

**Village of Pinckney
Planning Commission Meeting
Minutes
Monday, January 4, 2017**

Call to Order: Chairman Gonzalez called the meeting to order at 7:00 pm.

Roll Call: Present – Diane MacDonald, Christine Oliver, Tom Pais, Eric Wubbenhorst, Leo Gonzalez. Also attending – Lucie Fortin, (Village Planner), Diane Kay-Hougaboom (Zoning Administrator), Michelle Brunner (Recording Secretary)
Absent – Bridget Gergel

The Pledge of Allegiance was recited.

Approval of the Agenda:

Agenda had the incorrect year. Amend the agenda to reflect the correct year of 2017.

Moved by Commissioner Wubbenhorst, seconded by Commissioner Oliver, to approve tonight's agenda as amended. The motion carried unanimously.

Approval of the December 5, 2016 Minutes:

Typo in the Zoning section – need a period at the end of the last sentence, not an 'l'.

Moved by Commissioner Wubbenhorst, seconded by Commissioner Oliver, to approve the December 5, 2016 minutes as amended. The motion carried unanimously.

Reports:

Chairman: Chairman Gonzalez had nothing to report.

Secretary / Vice-Chairperson: Commissioner Gergel was absent.

Council Report: Commissioner Pais had nothing to report other than all council positions were filled.

Zoning Administrator: Mrs. Kay-Hougaboom stated that Tina Chaney's term had expired and Ms. Chaney had no wish to renew it. There is currently one more person interested in being on Planning Commission but council will need to approve them. It is a quiet time of year for permits, etc.

Public Forum:

Chairman Gonzalez opened the Public Forum at 7:05 pm. Cynthia Grelecki of 10242 Sunrise Ridge wanted to speak, but it was determined that she should speak at the Public Hearing for 843 Mower Rd. Public Forum was closed at 7:06 pm.

Agenda:

1. Joint meeting in February for Redevelopment Ready Communities

Redevelopment Ready Communities (RRC) want to present to both Council and Planning Commission at the council meeting on February 13th. Rescheduling the Planning Commission meeting from February 6th to the 13th would be a good idea and leave enough time that the

change could be published now. It was suggested to hold a Planning Commission meeting at 6pm before the Council meeting so then the Commissioners would be there for that meeting.

Moved by Commissioner Pais, seconded by Commissioner MacDonald, to approve the proposed meeting date and time change and joint meeting in February for Redevelopment Redevelopment Communities.

The motions carried unanimously.

2. Public Hearing: 843 Mower Rd

Mrs. Kay-Hougaboom stated that there was a special use permit application for a home based business for firearms sales and transfers at 843 Mower Road. The homeowners had done the same home based business at another location in Livingston County but recently moved to the Village and wanted to continue with the business. They expect around 8 customers a month. Mrs. Kay-Hougaboom has spoken to the ATF and they had no concerns. Their application is in order and it meets Village ordinance requirements. Issue was raised about concerns over an increase in traffic and also it appears that the driveway is a joint driveway. Scott Smith, the applicant, stated that the drive is on his property. The neighbor he shares the drive with is Carl Clement. Ms. Fortin asked if he would have signage and the answer was no. Ms. Fortin asked if people would come by appointment and Mr. Smith stated that he needs to keep hours per the ATF but those are very limited. Ms. Fortin asked if there would be any outdoor activity and Mr. Smith said no, not related to his business.

The Public Hearing was opened at 7:20 pm.

Cynthia Grelecki of 10242 Sunrise Ridge, Pinckney, MI said she had originally had concerns about the traffic, but Mr. Smith had addressed those concerns. She was worried that there would be a firing range. She was also concerned that all of this would be in addition to the pipeline coming through. Commissioner Pais said there is an ordinance for no discharge of firearms in the village.

Mary Barry of 789 Mower Road, Pinckney, MI had several questions for Mr. Smith. She asked if he had operated this business out of his last home and the answer was yes. She asked if the business was expected to grow and Mr. Smith stated that if he did try to grow the business, he would do so out of a storefront, not out of his home. She asked if it was common for people to purchase guns without firing them first and Mr. Smith stated that it was very normal for people to purchase guns that way. She asked if his current customers were from Livingston County and the answer was yes. She also asked how many home based businesses were in the Village and Mrs. Kay-Hougaboom stated that she wasn't sure of the exact number but estimated it to be around a dozen, including daycares.

The Public Hearing was closed at 7:27 pm.

Commissioner MacDonald asked if the applicant's special use application was in agreement with all of the Village ordinances and Mrs. Kay-Hougaboom stated that yes, it was.

Moved by Commissioner MacDonald, seconded by Commissioner Pais, recommend approval of the Special Use Permit Application at 843 Mower Road to Council.

The motions carried unanimously.

3. Public Hearing: 0 Kirtland Court

Mrs. Kay-Hougaboom stated that there was a request by Pirate's Cove for a special use permit for a surface storage lot at 0 Kirtland Court and Mr. Dave Hughes was present to answer any questions.

Ms. Fortin asked if there was not going to be any access to Kirtland Court because the previous site plan showed emergency access to that road and there wasn't supposed to be any. Mr. Hughes said that they are prepared to submit a site plan that is similar to the previous one. There will be access to Kirtland Court ONLY for emergencies and to satisfy the fire chief. Ms. Fortin asked if there would be any services/new utilities to this parcel and Mr. Hughes said that no, it was parking only. Commissioner Pais stated that they currently had indoor storage and asked if there was any servicing there. Mr. Hughes stated that some of the units are heated with lights and it is possible that a customer may wax their RV but the units are not to be occupied at any time.

Public Hearing was opened at 7:34pm and closed at 7:35pm with no response.

Ms. Fortin had concerns that there were no plans submitted with the special use application and she suggested that it be approved with the condition that the plans meet the new ordinance requirements and are approved.

Mr. Hughes stated that the property hasn't been purchased yet. Mrs. Kay-Hougaboom stated that the special use permit goes with the property.

Moved by Commissioner Pais, seconded by Commissioner Wubbenhorst, to recommend approval of Pirate Cove's Special Use Permit application at 0 Kirtland Court to Council with the condition that the site plan meets the new ordinance requirements.

The motion carried unanimously.

Public Forum:

Chairman Gonzalez opened the Public Forum at 7:42 pm with no response.

Member Discussion:

Commissioner Wubbenhorst asked if we need to tweak our ordinance regarding these Special Use Permits and Site Plans. There was some discussion amongst Ms. Fortin, Mrs. Kay-Hougaboom and the commissioners regarding the process and wording for the site plan approval process and special use permit process. Mrs. Kay-Hougaboom stated that these items will be discussed at the next joint Planning Commission and Council meeting in February because that was the goal of that meeting with the RRC anyway.

Mrs. Kay-Hougaboom stated she will send the report she has from the RRC to all of Planning Commission so they can review it and have talking points ready.

Chairman Gonzalez said that it would be nice to have some sort of sign about Pinckney at the corner of Dexter-Pinckney and Main St.

Adjournment:

Moved by Commissioner Oliver, seconded by Commissioner Wubbenhorst, to adjourn the meeting at 8:00 pm. The motion carried unanimously.