

**Village of Pinckney
Planning Commission Meeting
Minutes
Wednesday, September 6, 2017**

Call to Order: Chairman Gonzalez called the meeting to order at 7:12 pm.

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

Approval of the Agenda:

Changed item number 2 on the agenda to also be 'Public Hearing'.

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

Approval of the August 7, 2017 Minutes:

Chairman Gonzalez had a question about the location of Kochan's Corners. Amended the minutes to reflect Ms. Kay-Hougaboom potentially cancelling the October meeting or have it on a different date.

Moved by Commissioner Wubbenhorst, seconded by Commissioner D. Oliver, to approve the August 7, 2017 minutes as amended. The motion carried unanimously.

Reports:

Chairman: Chairman Gonzalez had nothing to report.

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

Council Report: Commissioner Pais stated that in lieu of the last Council meeting, there was a dedication of the new water treatment facility in honor of Dave Marshall. Dave educated everyone on what was needed for the facility, designed it, supervised the construction, and it turned out to be a very good and much needed thing. A dedication plaque was also placed at the facility. At the council meeting prior to that, Council gave final site plan approval for Pirates Cove RV storage, Sgt. Trenkle was sworn in as the new Sergeant, and two new trustees were sworn in – Kayla Dombrowski and Shawn Tibus.

Zoning Administrator: Mrs. Kay-Hougaboom was absent.

Public Forum:

Chairman Gonzalez opened the Public Forum at 7:20 pm. Public Forum was closed at 7:21 pm.

Agenda:

1. Public Hearing – Proposed Ordinance Changes

The Public Hearing was opened at 7:21 pm and closed at 7:21 pm with no discussion as no one

present.

Ms. Salowitz stated that the proposed ordinance changes were in regards to changing the approval process on some things. Some things, such as special use permits, would get final approval at Planning Commission. Commissioner Pais had a question regarding Section 13 -152.387 (A)(1)(a) which requires a site plan review by Planning Commission for the relocation of a structure, an increase in the floor area by 500 square feet or more, or a reduction in the floor area. Commissioner Pais wondered why there was a site plan required for reducing the size of a building. There was discussion regarding this and changes to the footprint of a building. Ms. Fortin stated she had noticed in Section 6-152,241 (F) which discusses revocation, it said that the Village Zoning Administrator shall have the authority to revoke any special land use permit. That should say the Planning Commission has the authority instead of the Zoning Administrator. Ms. Fortin also stated that Section 6-152,241(E) and (G) had Planning Commission in the plural form, but it should be singular. Ms. Fortin stated that a good job was done overall on this update as it is a difficult job to cover every facet.

Motion by Commissioner Pais to recommend to Council approval of the amended ordinance with clarification of Section 13 (A)(1)(a) in regards to the reduction of size and correction for Section 6 items; Seconded by Commissioner MacDonald

Yeas: Gergel, MacDonald, C. Oliver, D. Oliver, Pais, Gonzalez

Nays: Wubbenhorst

Absent:

Motion carried in a roll call vote.

2. Public Hearing - Land Division – 4714-23-304-079

The Public Hearing was opened at 7:35 pm and closed at 7:36 pm with no discussion as no one present.

Ms. Salowitz stated that this was a division of platted land to separate a house and some apartments into two separate parcels. Ms. Salowitz stated that Ms. Kay-Hougaboom had sent the ordinance regarding splitting lots in the packet, however, Section 3 of the ordinance prohibits dividing the lot if there is more than one dwelling. Ms. Salowitz couldn't find anything in the codified ordinance but wondered if perhaps the state ordinance superseded this one and it allows for this sort of land split regardless of how many dwellings. She stated it would nice to have confirmation from the attorney regarding this ordinance. Another concern Ms. Salowitz had was that zoning for this area states that the dwelling can't take up more than 40% of the property and with these drawings, there is no way to verify the size of the buildings against the size of the proposed lots. Ms. Fortin had concerns about access to a garage through one of the proposed lots. Ms. Fortin also had concerns about the easement and how it would be handled. Ms. Salowitz believes that the easement was granted to both the apartments and house from the owners of the adjacent property, however, Commissioner Pais noted not seeing the easement language does not allow us to know what is covered or carried forward. Commissioner Pais stated that the easements were not mentioned at all in the proposed legal descriptions.

Motion by Commissioner D. Oliver to table this item until questions are answered and items are clarified; Seconded by Commissioner C. Oliver.

Yeas: – Gergel, MacDonald, C. Oliver, D. Oliver, Pais, Wubbenhorst, Gonzalez

Nays:

Absent:

Motion carried in a roll call vote.

Public Forum:

Chairman Gonzalez opened the Public Forum at 7:57 pm with no response.

Member Discussion:

Commissioner MacDonald asked if anyone had heard anything about the ACO property. She stated the State of Michigan Department of Environmental Quality has been there all week doing work, because ACO had been working on cleaning the water in the aquifer per the state's guidance. The building is closed and it seems they are coming to the end of their clean up efforts. Commissioner MacDonald wanted the Village to be aware of what was going on there with the clean-up and property. From her discussion with the people from DEQ, it seemed that they felt the land would not be okay for structures. Commissioner Pais stated that there may be a legitimate way for the Village to be involved, given that even though the building will be closed up, it could still be a potential hazard to the community. Ms. Fortin stated that we didn't yet know what ACO's intent was in regards to the property. Ms. Salowitz will email her contact at the DEQ to find out what is happening.

Adjournment:

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