. Oliver asked about Pinkney El. Ms. Brunner stated that it is currently for sale for \$799,000.

#### **Adjournment:**

Moved by Commissioner C. Oliver, seconded by Commissioner Kinczkowski to adjourn the meeting at 8:08 pm. The motion carried unanimously.