

Village of Pinckney
Planning Commission Meeting Minutes
Monday, February 3, 2020

Call to Order: Chairman Pais called the meeting to order at 7:01 PM.

Roll Call:

Ted Kinczkowski: Absent

Rob MacDonald: Absent

Richard Mayernik: Present

Christine Oliver: Present

Donald Oliver: Present

Tom Pais: Present

Don Tottingham: Present

Also Present: Michelle Brunner (Zoning Administrator), Lucie Fortin (Village Planner) and Victor Haubenstricker (Recording Secretary).

Pledge of Allegiance

Approval of Proposed Agenda and Previous Meeting Minutes:

Approval of Proposed Agenda motion by Commissioner Tottingham and seconded by Commissioner Donald Oliver. All in favor.

Approval of Previous Meeting Minutes motion by Commissioner Christine Oliver and seconded by Commissioner Tottingham. All in favor.

Reports:

Chairman: Chairman Pais: No report.

Secretary / Vice-Chairperson: Commissioner Christine Oliver: No report.

Council Report: Commissioner Kinczkowski: Absent, no report.

Zoning Administrator Brunner: No report.

Public Forum:

Opened 7:03 PM.

Closed 7:03 PM.

Agenda:

1. 935 W Main Discussion

Chris Bonk, a builder and member of 2/42 Community Church, presented a plan for old Pinckney Elementary called "Grant's Place." This plan entails remodeling the old Pinckney Elementary building and turning it into a group home for up to twenty-four severely mentally handicapped adults.

There would be a strong emphasis on activities for these individuals, including work skills classrooms, a store, animal rescue help, camps and day programs, with the whole former Pinckney Elementary property, not just the building, being utilized.

There is a need for this in the community and the area, especially with people from Washtenaw County having to drive an hour and a half to find a similar group home. The distance can make it hard to spend time with loved ones.

Paying for this would involve the successful procurement of grant money and tax credit, along with additional fund-raising.

The Commissioners were receptive to the idea and recommended Mr. Bonk begin regularly attending Village Council meetings to stay on top of the process. Village Planner Lucie

Fortin was willing to help him choose the correct zoning category for his plan.

2. Master Plan Discussion

Village Planner Lucie Fortin reminded the Planning Commission that on March 9 there would be a joint meeting with the Village Council and that Kris Olson of the Huron River Watershed Council would be presenting on green infrastructure.

Regarding the properties discussed in the Master Plan for the November meeting (old Pinckney Elementary, Wiltse's House and old St. Mary's) Commissioner Mayernik wished to know if it would be better to have a detailed list in the Master Plan of how we would like to use each property in the future or if it was better to be more generic. Village Planner Lucie Fortin noted that the sites were chosen because they don't easily fit into categories and must therefore be treated more flexibly.

Commissioner Donald Oliver wanted to know who owned the ballpark by the station (it's owned by DNR) and if they or the apartments might cause problems for these properties. Village Planner Lucie Fortin said they would not cause any problems.

Regarding the Wiltse's property, encouraging shared parking, cultivating better landscaping and having pleasing architecture were all given as priorities for the development of the area.

Potential ideas for the development of the Pinckney Elementary property included tiny homes and multi-family residential housing, with the utilization of Honey Creek as an important goal to have in this process.

With the discussion around Honey Creek and Mill Pond Chairman Pais gave a brief rundown on the dam in the area, which he explained was made mostly out of sediment. The Huron River Watershed Council had done some brief work studying the dam but to finish the study they had asked for more money than the Village Council was willing to pay them.

In concluding her discussion on these three areas, Village Planner Lucie Fortin said that the ideas talked about for these properties would be emphasized in the Master Plan. Though the Master Plan was last updated in 2015 much of the information in it is still relevant to these properties, such as an effort to remain flexible with what the properties could end up being used for.

Regarding the Master Plan itself, Commissioner Mayernik raised a question about an

objective in it that wished to reduce traffic on main street, which he thought could hurt local businesses down there. Village Planner Lucie Fortin said the Master Plan objective would be amended to focus on calming traffic (as in making it easier to walk around and visit local businesses).

Zoning Administrator Brunner asked about Master Plan goals which seek to expand the Central Business District, wondering how much bigger it could realistically get and if it was a meaningful objective. Village Planner Lucie Fortin offered to remove it from the Master Plan but she also said she would look over it in more detail to see what had prompted it being put there in the first place. Village Planner Lucie Fortin also expressed a desire for the Planned Unit Development Category of the Master Plan to be more flexible.

Chairman Pais stated that the Central Business District category started out with the downtown area in mind and thus has no parking requirements, which is what makes it distinct from other categories.

Chairman Pais reminded everyone that the joint meeting with Village Council was on March 9. Zoning Administrator Brunner requested that Planned Unit Development be discussed further at that meeting.

Public Forum:

Opened 8:16 PM.

Closed 8:16 PM.

Member Discussion:

Commissioner Tottigham recommended that people stay watchful and vigilant given the rash of car break-ins that have occurred recently.

Commissioner Mayernik notified those present that ACO was now active and hiring.

Village Planner Lucie Fortin informed those present that a group she believed was called Bike Walk Livingston was meeting to talk about the trails in the area and she encouraged everyone to come and make sure Pinckney was represented.

Adjournment:

Motion by Commissioner C. Oliver, seconded by Commissioner Tottingham, to adjourn the meeting.

Yeas: 5 Nays: 0 Absent: 2 Vacant: 0

The motion carried. Meeting adjourned at 8:24 PM.