

**Village of Pinckney  
Planning Commission Meeting  
Minutes  
Monday, April 3, 2017**

**Call to Order:** Chairman Gonzalez called the meeting to order at 7:11 pm.

**Roll Call:** Present – Bridget Gergel, Diane MacDonald, Christine Oliver, Donald Oliver, Tom Pais, Leo Gonzalez.

Also attending – Lucie Fortin, (Village Planner), Diane Kay-Hougaboom (Zoning Administrator), Michelle Brunner (Recording Secretary)

Absent – Eric Wubbenhorst

**Approval of the Agenda:**

Remove Agenda Item #4 for Continued Site Plan Review – 0 Kirkland Court.

Moved by Commissioner Gergel, seconded by Commissioner C. Oliver, to approve the agenda as amended. The motion carried unanimously.

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

Moved by Commissioner MacDonald, seconded by Commissioner Pais, to approve the March 6, 2017 minutes as presented. The motion carried unanimously.

**Reports:**

**Chairman:** Chairman Gonzalez had nothing to report.

**Secretary / Vice-Chairperson:** Commissioner Gergel had nothing to report.

**Zoning Administrator:** Mrs. Kay-Hougaboom stated that she had heard from the attorney regarding combining the parcels at Pirate's Cove and that the attorney's recommendation was to combine the parcels. Commissioner Pais asked about creating a dedicated easement through the adjoining parcel but Mrs. Kay-Hougaboom had asked about that specifically and the attorney still felt that the parcels should be combined. Mr. Pas stated that his only worry is to have one large parcel with two different special use permits – one special use for indoor storage and one for RV storage. Mrs. Kay-Hougaboom will speak to Mr. Stoker again. Ms. Fortin stated that she has seen split zoning before and it will be a matter of keeping a detailed site plan on file.

**Council Report:** Commissioner Pais stated that the biggest item at the last council meeting was the proposal for remodeling the upstairs. Changes are being made for increased security. Council also approved some variances in regards to setbacks and driveway width so the parking lot update project can go out for bid with the road project.

**Public Forum:**

Chairman Gonzalez opened the Public Forum at 7:28 pm. Public Forum was closed at 7:28 pm.

**Agenda:**

1. Medical Marijuana Ordinance

Mrs. Kay-Hougaboom stated that this item was for consideration because she does receive calls from realtors and other people asking about what the Village's position on it is. The older act – the Michigan Medical Marijuana Actn (MMMA), established in 2008, allows for limited medical cultivation, distribution and use of marijuana for a debilitating medical condition. The newer act, the Medical Marijuana Facilities Licensing Act (MMFLA) was enacted in 2016 and allows commercial medical marijuana facilities and this is the act that a potential ordinance would concern. There are 3 options at the moment on what to do about the act – a 'wait and see' approach and take no immediate action, which would essentially mean that it is not allowed; create an ordinance that would not allow it; or create an ordinance that would allow it. The Act is still so new that not all the processes have been worked out by the state yet. There was discussion about whether or not the Village could even accommodate the MMFLA given zoning and available space. Commissioner MacDonald stated that with the state still trying to figure things out, it may be prudent to wait and see what happens.

C. Oliver moved to table the Medical Marijuana Ordinance, seconded by D. Oliver.  
The motion carried unanimously.

## 2. Ordinance Updates – Role of Planning and Zoning

Mrs. Kay-Hougaboom had recently sent out a memo to the Planning Commission regarding proposed changes to the roles of planning and zoning. It was suggested by the Redevelopment Ready Communities (RRC) to reduce potential conflict and streamline some of our process. One way to do that is to give the Planning Commission more power, so the Planning Commission could give final site plan approval (rather than recommending to Council). If an applicant wanted to appeal, they would then appeal to the Zoning Board of Appeals (which is made up of Council members). The other way to do that is to keep the current system where Planning Commission makes a recommendation to Council but then take away the ability to appeal to the Zoning Board of Appeals. If the applicant wanted to challenge a decision, they would then go to court. There was some discussion about the importance of having hearings between two separate bodies, as well as the fact that the Planning Commission often gets more background information when being presented with site plans and special use permits.

Moved by Commissioner Pais, seconded by Commissioner MacDonald to make a resolution to recommend to Council that Planning Commission give final site plan approval.  
The motion carried unanimously with a roll-call vote.

Moved by Commissioner Pais, seconded by Commissioner C. Oliver to make a resolution to recommend to Council that Planning Commission give final approval for special use permits.  
The motion carried unanimously with a roll-call vote.

## 3. Rezoning Pinckney Elementary site (935 W. M-36)

Mrs. Kay-Hougaboom stated that this address (which is actually 2 parcels) had previously been in the process of being zoned from Public and no zoning to High Density Residential about a year ago. When the property was sold, Planning Commission held off on the zoning as a courtesy to the purchaser. Since then, the new owners have not approached the Village about anything regarding the property. The master plan has the parcels zoned as High Density Residential and that is what Mrs. Kay-Hougaboom and Ms. Fortin suggest Planning Commission move forward with.

Moved by D. Oliver, seconded by C. Oliver to recommend to Council to rezone 935 W. M-36 as High Density Residential (R3).  
The motion carried unanimously with a roll-call vote.

## **Public Forum:**

Chairman Gonzalez opened the Public Forum at 8:17 pm with no response.

**Member Discussion:**

Mrs. Kay-Hougaboom stated that there will be new and updated zoning maps soon. C. Oliver asked about the site condominium letter than Mrs. Salowitz had sent out and Mrs. Kay-Hougaboom stated that it was just the developers being thorough. Mrs. Kay-Hougaboom also stated that the Wellbridge project is finally complete but the owner had mentioned that he would maybe like to eventually add senior living apartments one day.

**Adjournment:**

Moved by Commissioner C. Oliver, seconded by Commissioner MacDonald, to adjourn the meeting at 8:21 pm. The motion carried unanimously.

DRAFT